



ARBORICULTURAL IMPACT ASSESSMENT

Site at:
Shinfield Court
Three Mile Cross
Reading
RG7 1HB

Job ref	Report Version	Author	Checked	Date
ATS0689	V1	IL	IL	November 2024





Ian Lorman

Relevant Qualifications

Professional Diploma in Arboriculture (Royal Forestry Society)

National Diploma in Arboriculture

National Certificate in Horticulture (Arboriculture Module)

Professional Membership

I have been a Fellow Member of the Arboricultural Association since 2013

Membership number FE1030



Arboricultural
ASSOCIATION

Fellow Member

Experience

My career started in 1991 from craft level in arboriculture, to student, and then working in closely related industries to working as an Arboricultural / Trees Officer in five different local authorities. I have been practicing arboricultural consultancy for several years.





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Additional documents attached

Images – Examples of tree protective fencing

Tree survey schedule (23rd August 2023)

Tree constraints plan (site as existing) 1:200 @ A1

Tree protection plan (site prep and construction) 1:200 @ A1



1 Limitations

1.1 The content of this report is valid for one year from the date shown on the title page.

1.2 Trees

1.2.1 The tree survey has been undertaken from ground level using non-invasive methods. The presence of Ivy, epicormic shoots or other climbing plants on tree trunks and branches obscures any defects that might be present that could otherwise be identified. In the presence of climbing plants etc assumptions are made based upon the general health and appearance of trees, which may differ fundamentally if Ivy etc were not present. For example, a tree that has the overall appearance of good health and vigour may have a serious structural defect hidden by climbing plants.

1.3 Tree Law

1.3.1 Details of Tree Preservation Orders and Conservation Areas have been obtained from the website of Wokingham Borough Council.

1.4 Wildlife

1.4.1 Before carrying out tree works, it is necessary to observe laws in respect of protected species and habitats. Various habitats and species of animal in the UK are protected by the following pieces of legislation:

- Wildlife and Countryside Act 1981(as amended)
- Natural Environment and Rural Communities Act 2006 (NERC Act)
- Conservation of Habitats and Species Regulations 2010 (as amended)
- Protection of Badgers Act 1992
- The Hedgerows Regulations 1997
- Countryside and Rights of Way Act 2000

All tree work operations must comply with The Wildlife and Countryside Act 1981 as amended by the Countryside and Rights of Way Act 2000, which provide statutory protection to birds, bats and other species, all of which could inhabit trees. Where works may constitute an offence, advice will be required from a suitably qualified person before works are able to proceed. For example, it may be necessary to



programme tree work outside of the bird nesting period, typically March through to August inclusive.

1.5 Non-disclosure Notice

- 1.5.1 The content and layout of this report are owned by the author. This report may not be copied or used without the author's agreement for any purpose other than the purpose indicated in this report.

1.6 Third Party Disclaimer

- 1.6.1 The report was prepared by the author at the instruction of and for the use by, the client. The author provides this advice without prejudice and bases his opinions on knowledge, experience, qualifications, and published research and cannot be held responsible for the consequences of a difference of opinion held by third parties, for example the Local Planning Authority or Planning Inspector. The author does not accept liability for any loss or damage arising from reliance on the content of this report.

1.7 Status

- 1.7.1 This is not a design or method statement or a tree safety report. This report has been prepared to consider the potential impact of a proposed development upon trees and their juxtaposition with the layout. The report makes recommendations which may have implications for design, construction, materials, and methods to be employed in construction. Any such recommendations should be approved by the appropriate responsible parties.



2 Brief

- 2.1 This report was requested by the client on 4th November 2024. The site visit and tree survey were conducted on 23rd August 2023 for a previous application.
- 2.2 I am instructed to provide a report to accompany a planning application to Wokingham Borough Council in accordance with British Standard BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations' as to the impact of a proposed development upon trees and how any impact may be avoided or mitigated where possible. The advice herein takes the form of an arboricultural impact assessment report with tree survey, tree constraints plan and a tree protection plan that covers site preparation and construction phases.



3 Executive Summary

- 3.1 Seven individual trees, and parts of two tree groups would be removed to implement the proposed development.
- 3.2 The proposed new hard surfaces for the extension of the footpath and the new parking / turning area encroaches into the Root Protection Areas (RPA) of Horse Chestnut tree number 8. The quantum of harm that would be caused will likely result in the decline in health, and curtailment of the life expectancy of the tree.
- 3.3 During implementation, most of the trees to be retained can be protected from harm by using robust temporary fencing for the duration of site preparation and construction. An example of the type of the type of fencing is provided at the end of this report.



