

Chapel

TPO/0012/2017

XY centrepoint  
496,518 , 158,039



A1

05/03/2018

BRUSHFIELD

BRUSHFIELD WAY

STRATHCONA GARDENS

Play Area

KEY

- Tree Preservation Order Points
- Conservation Areas (July 2008)



SCALE 1:500

0 2.5 5 10 15 20 Metres

Woking Borough Council  
Civic Offices  
Gloucester Square  
Woking, Surrey. GU21 6YL





Knaphill

Surrey.

GU21 2TG

28<sup>th</sup> December 2017.

Dear Mr Frye,

I am writing to formally object to the council's proposal to put Tree Preservation Orders on the trees in Brushfield Way. Specifically numbers 1, 2,3,4,5 and 7 as they are too close to the houses.

**My strongest objection is to the one planted closest to my property, being specifically no 2 on your plan.** No 2 and 1 were planted by the developer in 2000 when the houses were built. No doubt at the behest of the council. As forest trees they are too large to be planted so close to houses. They will continue to require regular pruning to keep within reasonable size limits. Tree no 2 obliterates any benefit to me from the street light in the summer, and will grow into it shortly. It is already bringing up the pavement outside my neighbours house, so I dread to think what damage it will cause the main drains, utilities and other surfaces.

My parking space is next to the tree, and the drain there is already being blocked by roots. In the summer the aphids it attracts drop sticky sap all over the car which is horrible. If the tree is not kept in check it will render the parking space almost unusable in summer, due to the mess it makes of the paintwork. The tree belongs to my neighbour, who rents out their property. So getting permission to do work will be doubly difficult.

You describe this tree, and the others on the list as an amenity, but I disagree. It and they are a liability to those who live close to them. As is evidenced by the established Limes, they grow fast and are enormous. My neighbours have had to pay £100s of pounds to keep them in check to prevent them damaging their property. I don't think you realise the stress this causes. It is easy to slap a TPO on something and seemingly have no responsibility for it, or the effects it has on those that do have to live with, and pay for it. Even with consent, pruning costs hundreds of pounds. The tree next to my property is already damaging the path, and has potential to damage the drains, streetlight, the paintwork on the cars, and other surfaces and utilities.

The Plane tree (no3) looks diseased, and the branches look dead and likely to drop off at any time. Even the most ardent tree lover could not describe it as a pretty tree.

Other neighbours feel strongly about the trees. I don't know if they have objected, but don't assume agreement. When I spoke with one, she felt it was a waste of time writing to object, as you have already made up your minds, and she was extremely busy with Christmas. She has had to ask for permission to cut her tree back as it is growing into the house. It was interesting that you sent the letter out at this time of year, when you know everyone is busy. I hope that if you receive any objections after the deadline on 29<sup>th</sup> December you will accept them, in view of the time of year.

I have spoken with Mrs Duncan at no 33 and she has given me permission to include her name in this objection letter, as she may not be able to write to you herself. She finds the trees very stressful. Lime tree no 4 is in her front garden and has required expensive pruning, as it grows into her house, and also obliterates the streetlight. No 5 is beside her house, but belongs to the flats. They are responsible for this tree, but do not do the work required to keep it away from her house; another tree that is too close to her property. Maybe if the council had responsibility for the upkeep of the trees, and any damage they cause, they would view them differently.

I am a gardener and RHS member. I like trees and plants, but feel strongly that the lime (No 2) outside my property is way too big for the location already, and will only get bigger. If left unchecked it will be enormous. It should be removed and replaced with a more suitable, smaller tree. Preferably one which has spring blossom, with autumn fruit/berries for the birds. Woking council seem to plant Limes everywhere. I know they are supposed to be good at mopping up pollution, but there must be other smaller trees that would work as well, while not causing the damage, and stress that these do. Ones that are more suitably sized for this location, and thus won't require constant expensive pruning to keep them in check.

I live in hope that you will exempt the lime tree (no 2) outside my property from the TPO and allow us to change it for something more suitable, before it gets bigger and causes more damage.

