

Tel: (0118) 974 6000
Email: development.control@wokingham.gov.uk
Date: 16 July 2026
My ref: TF/TPO/1341/2010/1340/2010/261419



WOKINGHAM BOROUGH COUNCIL

Miss Tiara Wijaya
RSK ADAS Limited
Unit 3
Library Avenue
Harwell Oxford
Didcot
OX11 0SG

Place and Growth
Development Management Team
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000

Dear Miss Wijaya,

TREE PRESERVATION ORDER NUMBER: 1341/2010/1340/2010
APPLICATION NUMBER: 261419
LOCATION: DEVELOPMENT ON LAND SOUTH OF WOKINGHAM.

I am writing to you regarding your application to carry out works to protected tree(s), which was received on 16 June 2026 and validated on the 16 July 2026.

I can confirm Wokingham Borough Council **consents with conditions**, to the following work being carried out to tree(s) included in the above-mentioned Tree Preservation Orders (TPO):

Approved works to Single 6 of TPO 1341/2010/1340/2010:

Incursion into the RPA of T78 (T6 within TPO) to establish a 5m wide working corridor.

Reasons stated for works:

TPO Number: 1341/2010 Tree Reference T6 (This oak tree is referred to as T78 in the AMS and on the TPP) In line with 'section 8.5 Root Protection Zones' within the Elara Cables Route Feasibility & Cable System Design Review report (reference: Cable system design and trees EC036-SS-REP-001-C), option 1 would be the feasible approach with the below methodology.

Option 1 avoids the removal of any trees while still enabling the installation of the cable route within the easement corridor through a compliant and practical construction approach. The proposal represents the least overall arboricultural impact, limiting intervention to a localised and temporary incursion within the Root Protection Area (RPA) of T78, whilst also maintaining appropriate separation distances between the installed cables and retained root areas to support the long-term integrity of both the tree and the proposed asset.

The proposal requires a temporary incursion into the RPA of T78 to establish a 5m wide working corridor. The working area will be positioned 1.5m from the southern side of the easement and, with this offset, the total RPA incursion associated with the 5m corridor will be approximately 68m². Given that the total RPA for T78 is calculated at 578m², this represents a temporary loss of 68m², representing approximately an 11% impact on the trees RPA.

Since the trench works for the cable installations are temporary, it is considered that T78 will be able to tolerate this temporary and localised RPA loss of 11%, particularly as the excavated

ground will be fully reinstated using the original excavated material and topsoil upon completion of the works. The proposal therefore represents a short-term disturbance rather than a permanent loss of the rooting environment.

To minimise arboricultural impacts, all excavation works within the RPA will be undertaken under the supervision of an arboricultural consultant. The consultant will advise on the appropriate pruning techniques of any roots encountered during the excavation where a formal record will be kept. Any roots requiring pruning will be cut back cleanly to the trench edge in accordance with the methodology set out in section 5.6 of the approved AMS. The clean pruning cuts, together with the reinstated topsoil will promote the tree to produce new root growth over the subsequent growing seasons and support the re-establishment of the affected portion of the RPA.

Additional protective measures will also be implemented, including the installation of tree protection fencing along the edge of the 5m working corridor in accordance with section 5.5 of the AMS and any unexcavated ground within the RPA will be protected using ground protection as described in section 5.6 of the AMS.

The consent is granted subject to the following conditions:

1. The above works must be completed before **16 July 2028** and in the event of the works not being completed by that date, further consent will be required.
2. The works hereby approved within the Root Protection Area (RPA) of trees protected by TPO-1341/2010 shall be carried out in strict accordance with the approved arboricultural protection and working methods detailed in the following documents:
 - a. Approved ADAS Arboriculture Method Statement report, reference: *ADAS_1052383-18_Clancy_South Wokingham_AMS_December 2025 (Rev C) (Final)*.
 - b. ADAS Tree Protection Plan, reference: *ADAS_1052383-18_Clancy_South Wokingham TPP_December 2025 Updated (Rev C) Sheet 4*.
 - c. Elara Cables Route Feasibility & Cable System Design Review, South Wokingham 132kV & 33kV Cable Connection, reference: *Cable system design and trees EC036-SS-REP-001-C*.

