LANDARB SOLUTIONS

Ref: LAS 1031
Date: 02.06.26.

Site: WHINNEY KNOWE, 2 PAGES CROFT, WOKINGHAM, RG4 2HN

Arboricultural Statement

1 INTRODUCTION

1.1 LandArb Solutions Ltd were instructed to undertake a tree survey and prepare an arboricultural statement to accompany a planning application for the extension and alterations to the existing dwelling.

2 TREE SURVEY

2.1 LandArb Solutions visited the property on 05.05.26 to carry out a BS5837:2012 tree survey.

2.2 A copy of the tree survey and constraints plan and schedule are shown in Appendix 1. Site photos are shown in Appendix 2.

2.3 The tree survey schedule records information relating to existing trees on site in accordance with BS5837:2012. The tree survey and constraints plan shows tree positions, canopy spread, quality category and root protection area (RPA constraints).

3 STATUTORY PROTECTIONS

Conservation Area / Tree Preservation Orders

3.1 A review of Wokingham Borough Council's online TPO maps shows that the property is not within a Conservation Area and that none of the trees within nor adjacent to the site are subject to a Tree Preservation Order (TPO).

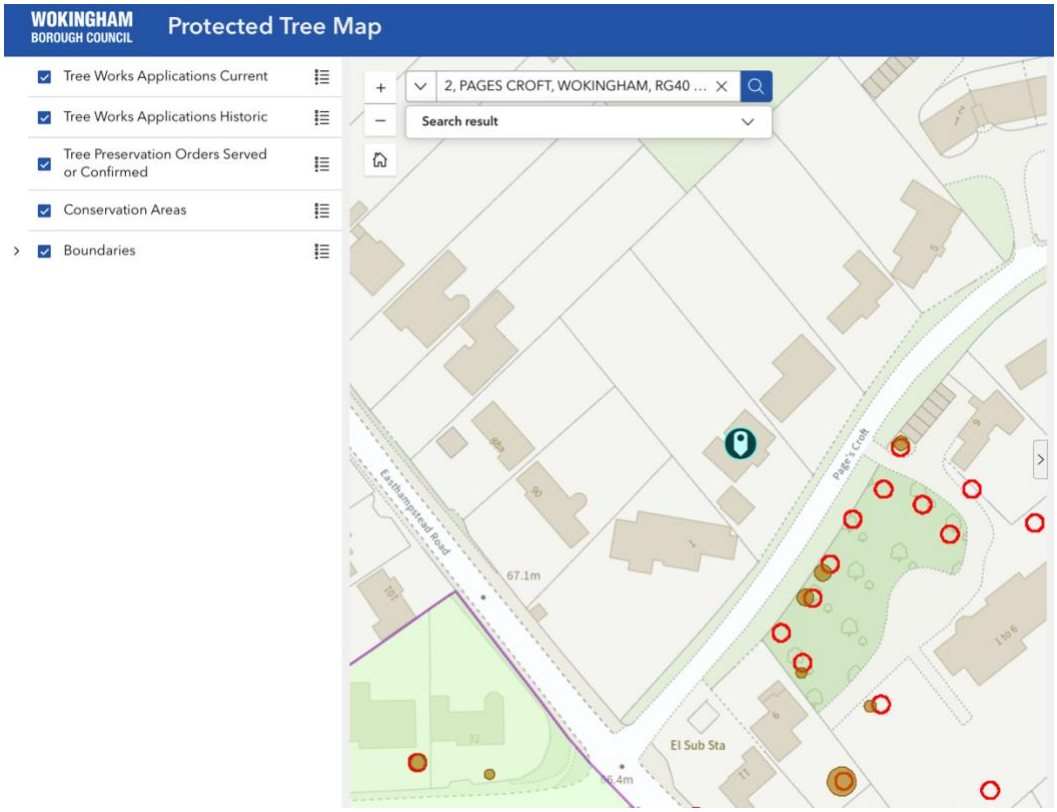


Fig 1: Extract of Wokingham Borough Council TPO maps.

3.2 Notwithstanding specific exemptions and in general terms, a TPO/CA prevents the cutting down, uprooting, topping, lopping, wilful damage or wilful destruction of trees without the prior consent of / notification to the local planning authority. Penalties for contravention of a TPO and legislation pertaining to a Conservation Area tend to reflect the extent of damage caused but can, in the event of a tree being destroyed, result in

a fine of up to £20,000 if convicted in a Magistrates' Court, or an unlimited fine if the matter is determined by the Crown Court.

Statutory Wildlife Protection

3.3 Although preliminary visual checks from ground level of wildlife habitats are made at the time of surveying, detailed ecological assessments of wildlife habitats are not made by the arboriculturist and fall outside the remit of the survey.

3.4 Trees which contain holes, splits, cracks and cavities could potentially provide a habitat for bats in addition to birds and small mammals. It is recommended that in line with any accompanying specialist advice, any tree works should only be carried out following a detailed climbing inspection to the tree to ensure that protected species or their nests/roosts are not disturbed. If any are found, the project manager, site owner or consulting arboriculturist should be informed and appropriate action taken as recommended by a Statutory Nature Conservation organisation such as Natural England.