4 Tree Survey Methodology

- 4.1 The trees have been assessed in accordance with British Standard BS 5837: 2012 'Trees in relation to design, demolition and construction – Recommendations'.
- 4.2 The British Standard divides trees into one of four categories (based on the cascade chart for tree quality assessment – Table 1 in the Standard). These are classed as U, A, B or C (Section 4.5 of BS5837). This gives an indication as to the tree's quality. For a tree to qualify under any given category it should fall within the scope of that category's definition (see below). Categories A, B and C cover trees that might be a material consideration in the development process, each with three further sub-categories (1, 2 or 3) which are intended to reflect arboricultural, landscape and cultural (including conservation) values. Category U trees are those which would be lost in the short term for reasons usually connected with their physiological or structural condition. In assigning trees to the A, B or C categories, the presence of any serious disease or tree-related hazards are taken into account. If the disease is considered fatal and / or irremediable, or likely to require sanitation for the protection of other trees it may be categorised as U, even if they are otherwise of considerable value.
- 4.3 Category 'U'. (Dark Red): Trees for removal are those trees in such a condition that any existing value would be lost within 10 years and which should in the current context be removed for reasons of sound arboricultural management. Trees within this category are:
- i. Trees that have a serious irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees;
 - ii. Trees that are dead or are showing signs of significant, immediate or irreversible overall decline;



- iii. Trees infected with pathogens of significance to the health and or/safety of other trees nearby trees or very low-quality trees suppressing adjacent trees of better quality.

4.4 Category 'A'. (Green): are trees whose retention is most desirable and are of high quality and value. These trees are considered to be in such a condition as to be able to make a lasting contribution (at least 40 years) and may comprise:

- i. Trees which are particularly good examples of their species especially rare or unusual, or essential components of groups or of formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue);
- ii. Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features,
- iii. Trees, groups or woodlands of significant conservation, historical, commemorative or other value (eg. veteran trees or wood-pasture trees).

4.5 Category 'B'. (Blue): are trees whose retention is considered desirable and are of moderate quality. These trees are considered to be in such a condition as to make a significant contribution (at least 20 years) and may comprise:

- i. Trees that might be included in category A, but because of their numbers or slightly impaired condition (e.g. presence of remediable defects including unsympathetic past management and minor storm damage), are downgraded in favour of the best individuals;
- ii. Trees present in numbers such that they form distinct landscape features and attract a higher collective rating than they would as individuals or trees occurring as collectives but situated so as to make little visual contribution to the wider locality;
- iii. Trees with material conservation or other cultural value.



- 4.6 Category 'C'. (Grey): are trees that could be retained and are considered to be of low-quality. They have a life expectancy of at least 10 years or are young trees with a stem diameter below 150mm and may comprise:
- i. Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories;
 - ii. Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value and/or trees offering low or only temporary / transient screening benefits;
 - iii. Trees with no material conservation or other cultural value.
- 4.7 Crown spreads have been measured in metres and taken for the four cardinal points where necessary and where access permits. The measurements are always considered in the following sequence: north, east, south and west, and therefore appear as such within the tree survey schedule. Where access is not available dimensions are estimated.
- 4.8 In the assessment particular consideration has been given to the following when considering the appropriate BS Category and Sub-Category allocation:
- i. the health, vigour and condition of each tree;
 - ii. the presence of any structural defects in each tree and its remaining contribution in years (i.e. future life expectancy);
 - iii. the size and form of each tree and its suitability within the context of a proposed development for the land use;
 - iv. the location of each tree relative to existing site features, e.g. its value as a screen or as a skyline feature.
- 4.9 Age class is assessed according to the age class categories referred to in BS 5837.

Young trees

Early-mature, trees less than 1/2 life expectancy.

Mature trees up to 2/3 life expectancy.



Over-mature, declining or moribund trees of low vigour.

Veteran trees

- 4.10 The physiological condition of the tree, or group of trees, has been referred to as one of the following:

Good: A sound tree, trees needing little, if any, attention.

Moderate: A tree, trees, with minor but rectifiable defects or in the early stages of stress, from which it may recover.

Poor: A tree, trees, with major structural and physiological defects or stressed such that it would be very expensive and inappropriate to retain.

Dead: A tree or trees, no longer alive. However, this could also apply to those trees that are dying and will be unlikely to recover, or are / have become dangerous.