The approved tree protection measures shall be implemented before any works commence within the vicinity of the protected trees and shall be retained for the duration of the works. All construction activities within the RPA shall be undertaken in accordance with the approved methodology and under the supervision of an arboricultural consultant unless otherwise agreed in writing by the Local Planning Authority.

3. Climbing spikes shall not be used whilst undertaking any form of works on living trees, except on trees to be felled.

Reasons for conditions 1-3...

1. To ensure that our records remain accurate.
2. To safeguard the health, stability and long-term amenity value of trees protected by Tree Preservation Orders, to minimise the risk of damage to roots, stems and canopies during

the approved works, and to ensure that the development is carried out in accordance with the arboricultural information submitted in support of the application.

3. Spikes can cause extensive long-term damage to trees.

Informative:

If you are aggrieved by any of the conditions attached to your consent, you may appeal to The Planning Inspectorate (PINS). Because of coronavirus (COVID-19), you currently can only make a planning appeal online. You cannot currently apply by post.

For more information go to:

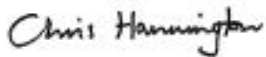
<https://www.gov.uk/government/publications/tree-preservation-order-appeal-form>

Telephone: 0303 444 5570 or e-mail it to: treeandhedgeappeals@planninginspectorate.gov.uk
Your appeal should be received within one month of receipt of this decision or any such longer period as the Planning Inspectorate may allow.

You are advised that this letter is in respect of the **Tree Preservation Order only** and it does not imply that consent would be forthcoming from the owner of the tree(s) or any such other persons from whom consent may be required.

If we can be of any further assistance, please contact the Tree and Landscape Officer via email to: development.control@wokingham.gov.uk

Yours sincerely,



Chris Hannington
Trees and Landscape Team Manager

cc. Applicant – Mr Thomas Ecob, Scottish Southern Electricity Networks, No 1 Forbury Place, 43 Forbury Road, RG1 3JH.

Please note that your attention is drawn to the following information:

Bird Nesting Season and Presence of Bat Roosts

In accordance with the Wildlife and Countryside Act (1981) and Countryside Rights of Way Act (2000), consideration must be given to the timing and type of tree work operations, to avoid causing disturbance to any nesting birds or bat roosts that may be present within the tree(s).

The Act makes it an offence (subject to exceptions) to intentionally kill, injure, or take, possess, or trade in any wild animal listed, and prohibits interference with places used for shelter or protection, or intentionally disturbing animals occupying such places.

It is advised that all non-urgent major tree work and hedge cutting operations are undertaken at a time to avoid disturbing nesting birds during the breeding season (to which the bird nesting season is considered to be from March to July). Where bats are suspected to be present, it is recommended that advice first be sought from a licenced bat specialist and if appropriate, the relevant licence(s) be obtained before any major tree work or hedge cutting commences.

Further information can be found at the following:

DEFRA (Department for the Environment Food and Rural Affairs)
Tel: 08459 33 55 77 or by email at helpline@defra.gsi.gov.uk
Website: www.defra.gov.uk/

Natural England
Tel: 0845 600 3078 or by email at enquiries@naturalengland.org.uk
Website: www.naturalengland.org.uk

Bat Conservation Trust
Tel: 0845 1300 228 or by email at enquiries@bats.org.uk
Website: www.bats.org.uk

Forestry Act 1967 and Felling Licences

If it proposed to fell a tree or trees greater than 5 cubic metres or sell more than 2 cubic metres of timber in any calendar quarter, a Felling Licence from the Forestry Authority may be required.

Please note that Felling Licences are not required to remove trees from domestic (residential) gardens. Where you are the landowner of large pieces of land with numerous trees, clarification from the Forestry Commission may be required as to whether a Felling licence is needed.

For more information on Felling Licences, please speak to the Woodland Officer at the Forestry Commission on 01296 696543

Further Information can be found on the Forestry Commission Website:
www.forestry.gov.uk