3.5 It is advised that tree works are carried out with the understanding that birds will generally nest in trees, hedges and shrubs between March and August. Ideally, operations should be avoided during this period. Any necessary work should only be carried out following a preliminary check of the vegetation. For information, the Wildlife and Countryside Act 1981 (as amended), The Countryside and Rights of Way Act 2000 (as amended) and the Conservation of Habitat and Species Regulations 2010, form the basis of the statutory legislation for flora and fauna in Britain.

4 DEVELOPMENT PROPOSALS

4.1 Development proposals comprise the extension and alterations to the existing dwelling including rear and front extensions, new patio and courtyard.

4.2 A copy of the proposed site plan is shown in Appendix 3.

5 ARBORICULTURAL IMPACT ASSESSMENT

5.1 The proposed site plan has been overlaid with the tree survey to prepare a Tree Retention/Loss and Protection Plan (Appendix 4). This has been used to inform this assessment in terms of the proposed site plan and its relationship with trees.

Tree Retention/Loss

5.2 No large mature trees require removal as part of proposals. Some minor removals of small garden shrubs and trees will be required as follows:

- T4 – Small ornamental garden cypress tree, to be removed to allow for the new rear courtyard/patio paving.
- A rose bush and small garden shrubs at the rear of the property near the dwelling are to be removed for the rear extension and patio.

5.3 Overall proposals will not require the removal of any high quality trees nor any that are notable, ancient, veteran or historic. Trees/shrubs to be removed are all assessed as Category C therefore should not be viewed as a constraint to development. All are small garden trees or shrubs.

Impacts to retained trees

Tree works

5.4 No major tree work to retained trees is required to enable proposed development. Some pruning is likely to be required as follows:

- H11 – This is a boundary beech hedge currently managed/clipped along the line of the side access. This is to be pruned to continue to give clearance of the side access and edge of extension.

New extensions and hard surfacing

5.5 The location and footprint of the extensions to the dwelling avoid retained tree RPAs.

5.6 Proposed new courtyard and patio hard surfacing also avoid retained tree RPAs.

Access drive

5.7 The existing site access and driveway is to be retained and no alterations are proposed.

Levels

5.8 All existing level in RPAs will be retained.

Drainage and services

5.9 No new services or drainage within tree RPAs are proposed. The existing dwelling is already connected to services which will be used to connect to the extensions.

Summary

5.10 Overall, regarding proposals the following is noted:

- Proposals will not require the removal of any high quality trees nor any that are ancient, veteran, notable or of significant visual amenity value.
- No major or inappropriate tree works are required to enable development. Existing boundary hedges have been / are under management.

- No major engineering operations are required or proposed in RPAs that would lead to the deterioration or loss of existing trees.
- Retained trees can be adequately protected by protection fencing and considerate working methods.

6 TREE PROTECTION AND METHOD STATEMENT

6.1 A Tree Protection Plan is shown in Appendix 4. Protection measures will rely on temporary protection fencing considerate working methods.

Protection fencing and ground protection

6.2 It is recommended that temporary protection fencing is installed across the rear garden to protect rear garden trees and along the edge of the current driveway to prevent encroachment into RPAs and soft landscaping by T12-T14.

6.3 Protection fencing need to be installed as per the TPP prior to construction works and remain in place for the duration (i.e. fencing must not be moved or removed during construction works without written permission of the LPA).

6.4 The edge of the proposed patio extends to the edge of the RPA of T5. To allow works to install the patio, fencing would need to be set back from the patio edge and into the RPA of T5. In the small area that would not be protected by fencing, temporary ground protection such as a ground guard can be installed as a precaution.

General rules for tree protection

6.5 The following activities are not permitted within a RPAs unless detailed in this statement:

- No mixing of cement.
- No soil/turf stripping, raising/lowering of ground levels, deposit or excavation of soil or rubble.
- No storage of materials, waste materials, spoil, machinery fuel, chemicals or other materials of any other description (unless on ground protection).
- No parking/use of tracked or wheeled machinery unless on ground protection/existing driveway).
- No lighting of fires or disposal of liquids.
- No signs, cables, fixtures or fittings of any other description shall be attached to any part of a retained tree.

6.6 All materials, equipment and contractor parking must be located outside any retained tree RPA. There is space at the property frontage for material drop off and contractor parking in the property driveway.

Considerate Working Methods

6.7 The final method of tree protection will be carrying out works considerately and being tree aware. All contractors must be made aware of tree protection requirements at the site and ensure works are carried out in accordance with this statement.

Arboricultural Monitoring and Supervision

Key Contacts and responsibilities

6.8 Applicant - shall hold responsibility to ensure that all key contractors and all other persons working on site have a responsibility to be aware of trees and to abide by tree protection procedures set out within this Arboricultural Statement.

6.9 Site manager/lead contractor - shall hold responsibility to ensure that all key contractors and all other persons working on site have a responsibility to be aware of trees and to abide by tree protection procedures set out within this Arboricultural Method Statement.

6.10 Project Arboriculturist – Michael Paginton (LandArb Solutions) - shall be on hand to provide advice and support to the applicant/appointed representative in relation to tree protection. They shall undertake site monitoring and supervision as required to keep a record of compliance.