- 4.11 Major defects or diseases and relevant observations have also been recorded under Structural Condition within the Tree Schedule. The assessment for structural condition has included inspection of the following defects:

- The presence of fungal fruiting bodies around the base of the tree or on the stem, as they could possibly indicate the presence of possible internal decay.
- Soil cracks and any heaving of the soil around the base indicating possible root plate movement.
- Any abrupt bends in branches and limbs resulting from past pruning, as it may be an indication of internal weakness and decay.
- Tight or weak 'V' shaped forks and co-dominant stems
- Hazard beam formations and other such biomechanical related defects (as described by Claus Mattheck, Body Language of Trees HMSO Research for Amenity Trees No. 4 1994).
- Cavities as a result of limb losses or past pruning.
- Broken branches



- Storm damage
- Canker formations
- Loose bark
- Damage to roots
- Basal, stem or branch / limb cavities
- Die-back in the crown
- Abnormal foliage size and colour
- Any changes to the timing of normal leaf flush and leaf fall patterns
- Other pathological diseases affecting any part of the tree



5 Results of Tree Survey

- 5.1 14 individual trees and 2 groups of trees were recorded. Tree locations are identified on the tree constraints plan and the tree protection plan. Only the trees that will be retained as part of the proposed layout are shown on the tree protection plan.



6 General Description of Site and Surroundings

6.1 The application site is located at the southern side of the wider Gospel Hall (Shinfield Court) site, adjacent to the highway and existing highway access off Church Lane. It comprises an area of lawn with an existing gated access to the highway. The site contains many predominantly mature trees of mostly low-quality. Topography is visually flat and level.

- Below: Tree 1238 (Cypress) – to be removed. Group G4 – the nearest two trees are to be removed





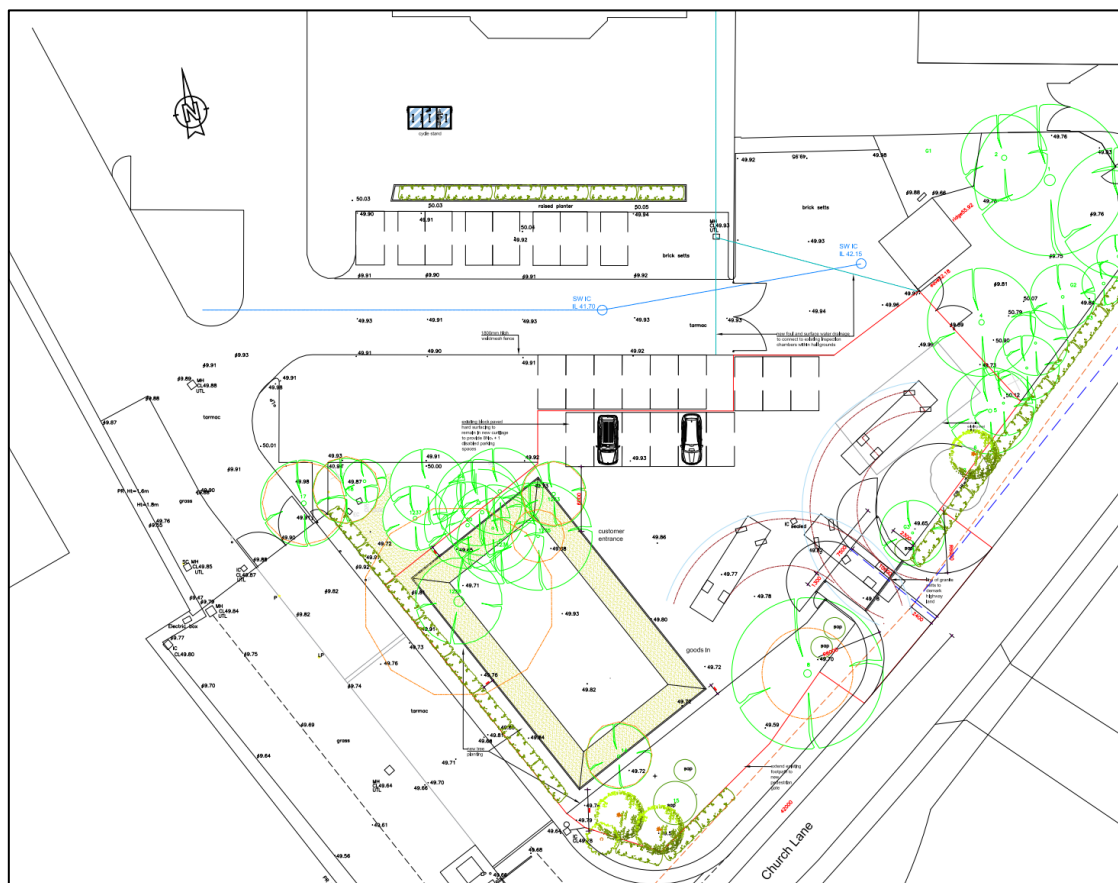
- Below: Tree 8 (Red Horse Chestnut)