I look forward to hearing from you.

Yours sincerely,

Ms Sarah Beadnell.

22 Brushfield Way  
Knaphill  
Woking  
Surrey  
GU21 2TG

Tree preservation order TPO12/2017

Dear Sir/Madam

I am Concerned about the order being put on the Tree T2 Witch is very close to my home 22 Brushfield way, as this is a very Young tree planted by my neighbour in 21 Brushfield about 16 years old ago, Yet its roots has already lifted and cracked the pavement.

This root is going to my main Drains, Water and Sewer.  
This makes me very concerned as a Lime tree roots can be Three times the length to it's tree high

I did ask the neighbour about this last year as each year I see the Roots getting closer and closer to my house.

Could you please consider my concern or advise what can be done about this.

Yours Sincerely

Christine Small



A3



**Woking Borough Council**

*Civic Offices, Gloucester Square, Woking, Surrey, GU21 6YL*

**TOWN AND COUNTRY PLANNING (Tree Preservation) (England)  
Regulations 2012**

**TREE PRESERVATION ORDER**

**Town and Country Planning Act 1990**

**The Land at Brushfield Way, Knaphill, Woking, Surrey (TPO/0012/2017)**

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

**Citation**

1. This Order may be cited as the Land at Brushfield Way, Knaphill, Woking, Surrey (TPO/0012/2017).

**Interpretation**

2.

1. In this Order “the authority” means the Woking 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, 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.

**Application to trees to be planted pursuant to a condition**

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 (planting

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 1<sup>st</sup> DECEMBER 2017  
Signed on behalf of the Woking Borough Council

 PETER BRYANT

Authorised by the Council to sign in that behalf



## CERTIFICATE OF SERVICE

### **TPO Ref No:**

TPO/0012/2017 (Land at Street Record, Brushfield Way, Knaphill, Woking, Surrey, TREE PRESERVATION ORDER)

### **Description**

Land at Brushfield Way, Knaphill, Woking, Surrey

### **Location**

Street Record  
Brushfield Way  
Knaphill  
Woking  
Surrey

1st December 2017

I certify that at approximately 14.00 on 1st December 2017, I delivered to the following persons, a copy of the above Tree Preservation Order and "Regulation 8" letter dated 1 December 2017.

<b>Name</b>	<b>Address</b>
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Owner/ occupier	15 Brushfield Way Knaphill Woking Surrey GU21 2TG
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Owner/ occupier	16 Brushfield Way Knaphill Woking Surrey GU21 2TG
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Owner/ occupier	25 Brushfield Way Knaphill Woking Surrey GU21 2TG
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Owner/ occupier	24 Brushfield Way Knaphill Woking Surrey GU21 2TG
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Owner/ occupier	20 Brushfield Way Knaphill Woking Surrey GU21 2TG
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Owner/ occupier	19 Brushfield Way Knaphill Woking Surrey GU21 2TG
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Owner/ occupier	14 Brushfield Way Knaphill Woking Surrey GU21 2TG
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Owner/ occupier	33 Brushfield Way Knaphill Woking Surrey GU21 2TG
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Owner/ occupier	32 Brushfield Way Knaphill Woking Surrey GU21 2TG
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Owner/ occupier	31 Brushfield Way Knaphill Woking Surrey GU21 2TG
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Owner/	30 Brushfield Way Knaphill Woking Surrey GU21 2TG
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occupier

