

9th February 2026

Town and Country Planning Act 1990

**Town and Country Planning
(Tree Preservation) (England) Regulations 2012**

**THE WOKINGHAM BOROUGH COUNCIL
(PARISH OF ARBORFIELD AND NEWLAND)
TREE PRESERVATION ORDER NO. 2009/2026**

**(Order made in accordance with
Section 198 of the Act)**

**Trees on land to the north of Reading Road and south of Church Lane,
Arborfield, Wokingham, Berkshire**

**TOWN AND COUNTRY PLANNING (TREE PRESERVATION)
(ENGLAND) REGULATIONS 2012**

THE WOKINGHAM BOROUGH COUNCIL

TREE PRESERVATION ORDER NO. 2009/2026

Regulation 3(1)

Town and Country Planning Act 1990

Tree Preservation Order: 2009/2026

Wokingham Borough Council, in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 make the following Order—

Citation

1. This Order may be cited as Tree Preservation Order 2009/2026

Interpretation

2. – In this Order “the authority” means Wokingham Borough Council.

(2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Effect

3. – (1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.

(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall—

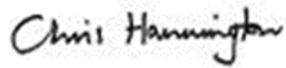
- (a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
- (b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,

any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

4. In relation to any tree identified in the first column of the Schedule by the letter "C", being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this ninth day of FEBRUARY in the year two thousand and twenty-six.

Signed on behalf of the Wokingham Borough Council, with delegated powers,

A handwritten signature in black ink that reads "Chris Hannington". The signature is written in a cursive style with a large initial 'C'.

Chris Hannington CLMLI MRTPI

SCHEDULE

Specification of trees

Trees specified individually

(encircled in black on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
T1	Oak (<i>Quercus sp.</i>)	Located along the western site boundary
T2	Oak (<i>Quercus sp.</i>)	Located along the western site boundary
T3	Oak (<i>Quercus sp.</i>)	Located along the western site boundary
T4	Oak (<i>Quercus sp.</i>)	Located along the western site boundary
T5	Lime (<i>Tilia sp.</i>)	Located near the western site boundary. Includes growth from previously failed branches.
T6	Oak (<i>Quercus sp.</i>)	Located along the northern site boundary to the south of Ashcombe, Church Lane, Arborfield, RG2 9JA
T7	Oak (<i>Quercus sp.</i>)	Located along the northern site boundary to the south of Ashcombe, Church Lane, Arborfield, RG2 9JA
T8	Oak (<i>Quercus sp.</i>)	Located along the northern site boundary, to the south of Copsewood, Church Lane, Arborfield, RG2 9JA
T9	Oak (<i>Quercus sp.</i>)	Located along the northern site boundary to the south of Highwood House, Church Lane, Arborfield, RG2 9JA
T10	Oak (<i>Quercus sp.</i>)	Located along the northern site boundary
T11	Oak (<i>Quercus sp.</i>)	Located near the northeastern corner of the site
T12	Oak (<i>Quercus sp.</i>)	Located along the eastern site boundary

T13	Oak (<i>Quercus sp.</i>)	Located near the southeastern corner of site, to the north of Hyway, Reading Road, Arborfield, RG2 9HN
T14	Ash (<i>Fraxinus excelsior</i>)	located in the rear garden of Hyway, Reading Road, Arborfield, RG2 9HN
T15	Weeping Willow (<i>Salix babylonica</i>)	Located in the rear garden of Oakfields, Reading Road, Arborfield, RG2 9HN
T16	Apple (<i>Malus domestica</i>)	Located in the rear garden of Windwhistle, Reading Road, Arborfield, RG2 9HN
T17	Hawthorne (<i>Crataegus monogyna</i>)	Located to the west of Windwhistle, Reading Road, Arborfield, RG2 9HN
T18	Oak (<i>Quercus sp.</i>)	Located near Ridgefield Farm, Reading Road, Arborfield, RG2 9HN
T19	Oak (<i>Quercus sp.</i>)	Located along Reading Road, to the north of Cross Lanes Farm, Reading Road, Arborfield, RG2 9HP
T20	Oak (<i>Quercus sp.</i>)	Located along Reading Road, to the north of Cross Lanes Farm, Reading Road, Arborfield, RG2 9HP
T21	Oak (<i>Quercus sp.</i>)	Located along Reading Road, to the north of Cross Lanes Farm, Reading Road, Arborfield, RG2 9HP