7 Description of the Proposed Development

7.1 Construction of a members only retail club building and new access off Church Lane following demolition of an existing outbuilding.

- Below: Unscaled extract of the proposed layout plan





8 Legal Constraints

8.1 Tree Preservation Orders

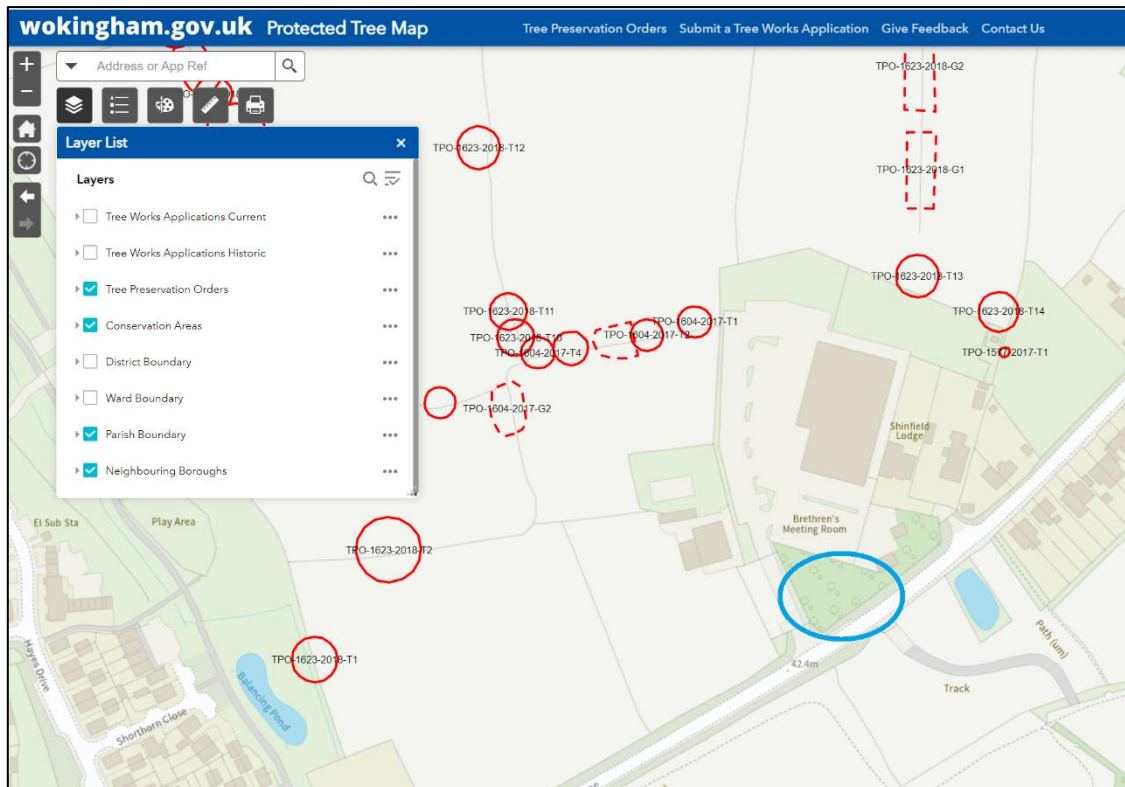
8.1.1 There are no TPO trees on or immediately adjacent to the application site.

8.2 Conservation Area

8.2.1 The site is not located within a Conservation Area.

- Below: Screenshot of TPO and CA map on website of Wokingham Borough Council. Site encircled in blue. TPOs show as red polygons.

Search date: 30th August 2023



8.3 If a new TPO is made, penalties for offences relating to TPO trees include, but are not exclusive to, lopping, topping, damaging, or destroying trees which can be unintentionally done by such simple means as damaging the soil structure around the trees during demolition, site preparation or building work.