Owner/  
occupier 29 Brushfield Way Knaphill Woking Surrey GU21 2TG

Owner/  
occupier 28 Brushfield Way Knaphill Woking Surrey GU21 2TG

Owner/  
occupier 27 Brushfield Way Knaphill Woking Surrey GU21 2TG

Owner/  
occupier 26 Brushfield Way Knaphill Woking Surrey GU21 2TG

Owner/  
occupier 23 Brushfield Way Knaphill Woking Surrey GU21 2TG

Owner/  
occupier 22 Brushfield Way Knaphill Woking Surrey GU21 2TG

Owner/  
occupier 21 Brushfield Way Knaphill Woking Surrey GU21 2TG

Owner/  
occupier 18 Brushfield Way Knaphill Woking Surrey GU21 2TG

Owner/  
occupier 17 Brushfield Way Knaphill Woking Surrey GU21 2TG

Owner/  
occupier 13 Brushfield Way Knaphill Woking Surrey GU21 2TG

Owner/  
occupier 12 Brushfield Way Knaphill Woking Surrey GU21 2TG

Owner/  
occupier 11 Brushfield Way Knaphill Woking Surrey GU21 2TG

Signed: 

Name: DAVID FAYE

Position: TREE OFFICER

Date: 1 December 2017

**SCHEDULE**  
**SPECIFICATION OF TREES**  
**Trees specified individually**  
(encircled in black on the map)

Reference on map	Description	Situation
T1	Lime tree	Semi Mature Lime
T2	Lime tree	Semi Mature Lime
T3	Plane tree	Mature Plane
T4	Lime tree	Mature Lime
T5	Lime tree	Mature Lime
T6	Lime tree	Mature Lime
T7	Lime tree	Mature Lime
T8	Lime tree	Mature Lime
T9	Lime tree	Mature Lime
T10	Lime tree	Mature Lime
T11	Cedar tree	Mature Cedar

### **Trees specified by reference to an area**

(within a dotted black line on the map)

Reference on map	Description	Situation
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### **Groups of trees**

(within a broken black line on the map)

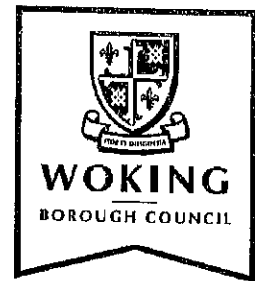
Reference on map	Description	Situation
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### **Woodlands**

(within a continuous black line on the map)

Reference on map	Description	Situation
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TO OWNER/OCCUPIER  
Brushfield Way  
Knaphill  
Woking  
Surrey  
GU21 2TG

Civic Offices  
Gloucester Square  
Woking  
Surrey GU21 6YL  
Telephone (01483) 755855  
Facsimile (01483) 768746  
DX 2931 WOKING  
Email [wokbc@woking.gov.uk](mailto:wokbc@woking.gov.uk)  
Website [www.woking.gov.uk](http://www.woking.gov.uk)

**IMPORTANT - THIS COMMUNICATION MAY AFFECT YOUR PROPERTY**

28 December 2017

Dear Sir/Madam,

**Town and Country Planning Act 1990, Town and Country Planning (Trees) Regulations 2012**

**Tree Preservation Order Reference:** TPO/0012/2017 (Land at Street Record, Brushfield Way, Knaphill, Woking, Surrey TREE PRESERVATION ORDER)

**Description** Land at Brushfield Way, Knaphill, Woking, Surrey  
**Location** Street Record Brushfield Way Knaphill Woking Surrey

Tree Number(s)	Tree Type(s)
T1	Lime
T2	Lime
T3	Plane
T4	Lime
T5	Lime
T11	Cedar
T7	Lime
T8	Lime
T9	Lime
T10	Lime
T6	Lime

**Reason:**

In accordance with government guidance the TPO Ref: 626/0426/1993 is being reviewed. As a result of this review, the trees identified in this TPO are of high public amenity value and they contribute to the character of the area therefore they are being placed under protection.

THIS IS A FORMAL NOTICE to let you know that on 1 December 2017 the Council made the above Tree Preservation Order (TPO). The Council is required by the Regulations to send a copy of the Order to all properties on or adjoining the land where the tree(s) are located. A copy of the Order is enclosed. In simple terms, no one is allowed to cut down, top or lop without the Council's permission any of the trees described in the First Schedule of the Order and shown on the map.

