

IMPORTANT - THIS COMMUNICATION MAY AFFECT YOUR PROPERTY

**Town and Country Planning Act 1990
Town and Country Planning (Tree Preservation)(England) Regulations 2012**

**Spelthorne Borough Council – Tree Preservation Order
(TPO312/2026)**

Land at Shortwood Common, to the East of Sykes Drive, Staines upon Thames

THIS IS A FORMAL NOTICE to let you know that on 22nd July 2026 Spelthorne Borough Council made the above Tree Preservation Order.

A copy of the Order is enclosed. This Order prohibits anyone from cutting down, topping, lopping, uprooting or wilfully damaging or destroying any of the trees described in the First Schedule and shown on the map without the Council's consent.

Some explanatory guidance on Tree Preservation Orders is given on the Planning Practice Guidance website:

<http://planningguidance.planningportal.gov.uk/blog/guidance/tree-preservation-orders/>

The Council has made the Order because:

The Council's policy is to promote Tree Preservation Orders to safeguard and ensure the retention of trees, which contribute significantly to the amenities of a locality, when it is expedient to do so. It is considered desirable to retain the trees, the subject of this Order because of their significant contribution to the visual amenities of the locality.

The Order took effect, on a provisional basis, on 22nd July 2026. It will continue in force on this basis for a further six months or until the Order is confirmed by the Council, whichever occurs first.

Spelthorne Borough Council will consider whether the Order should be confirmed, that is to say, whether it should take effect formally. Before this decision is made, the people affected by the Order have a right to make objections or other representations about any of the trees, groups of trees or woodlands covered by the Order.

If you would like to make any objections or other comments, please submit details in writing to the address below or email planningdm@spelthorne.gov.uk, to be received by **28th August 2026**. Your comments must comply with regulation 6 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012 – see overleaf. All valid objections or representations will be carefully considered before a decision on whether to confirm the Order is made.

We will write to you again once a decision has been made. In the meantime if you would like any further information or have any questions about this Order please email planningdm@spelthorne.gov.uk.

22nd July 0226

Date:

Signed:

(On behalf of Spelthorne Borough Council)

Development Management
Spelthorne Borough Council
Knowle Green
Staines upon Thames TW18 1XB

Copy of Regulation 6 of the Town and Country Planning (Tree Preservation)(England) 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 or 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.

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

Town and Country Planning Act 1990

The Spelthorne Borough Council Tree Preservation Order TPO 312/2026 - Land at Shortwood Common, to the East of Sykes Drive, Staines upon Thames

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

Citation

1. This Order may be cited as TPO 312/2026 - Land at Shortwood Common, to the East of Sykes Drive, Staines upon Thames

Interpretation

- ~~2. (1) In this Order "the authority" means the Spelthorne 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 order: 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 (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 22nd day of July 2026.

Signed on behalf of Spelthorne Borough Council



Authorised by the Council to sign in that behalf

SCHEDULE 1

SPECIFICATION OF TREES

Trees specified individually (encircled in black on the map)

Reference on map	Description	Situation
T1	NONE	

Trees specified by reference to an area (within a dotted black line on the map)

Reference on map	Description	Situation
A1	All trees of whatever species	Land at Shortwood Common, to the East of Sykes Drive, Staines upon Thames

Groups of trees (within a broken black line on the map)

Reference on map	Description (including number of trees in group)	Situation
G1	NONE	

Woodlands (within a continuous black line on the map)

Reference on map	Description	Situation
	NONE	-

Key

A1: All trees of whatever species

A1

Shortwood Common

TPO312/2026
Land at Shortwood Common, to the East of Sykes Drive, Staines upon Thames



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Scale: 1:1,250

Date: 20.07.2026