8.4 The effect of a Tree Preservation Order, if one should be made, is that a formal application will normally need to be submitted to the local planning authority (LPA)



(subject to exceptions) for tree works. Such an application may be refused, approved, or approved subject to conditions. There is a right of appeal against refusals, conditions, or non-determination. In all cases, unauthorised work or wilful damage or destruction etc is a criminal offence, on summary conviction leading to fines of up to £20,000 per tree and on indictment, to an unlimited fine and / or imprisonment. All trees are a 'material consideration' in the town planning context and extra weight is normally given to those the subject of the above statutory protection. Where TPOs are applied, it is imperative that the LPA is consulted with respect to any activities that affect trees whether directly or indirectly. In addition, before removing any trees a check should be made with the Local Planning Authority to ascertain if extant planning conditions affect trees on the site.

- 8.5 The granting of full planning permission (not outline) allows works to be undertaken to protected trees (TPO & Conservation Area) as far as is necessary in order to implement that permission. For example, if the approved plan shows the footprint of a new building where a protected tree is located, you may remove that tree for the purpose of implementing the extant planning permission (but for no other reason) without the need to make a separate tree work application to the Local Planning Authority.



9 Arboricultural Impact Assessment

9.1 Trees to be removed to implement the development.

9.1.1 Seven individual trees, and parts of two tree groups are to be removed.

9.2 Impact of tree removals

9.2.1 INDIVIDUAL TREES: One of the trees to be removed is in very poor condition (Category U). Three of the trees are low-quality, or below 150 millimetres trunk diameter (Category C), and three of the trees are of moderate quality (Category B), which are considered to be desirable for retention.

9.2.2 TREE GROUPS: Both tree groups are of low-quality, or below 150 millimetres trunk diameter (Category C). Group G3 is located along the highway frontage. It comprises Elm suckers with a Laurel (shrub) understorey. The Elm trees are not large, and are in a cycle of death and regeneration as a result of endemic Dutch Elm Disease. A 22-metres-long section of this group will need to be removed to form the new access. Group G4 comprises a dense cluster of conifers in the northern corner of the site. A small portion 4 metres long will need to be removed (estimated 2no. trees).

9.2.3 The removal of the three Category B individual trees on the face of it appears to be undesirable. However, the largest of these is a 16-metres-tall Lawson Cypress (tag 1238). These are generally not held in high regard as amenity trees (they are very similar in appearance as Leyland Cypress / Leylandii). Their main strength lies in their effectiveness to screen unsightly buildings, and to filter particulate air pollution, none of which apply on this site. Tree number 14 is a Pissards Plum (also known as Purple Cherry Plum). These don't attain great stature and are only valuable en masse. Scots Pine (tag 1233) is the only tree of merit, but it is situated well back into the site, and its amenity value is therefore limited.

- Below: Table listing trees to be removed

Tree no.	Species	Height (m)	BS category
5	Cypress	9.5	C
14	Pissards Plum	8.0	B



Tag 1233	Scots Pine	12.0	B
Tag 1235	Scots Pine	12.0	C
Tag 1238	Lawson Cypress	16.0	B
19	Scots Pine	12.0	C
20	Western Red Cedar	12.0	U
G3 (part) 22-metres to remove	Predominantly Elm suckers	Up to 8.0	C
G4 (part) 4-metres to remove	Dense group pf conifers. Mostly Scots Pine and Western Red Cedar	Up to 12.0	C

9.3 Other trees affected by proposals

9.3.1 The new hard surface within the site would partly occupy the Root Protection Area (RPA) of Horse Chestnut tree number 8. The area affected would be 30 metres². Furthermore, the extended footpath alongside the highway would occupy another 18 metres². In total new surfaces would take up 48 metres² of the tree's total RPA of 163 metres² (29% of the RPA). This would not likely be within the tolerance range of the tree. The tree protection plan illustrates the RPA affected with sections shaded in pale blue. The assumed loss of roots from 29% of any tree's RPA is very likely to have negative consequences for its health.