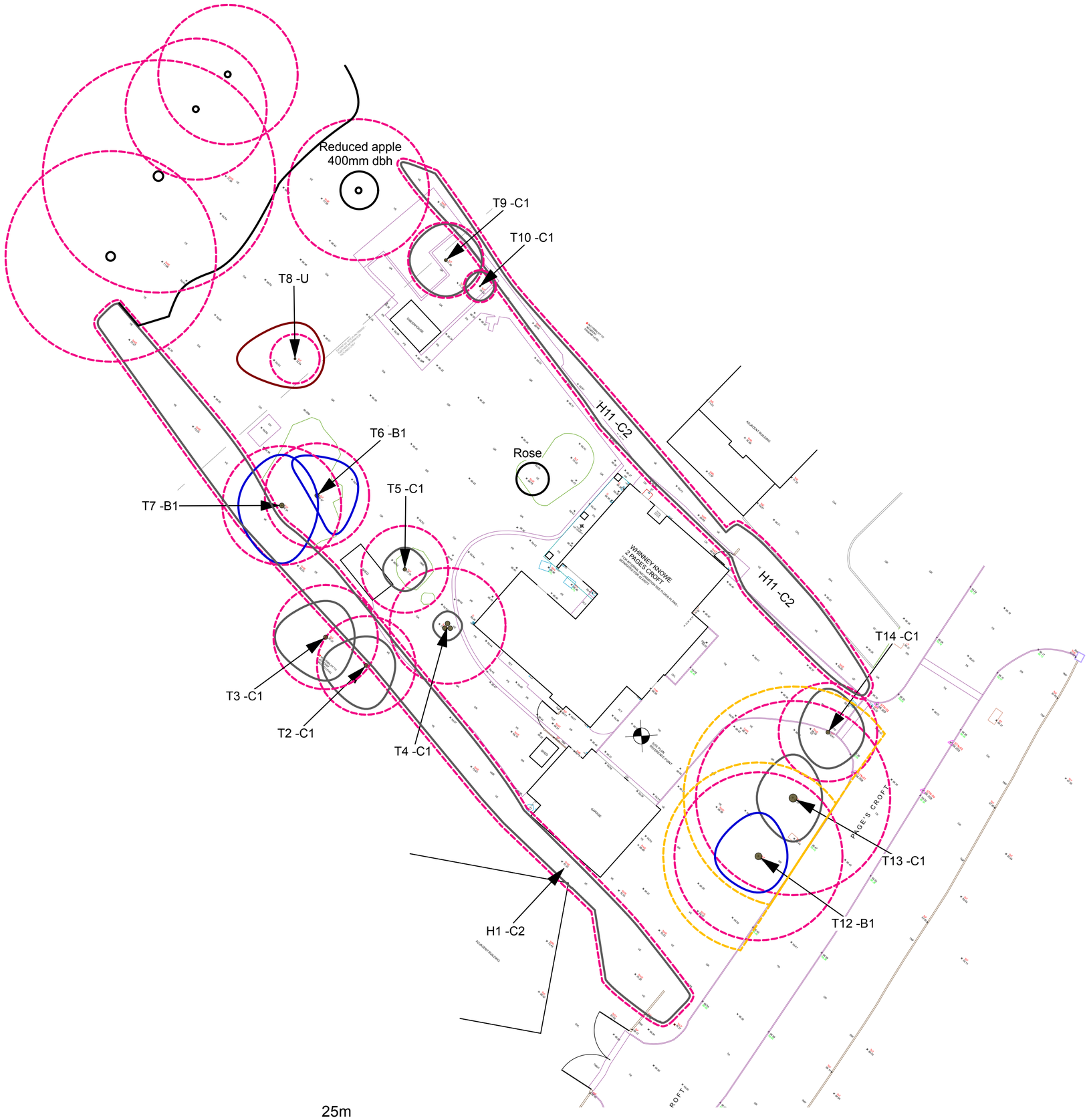
Ongoing Monitoring of Protection 'Compliance'

6.11 The project arboriculturist will provide advice and support throughout the development process in relation to tree protection. However, the site manager will have day to day responsibility of ensuring compliance with tree protection.

6.12 The project arboriculturist is to visit site to check fencing/protection has been installed to protect retained trees as per the TPP. Then photographs taken by the site manager showing protection remaining in place at are to be sent to the project arboriculturist on a monthly basis. This will ensure there is a photographic record of compliance with protection.

6.13 If during works it becomes apparent that there will need to be a deviation from prescribed tree protection measures for alternative protection arrangements the project arboriculturist is to notify the LPA prior to works progressing.