The Order is effective immediately for a provisional period of six months. If you are affected by the TPO you may object or make comments in writing and these will be carefully considered before the Council decides whether to make the TPO permanent. Your comments must meet the requirements set out in the attached note entitled Regulation 6 of the Town and Country Planning (Trees) Regulations 2012. If you would like to make any objections



or comments please write to the Borough Planning Officer at the above address. **Please ensure we receive your comments in writing by 29 December 2017.**

I will write to you again when the Council has made its decision whether to confirm the TPO. In the meantime, if you would like any more information or have any questions about this letter, please do not hesitate to contact David Frye, Arboricultural Officer, at Woking Borough Council, Civic Offices, Gloucester Square, Woking, Surrey, GU21 6YL on the following telephone number: 01483 74 3749 or email [Dave.Frye@woking.gov.uk](mailto:Dave.Frye@woking.gov.uk).

Yours faithfully  
David Frye  
Arboricultural Officer

For further information concerning trees, visit the Council's website at [www.woking.gov.uk/planning/trees](http://www.woking.gov.uk/planning/trees)



## **COPY OF REGULATION 6 OF THE TOWN AND COUNTRY PLANNING (TREES) REGULATIONS 2012**

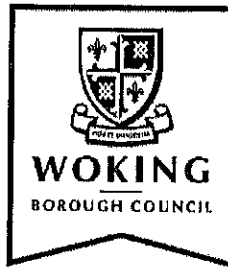
### ***Objections and representations***

6.

- (1) Subject to paragraph (2), objections and representations
  - (a) shall be made in writing and—
    - (i) delivered to the authority not later than the date specified by them under regulation 5(2)(c); or
    - (ii) sent to the authority in a properly addressed and pre-paid letter posted at such time that, in the ordinary course of post, it would be delivered to them not later than that date;
  - (b) shall specify the particular trees, groups of trees or woodlands (as the case may be) in respect of which such objections and representations are made; and
  - (c) in the case of an objection, shall state the reasons for the objection.
- (2) The authority may treat as duly made objections and representations which do not comply with the requirements of paragraph (1) if, in the particular case, they are satisfied that compliance with those requirements could not reasonably have been expected.







**MEMORANDUM SEEKING AUTHORISATION TO MAKE A TPO**

**To:** Borough Secretary and Solicitor **Date:** 1 December 2017  
**From:** Borough Planning Officer (01483 74 3749) **Your ref:**  
**CC:** **Our ref:** TPO/0012/2017

**TREE PRESERVATION ORDER**

**LAND AT** Street Record, Brushfield Way, Knaphill, Woking, Surrey

A copy of the plan relating to the above land is available to view. The trees have been assessed against a set of prescribed criteria and are considered to be healthy and stable.

The six figure OS grid reference is: East 496369, North 157930.

The reasons for making the Order are:

In accordance with delegated powers under the Council's Standing Orders (Woking Borough Council Minute 5/TP/3.4.90/977), I authorise in consultation with the Chairman/Vice-Chairman of the Planning Committee, the making of a Tree Preservation Order in respect of trees on the above land set out in the attached Survey Report and cartographically defined on the Map.

Signed:

  
Christopher Dale, Development Manager

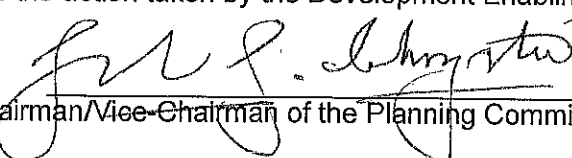
Dated

1/12/17

**Chairman's Endorsement:**

I endorse the action taken by the Development Enabling Manager.

Signed:

  
Chairman/Vice-Chairman of the Planning Committee

Ray Morgan OBE Chief Executive  
Douglas J. Spinks Deputy Chief Executive  
Mark Rolt Strategic Director  
Steve Bonsor Strategic Director  
Sue Barham Strategic Director



2005-2008  
Sustainable Energy  
2007-2008  
Promoting Sustainable  
Communities Through  
the Planning Process  
2008-2009  
Tackling Climate Change



INVESTOR IN PEOPLE

AUTH07