9.3.2 No other retained trees are affected.

9.4 Evaluation of tree constraints

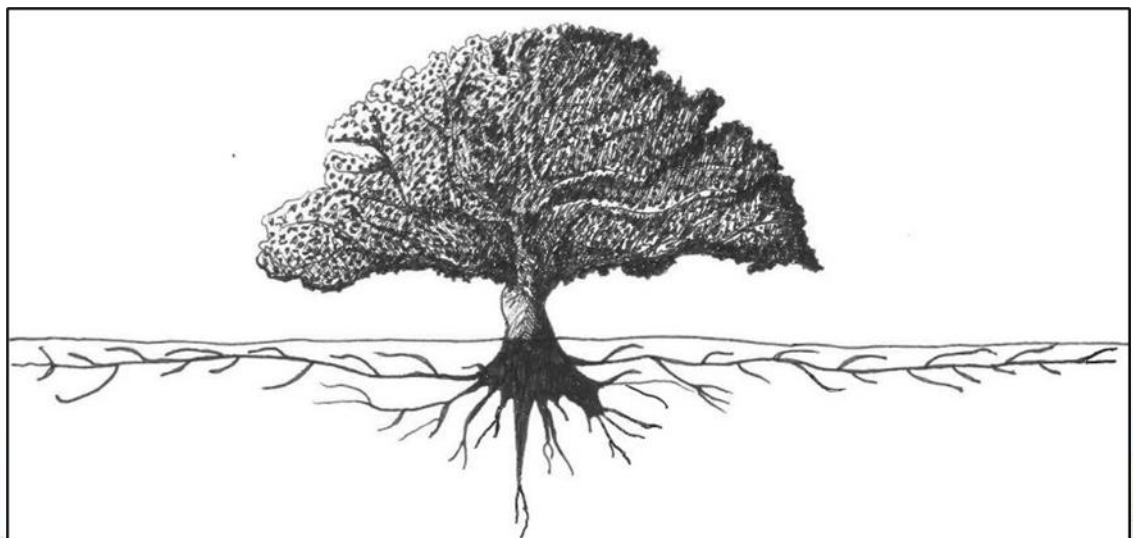
i. Legal

- Prior to commencement it is essential to make a fresh check of tree protection status with Wokingham Borough Council in case new constraints have been imposed.



ii. Below ground constraints – Root Protection Areas

- The root systems of trees present a critical constraint which is often overlooked or ignored because it cannot be seen beneath the soil surface. The most valuable part of the root systems for maintaining health and structural anchorage of trees is mostly located in the upper 600 millimetres of the soil profile. The British Standard uses a formula to calculate these nominal areas on the ground which are referred to as the 'root protection area' (RPA). The RPA is determined by multiplying a factor by the stem diameter depending on the form of the tree (see section 4.6 and Figure C.1 of the Standard). The calculated figure provides a measurement of the radius from the centre of a tree trunk to form a nominal circle; all the ground within this radius is the RPA. This is often quoted in metres squared. RPAs may not be 'offset' to one side unless there is arboricultural justification to do so. The plans in this report shows the RPA as an orange polygon.
- Below: Diagram showing typical root morphology of a mature tree growing in homogenous ground conditions



9.4.1 The minimisation of harm to tree roots within the RPAs would be achieved with temporary tree protective fencing to prevent soil compaction caused by repeated passage of heavy machinery and storage of materials.



- The temporary tree protective measures must be installed **prior to commencement and site preparation**. This involves the installation of fencing in the alignments shown on the tree protection plan. These measures must remain in-situ, undisturbed for the duration of construction and must not be removed until completion.

9.4.2 Works within Root Protection Areas (RPA) - Summary

- The quantum of tree root severance to Horse Chestnut tree number 8 would not be within the tree's tolerance of root damage. It would expect to present symptoms of deteriorating health within 10 years of construction.

9.4.3 Tree pruning

- None.



10 Conclusions

- 10.1 The proposed development requires the removal of several trees.
- 10.2 Temporary tree protection measures during implementation will ensure that harm to the retained trees is minimised.
- 10.3 Lapses in effective tree protection would be likely to cause serious harm to the trees. Protection measures must be strictly observed.