Appendix 1:
Tree Survey and Constraints Plan and Schedule



N

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KEY - BS 5837 : 2012 Categories

- Tree Category A - High Quality
- A Category - Hedgerow, Group, Woodland
- Tree Category B - Moderate Quality
- B Category - Hedgerow, Group, Woodland
- Tree Category C - Low Quality
- C Category - Hedgerow, Group, Woodland
- Tree Category U - Unsuitable for Retention
- Default Root Protection Area to BS:5837:2012
- Adjusted Root Protection Area to BS:5837:2012
- Shrub Mass / Offsite Tree

Note: The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

Revision	Description	Date
-	First issue	13/5/26

LANDARB SOLUTIONS

Project:
2 Pages Croft, Wokingham

Description:
Tree Survey and Constraints Plan

Status:
For Planning

Scale:	Drawn I Checked		Date:
1:200 @A2	**DP**	**MP**	**13/05/2026**

Job Number:	Drawing Number:	Revision:
LAS 1031	**01**	**-**

Ref no.	Species	Ht. (m)	Stem					Crown Spread (m)								Life stage	ULE	Physiological Condition	Structural Condition	General Observations and Notes
			Stem Count	Stem dia. (mm)	RPA radius	RPA area	Category Grading	N	E	S	W	Ht. 1st Br. (m)	Est.	1st Br. Direction	Ht. Can. (m)					
H1	Beech	3.0	5+	100	1.2	5	C2	1.0	0.0	1.0	0.0	N/A	-	N/A	0.0	EM	10+	Good	Fair	Managed beech hedge, clipped.
T2	Hazel	6.5	5+	283	3.4	36	C1	2.0	2.0	3.0	3.0	N/A	-	N/A	4.0	M	10+	Good	Fair	Off site hazel stand, pruned back site side, topped/pollarded in past
T3	Apple	9.0	1	300	3.6	41	C1	2.5	2.0	3.0	3.5	N/A	-	N/A	3.0	M	10+	Good	Good	Off site in neighbouring garden, reduced in past
T4	Cypress	7.5	3	332	4.0	50	C1	1.0	1.0	1.0	1.0	N/A	-	N/A	0.0	EM	10+	Good	Fair	Small garden tree.
T5	Cedar	9.0	1	250	3.0	28	C1	1.5	1.5	1.5	1.5	N/A	-	N/A	1.5	EM	10+	Good	Fair	Small garden tree, crown lifted
T6	Silver birch	12.0	1	300	3.6	41	B1	3.0	3.0	3.0	0.5	N/A	-	N/A	1.5	EM	20+	Good	Fair	Supressed to the west by neighbour, dense crown
T7	Norway maple	11.0	1	340	4.1	52	B1	3.5	2.5	4.0	3.0	N/A	-	N/A	3.0	EM	20+	Good	Fair	Dense crown, slight supressed east side,
T8	Cherry	4.5	1	140	1.7	9	U	2.5	2.0	2.0	4.0	N/A	-	N/A	1.0	EM	<10	Poor	Poor	Limited leaf bearing structure, appears dying,
T9	Apple	4.5	1	220	2.6	22	C1	2.5	2.5	2.5	2.5	N/A	-	N/A	1.0	EM	20+	Good	Good	Garden fruit tree dense crown
T10	Rowen	5.0	1	90	1.1	4	C1	1.0	1.0	1.0	1.0	N/A	-	N/A	0.0	SM	10+	Good	Fair	Small garden tee
H11	Beech	3.0	5+	100	1.2	5	C2	0.0	0.0	0.0	0.0	N/A	-	N/A	0.0	EM	10+	Good	Fair	Clipped garden hedge
T12	Birch	12.0	1	480	5.8	104	B1	3.0	2.0	2.5	3.0	N/A	-	N/A	0.0	M	10+	Good	Good	Dense crown, some minor deadwood, pruned in past and reduced.
T13	Birch	11.0	1	560	6.7	142	C1	3.0	2.0	3.0	2.5	N/A	-	N/A	0.0	M	<10	Fair	Fair	Thinning crown black lesions on stem and branches suggests canker. Towards end of life. Reduced in past,.
T14	Birch	8.5	1	280	3.4	35	C1	3.0	2.5	2.5	2.0	N/A	-	N/A	0.0	EM	<10	Fair	Fair	Top is dead, towards end of life. Wound south side at base with exposed heartwood, pruned in past.

Appendix 2:
Site Photos

Photoview 1: View looking west at T12-T14.

Photoview 2: View looking north at H11.

Photoview 3: View looking south east along H1.

Photoview 4: View looking east at H11.

Photoview 5: View looking west at T4-T6.

Photoview 6: View looking along H11.