Trees specified by reference to an area

(within a dotted black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
NONE		

Groups of trees

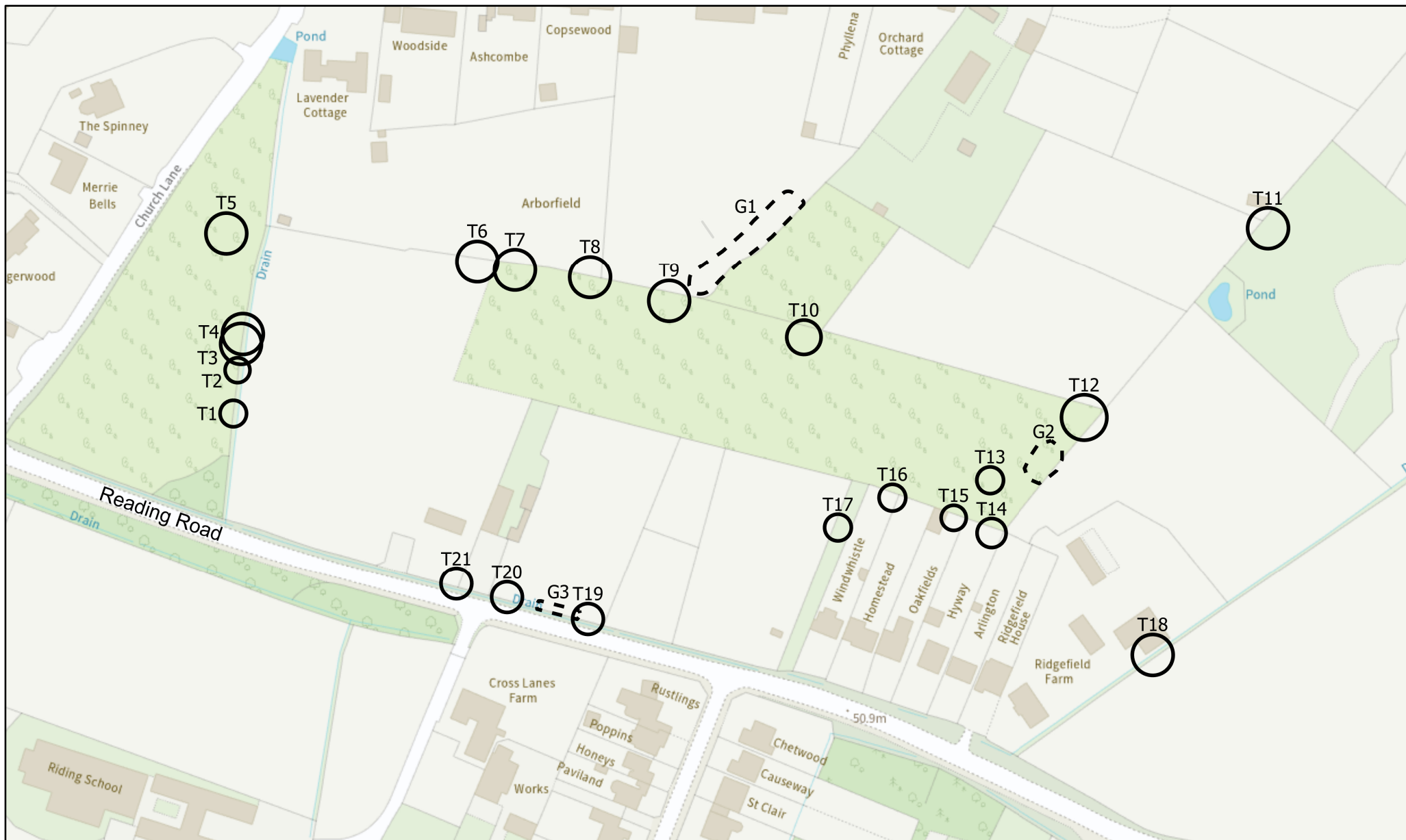
(within a broken black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
G1	7 x Fir (<i>Abies sp.</i>) and 1 x Leylandii (<i>Cupressus x leylandii</i>)	Located along the southwestern boundary of Highwood House, Church Lane, Arborfield, RG2 9JA
G2	4 x Oak (<i>Quercus sp.</i>)	Located along the eastern site boundary
G3	1 x Hawthorne (<i>Crataegus monogyna</i>) and 4 x Sycamore (<i>Acer pseudoplatanus</i>)	Located along Reading Road, to the north of Cross Lanes Farm, Reading Road, Arborfield, RG2 9HP

Woodlands

(within a continuous black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
	NONE	



**WOKINGHAM
BOROUGH COUNCIL**

MAP REFERRED TO IN THE WOKINGHAM BOROUGH COUNCIL
(PARISH OF ARBORFIELD AND NEWLAND)
TREE PRESERVATION ORDER NO: 2009/2026

Signed: *Chris Hamington*



Date: 9 February 2026

Scale: 1:2,000

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