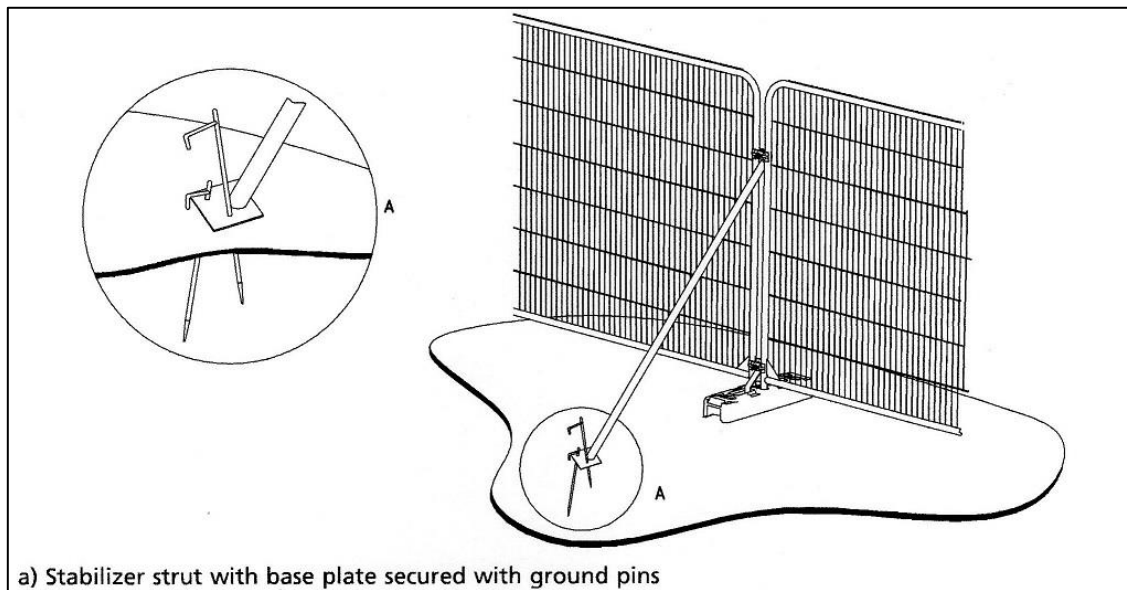


11 Normative References

11.1 The following documents are indispensable in the application of the recommendations in this report:

- British Standard BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'.
- British Standard BS3998:2010 'Tree Work - Recommendations'
- Managing Trees During Construction - International Society of Arboriculture (second edition) 2016

- Below: Example of tree protective barrier – Support struts on tree side



- Below: Example of tree protective fencing installed correctly





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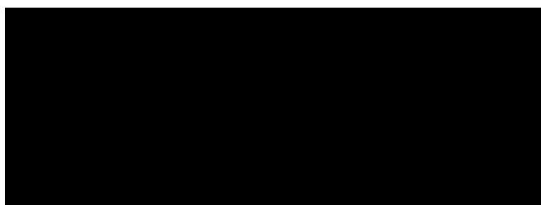
Isleham

Ely

Cambridgeshire

CB7 5SN

Signed:



Ian Lorman

Director

November 2024



LEGEND TO TREE SURVEY FORM

Tree number/Tag	Numbered tag fixed to tree or given number on plan where no tag has been used. Given number for groups (G), hedges (H) or shrubs (S). Individual trees will have no tag if located on adjoining land or inaccessible Note: Tags are only used occasionally, to draw attention to a particular tree or trees when they might otherwise be difficult to locate on the ground without a number physically attached to them
Species	Tree species - Common name or botanical name if no common name is in common use
Tree height	Height in metres where measurement is possible using a laser clinometer. Estimated where tree is inaccessible or where it is not possible to see the top and bottom of the tree simultaneously to take a measurement
Stem Dia(s)	Trunk diameter measured at 1.5 metres above ground level (on the side of the tree where the ground is highest). Where there are multiple stems, measurements are made for each stem
RPA radius	Root Protection Area radius in metres (linear) measured from centre of tree trunk. Formulae apply to multiple stemmed trees with up to 5 stems and trees with more than 5 stems. NOTE: For single stemmed trees the RPA is 12 x trunk diameter up to a maximum of 15 metres. For 'veteran' trees the RPA can be greater than 15 metres
RPA m²	Root Protection Area in square metres. Formulae apply to multiple stemmed trees with up to 5 stems and trees with more than 5 stems. NOTE: For single stemmed trees the RPA is 12 x trunk diameter up to a maximum of 707 metres ² . For 'veteran' trees the RPA can be greater than 707 metres ²
Crown spread	Spread of tree crown (branches) in metres at each cardinal point (NESW) measured from tree trunk using a laser rangefinder. Estimated where inaccessible
1st large branch height above ground	The height in metres on the tree of the lowest major branch and its direction (where relevant)
Canopy height above ground	Headroom - The height above ground in metres of the lowest part of the tree crown / branch ends (where relevant)
Life stage	The estimated stage of life of the tree in relation to its species. e.g. A Silver Birch may be considered 'mature' at 40 years, but Oak may be considered to be in early maturity at the same chronological age.
Observations; structural / physiological condition and any preliminary recommendations	The condition of the tree in relation to the presence of any notable structural defects or ill-health and any recommendations that may be relevant to good arboricultural management or in relation to a proposed development Note: Sometimes defects in trees such as cavities and splits can be viewed as beneficial because of their ecological value, especially on 'veteran' trees
Estimated remaining contribution	An estimated range of the minimum number of years a tree may make a positive contribution before it falls into decline (senescence). This is recorded as <10 years, 10+ years, 20+ years or 40+ years
Category & Sub-category	A qualitative grading. See Table 1 (page 9) of BS5837:2012