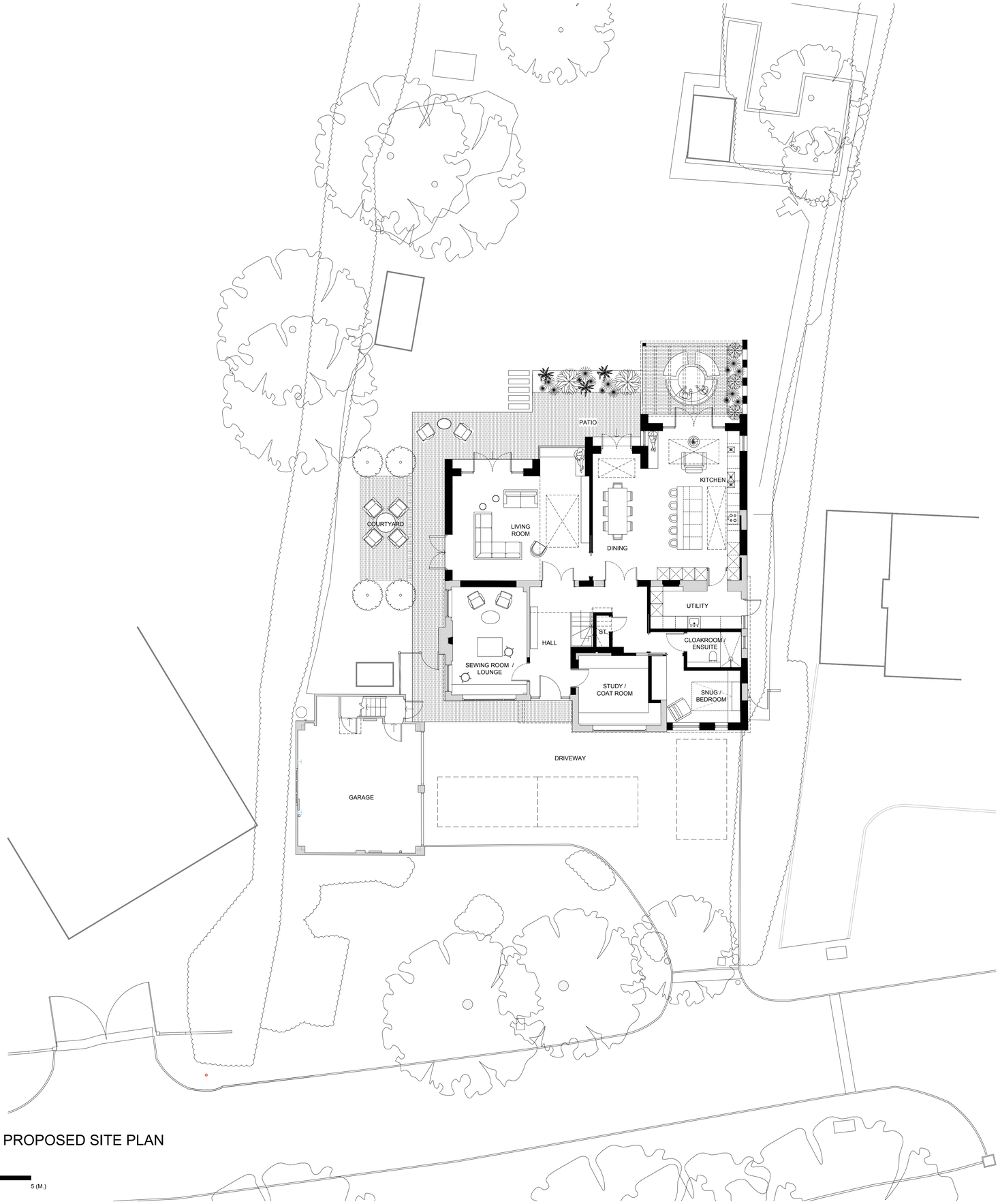
Photoview 7: View looking across the rear garden.

Photoview 8: View looking south at T4.

Photoview 9: View west at T2 and T3.

Photoview 10: View north-west towards bottom of the rear garden.

Appendix 3: Proposed Site Plan



PROPOSED SITE PLAN

SCALE 1:50

0 1 2 3 4 5 (M.)

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Revision	Issue Date	Drn	Chk

GENERAL NOTES - PLANS & ELEVATIONS

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL GENERAL ARRANGEMENT, PROJECT DETAILS, SPECIFICATIONS AND CONSULTANTS DRAWINGS.
2. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO STRUCTURAL FACES AND/OR PARTITION STUDS.
3. ABBREVIATIONS;

SVP	SOIL AND VENT PIPE
DP	DRAINAGE POINT
RWP	RAIN WATER PIPE
BIG	BACK INLET GULLY

4. ALL ELEMENTS OF WORK TO BE INSTALLED ACCORDING TO THE APPROPRIATE MANUFACTURER'S INSTRUCTIONS.

Status
PLANNING

Project
WHINNEY KNOWE, 2 PAGE'S CROFT
WOKINGHAM, RG40 2HN

Drawing Title
PROPOSED SITE PLAN

Date	Scale	Drawn by	Check by
FEB 26	1:100 @ A1	IG	KA
Project No.	Drawing No.		Revision
25.111	PL.1212		-

fineline

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studio@finelinearchitects.co.uk
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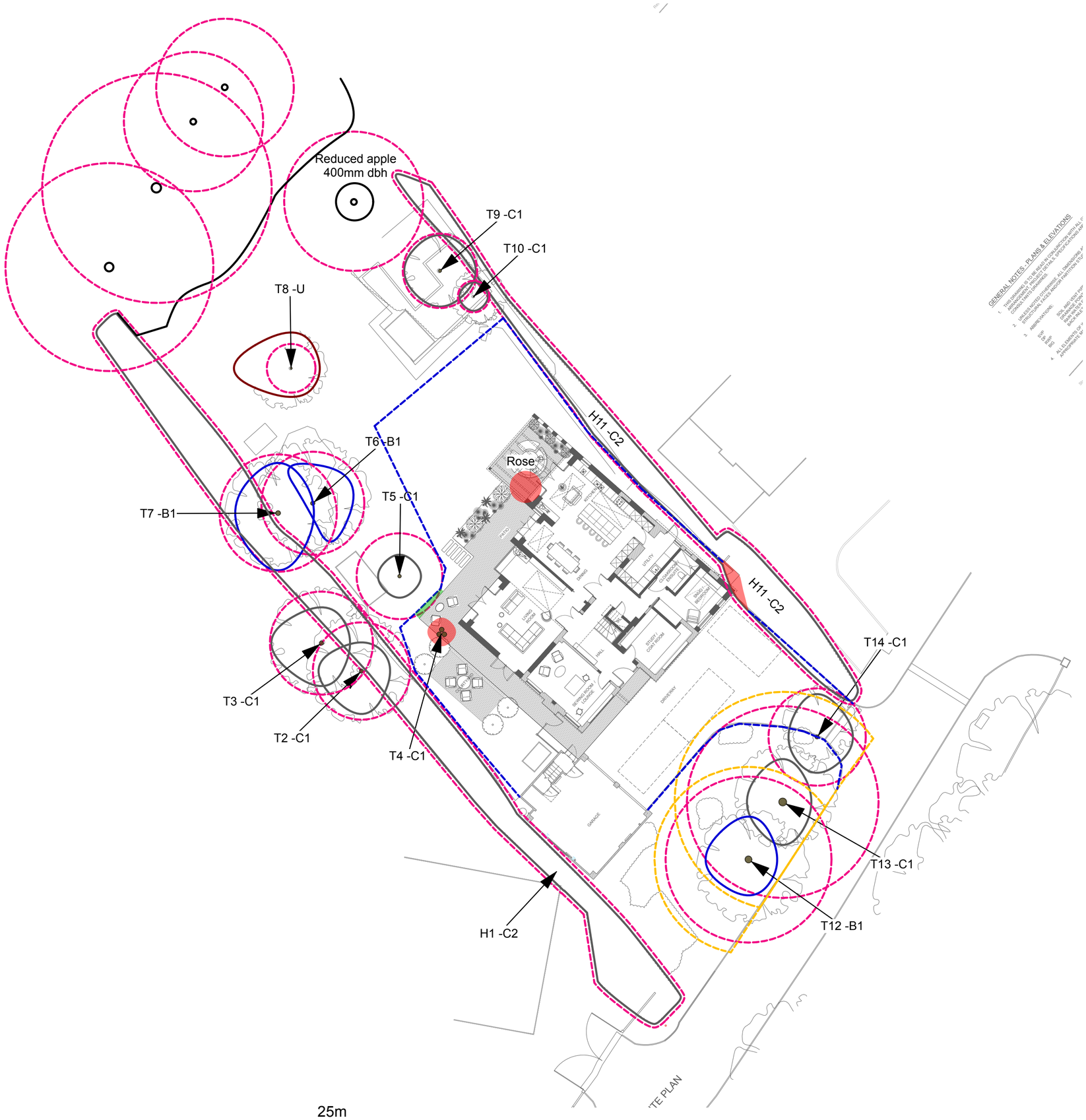
Appendix 4: Tree Retention/Loss and Protection Plan



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- Adjusted Root Protection Area to BS:5837:2012
- Shrub Mass / Offsite Tree
- Survey Item to be Removed

N

0 25m

Note: The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

Revision	Description	Date
-	First issue	27/5/26

LANDARB SOLUTIONS

Project:
2 Pages Croft, Wokingham

Description:
Tree Retention and Protection Plan

Status:
For Planning

Scale:	Drawn I Checked	Date:
1:200 @A2	**DP MP**	**27/05/2026**
Job Number:	Drawing Number:	Revision:
LAS 1031	**02**	**-**

Appendix 5: Survey method

The tree survey was carried out with reference to the methodology set out in BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'. Trees were not tagged.

Trees were surveyed individually or as groups where it was considered that they had grown together to form cohesive arboricultural features either aerodynamically (trees that provide companion shelter), visually (e.g. avenues or screens) or culturally (including for biodiversity). However, where it was considered that there was an arboricultural need to differentiate between attributes trees within groups/woodlands were also surveyed as individuals

Tree survey findings are recorded in the tree survey schedule.

APPENDIX 1 – TREE SURVEY SCHEDULE

Within the tree survey schedule, each surveyed tree (T), hedgerow (H), group (G), woodland (W) on or adjacent to the site is given a reference number which refers to its position on the tree survey plan.

APPENDIX 1 – TREE SURVEY AND CONSTRAINT'S PLAN

Also shown on the tree survey plan are quality grading and preliminary tree constraints: root protection areas.

Tree species: listed by common name.

Heights: measured in metres. They are recorded to the nearest half metre for dimensions up to 10m and to the nearest whole metre for dimensions over 10m.

Trunk diameters: measured in millimetres and are rounded to the nearest 10mm. Single stemmed tree diameters are measured at 1.5m above ground level or, where a fork or swelling makes this impractical, at the narrowest point beneath. Diameters of multi-stemmed trees are calculated as 'combined stem diameters' according to specific guidance set out within BS5837:2012 (p.10, para 4.6.1 a and b).

Crown spreads: taken at the four cardinal points to derive an accurate representation of the tree crown. They are recorded up to the nearest half metre for dimensions up to 10m and to

up the nearest whole metre for dimensions over 10m. For trees assessed as groups or woodland, an estimated mean radial crown spread in metres is taken for trees at the 80 percentile size.

Crown clearance: expressed both as existing height above ground level of first significant branch along with its direction of growth (e.g. 2.5m-N), and also in terms of the overall canopy. Measurements are recorded to the nearest half metre for dimensions up to 10m and to the nearest whole metre for dimensions over 10m.

Estimates: where any other measurement has had to be estimated, due to inaccessibility for example, this is indicated by a "#" suffix to the measurement as shown in the tree survey schedule.

Life stage:

- Y – young (stake dependent);
- SM - Semi-Mature (still capable of being transplanted without preparation, up to 30cm girth and not yet sexually mature);
- EM – Early Mature (not yet having reached 75% of expected mature size);
- M – Mature (anything else up to normal life expectancy for the species);
- OM – Over Mature (anything beyond mature and in natural decline); and
- V – Veteran (any tree displaying characteristics described by Natural England).

Management Recommendations: recorded in relation to a tree's structural and/or physiological condition (e.g. the presence of any decay and physical defect) and /or any preliminary management recommendations that may be appropriate. This is NOT intended to comprise a specification for tree work; further advice should be sought prior to implementation. Trees

assessed as being in apparently immediately hazardous condition will be notified to the client separately as soon as practical.

Physiological condition:

- Good (Generally in healthy condition. No indications of impaired physiological function and in optimum condition for age and species);
- Fair (Condition satisfactory though below mean species performance, with indicators of reduced vitality. Some intervention may be required);
- Poor (Tree in decline/retrenching, with significantly impaired physiological function for age and species); and
- Dead (self-explanatory).

The above are informed by the following;

- Leaf size and colouration – unless otherwise state, leaf size and colouration is typical of the age and species; and
- Canopy density – unless otherwise stated, the canopy density of trees is typical of the age and species.

Structural Condition & Notes:

- Good (without any observable significant biomechanical structural weaknesses);
- Fair (with minor biomechanical structural flaws. Some remedial action may be required); and
- Poor (with significant biomechanical weaknesses requiring intervention particularly where risk management is required).

Notes on the apparent structural integrity of the tree are based upon visual tree assessment, including notes on form, taper, forking habit, storm damage, wood decaying fungi, pests and disease etc. plus other pertinent observations.

Anticipated useful life expectancy (ULE): the length of time a tree is estimated to be able to make a safe useful contribution to local amenity is expressed in years as: <10, 10+, 20+, 40+.

Category Grading: individual trees, hedgerows, groups of trees, and woodlands are assessed in terms of quality and benefit within the context of proposed development and graded into

one of four categories (U, A, B, and C) which are differentiated on the tree survey plan by the colours indicated below:

Category U (Red)

Unsuitable for retention. Trees in such a poor condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.

Retention Implications to a site

Not a material consideration in the planning process but may have other benefits i.e. ecological benefits/importance.

Category A (Green)

Trees of high quality with an estimated remaining life expectancy of 40 years.

Retention Implications to a site

Tree should be retained and amendments to a proposed scheme should be identified in preference to tree removal.

Category B (Blue)

Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

Retention Implications to a site

Where possible amendments to a proposed scheme should be considered in preference to tree removal.

Category C (Grey)

Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.

Retention Implications to a site

The retention of trees may be advantageous in the short term, but they should not be seen as a constraint to development.

A, B and C trees have also been given a sub-category of 1, 2 or 3 which reflects their arboricultural, landscape or cultural and conservation values respectively. Each subcategory has an equal weight, for example an A1 tree has the same retention priority as an A3 tree.

Trees have been assigned 'U' or category grading A-C in accordance with the cascade chart given in BS: 5837:2012.

In addition to the category, the tree survey schedule also describes each tree's root protection area (RPA) in terms of radius (metres) and overall area (sq metres).

Limitations

This report has been undertaken in compliance with BS: 5837:2012 and is not intended to be a tree safety survey. This report is prepared for planning application purposes only and does not evaluate the degree of risk posed by trees. Any notes offered regarding structural integrity of trees are to be considered incidental. Our recommendations given for immediate intervention should be put in the hand of the owner/site manager as soon as reasonably practicable.

Trees are dynamic living organisms as well as self-supporting dynamic structures, capable of achieving considerable size and structural complexity. Their physiological and structural condition can change rapidly in response to a wide range of biotic/abiotic factors. They are exposed to and can become damaged by the elements and by human activity, and have co-evolved with decay causing organisms that can degrade and sometimes destroy their structural integrity. The laws and forces of nature dictate a natural failure rate even among trees that appear healthy and structurally sound. They therefore have the potential to fail structurally, without prior manifestation of any reasonably observable symptoms. By their very nature, therefore, it is not possible to categorically state that any tree is 'safe' or hazard free.

Tree surveys and/ or tree inspections are inherently a snap shot in time of the structural and physiological conditions of the trees concerned.

It is beyond the scope of this report to comment in relation to structural damage – direct or indirect, existing or potential – that might be associated with vegetation growth, or vegetation-related soil subsidence or heave.

Unless otherwise stated, all such surveys/inspections are undertaken from ground level and no internal inspections or tests have been undertaken.

Any management recommendations set out within this report are of an advisory and preliminary nature only and relate to trees within the context of current site use.

The findings and recommendations of this report should be considered time-limited for planning purposes to a maximum of 24 months from the date of the tree survey (absent revisions of BS5837, which render pre - existing data obsolete).

Appendix 6: Example Ground Protection

TREE ROOT PROTECTION DURING CONSTRUCTION PROJECTS

The Department for Communities and Local Government's guide **"Tree Roots in the Built Environment"** states that **"ground protection should be installed before any materials or machinery is brought onto the site"** (Section 9.3.3.2) [Crown Copyright acknowledged]

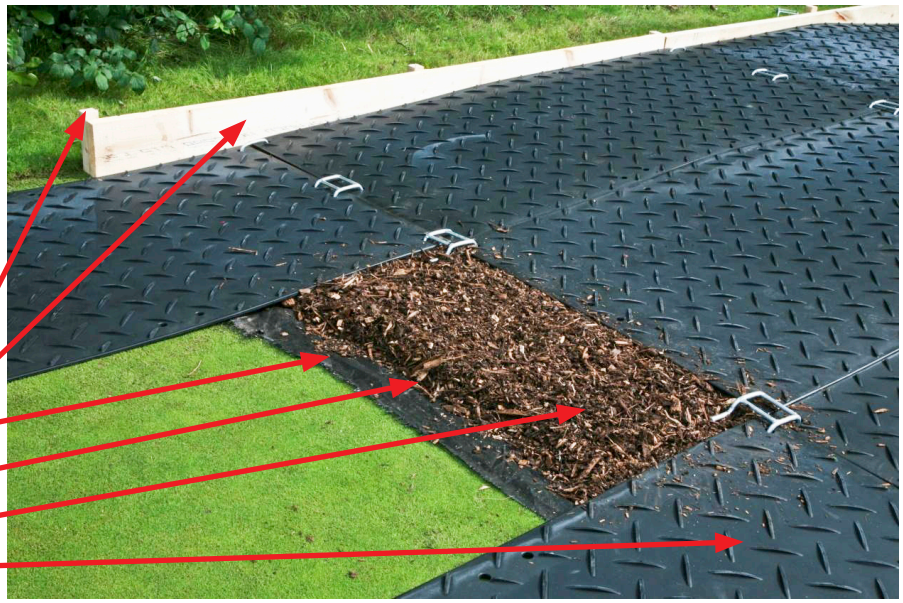
It has been shown that **"the major contribution to soil compaction from vehicle movements comes from the first passes of vehicles over the ground"** (Section 4.2.3) Thus it is essential that ground protection is specified and installed from day one of construction projects.

Failure to protect the ground from compaction will lead to reduced water and oxygen infiltration to the tree roots and can ultimately lead to the decline of the tree.

TREE ROOT PROTECTION METHOD

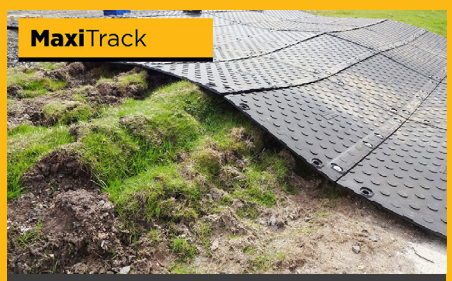
GroundGuards trackway mat systems are frequently used on construction sites to protect the ground from erosion and damage by construction vehicles. Where a temporary roadway must pass near to trees, the following extra precautions must be taken in order to provide cushioning for the ground under the tree canopy:

1. Edge rails of 200 x 50mm sawn timber should be installed where the trackway will pass under the tree canopy. These should be staked on either side of the trackway using 50 x 50 x 500mm timber stakes at 1.5m spacings.
2. A layer of geotextile membrane should be laid to cover at least the area under the tree canopy and preferably under the whole of the trackway.
3. A pad of trackway mats should be laid on top of the geotextile membrane, between the timber rails.
4. A 150mm deep layer of wood chipping should be laid over the mats
5. The trackway can then be laid so that it rises over the wood chippings as it passes under the tree canopy.



Three trackway systems suitable for tree root protection are available for hire or sale:

MultiTrack
These mats quickly clip together and are suitable for medium weight construction traffic. Where they pass over tree roots, install a double layer of mats with 150mm of wood chippings between to cushion the ground.



MaxiTrack
This is a unique heavy duty matting system with overlapping flanges and bolt-together connection, for heavier traffic. Again, use a sandwiched layer of wood chippings where there are tree roots.

XtremeMats
For very heavy traffic, over extended periods, these rigid 4x2m mats spread the load to protect the ground. Double layering is not necessary, but 150mm of wood chippings should be used in areas with tree roots.

GroundGuards®

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United Kingdom

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