Site name: Shinfield Court, Three Mile Cross RG7 1HB
Surveyor: Ian Lorman

Date of survey: 23rd August 2023
Conditions: Clear / dry / still



Tree number/Tag	Species	Tree height	Stem Dia (s)	RPA Radius	Crown spread	1st large branch height above ground	Canopy height above ground	Life stage	Observations; structural / physiological condition and any preliminary recommendations	Estimated remaining contribution	Category &Sub category
				RPA m2							
5	Cypress sp	9.5	300	3.60	N 3 E 3 S 3 W 3		2	Mature	Roots severed on northern side. Resin bleeding throughout trunk Physiological condition - Poor Fell to implement development	10+	C1
6	Elm	7.5	125	1.50	N 1.5 E 1.5 S 1.5 W 1.5		1	Early-mature	Succumbing to Dutch Elm Disease Physiological condition - Poor No action	<10	U
7	Myrobalan Plum	7.5	225 125 125	3.43	N 2.5 E 2.5 S 3.5 W 3		1	Mature	Heavily lopped in past. Growing next to fence Physiological condition - Moderate No action	20+	C2
8	Red Horse Chestnut	13	600	7.20	N 5.5 E 5 S 5 W 5		5	Mature	Evidence of previous chronic infection of bleeding canker disease. Undersized foliage. Dieback in upper crown Physiological condition - Moderate No action	20+	C1
14	Pissards Plum	8	250	3.00	N 3.5 E 3 S 3 W 2.5		1	Mature	Dense Ivy on trunk Physiological condition - Good Fell to implement development	20+	B1
15	Ash 'Raywood'	7.5	150	1.50	N 3.5 E 2 S 2.5 W 3		2	Early-mature	Loss of central leader due to weak union (typical of species) Physiological condition - Poor No action	10+	C1
17	Sycamore	10	300	3.60	N 4 E 4 S 4 W 4		5	Early-mature	Dead wood in lower crown. Ivy on trunk Physiological condition - Moderate No action	10+	C1

Site name: Shinfield Court, Three Mile Cross RG7 1HB
 Surveyor: Ian Lorman

Date of survey: 23rd August 2023
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Tree number/Tag	Species	Tree height	Stem Dia (s)	RPA Radius	Crown spread	1st large branch height above ground	Canopy height above ground	Life stage	Observations; structural / physiological condition and any preliminary recommendations	Estimated remaining contribution	Category & Sub category
				RPA m2							
18	Scots Pine	10	275	3.30 34	N 3 E 3 S 3 W 3		4	Mature	Low vigour. Ivy on trunk. Sparse Physiological condition - Poor ▪ No action	10+	C1
Tag 1233	Scots Pine	12	275	3.30 34	N 3 E 3 S 3 W 3		2	Mature	Slightly sparse Physiological condition - Moderate ▪ Fell to implement development	20+	B2
Tag 1235	Scots Pine	12	200	2.40 18	N 2.5 E 2.5 S 2.5 W 2.5		5	Mature	Sparse Physiological condition - Poor ▪ Fell to implement development	20+	C2
Tag 1237	Scots Pine	10	275	3.30 34	N 2.5 E 2.5 S 2 W 2.5		3.5	Mature	Sparse, suppressed, low vigour. Dense Ivy Physiological condition - Poor ▪ No action	10+	C2
Tag 1238	Lawson Cypress	16	725	8.70 238	N 5 E 5 S 5 W 5.5		3	Mature	Slightly sparse Physiological condition - Moderate • Fell to implement development	40+	B1
19	Scots Pine	12	200	2.40 18	N 2 E 2 S 2 W 2		6	Mature	Sparse Physiological condition - Moderate ▪ Fell to implement development	20+	C2
20	Western Red Cedar	12	200	2.40 18	N 2 E 2 S 3.5 W 3		0	Mature	Nearly dead. Ivy on trunk Physiological condition - Poor ▪ Fell to implement development	<10	U

Site name: Shinfield Court, Three Mile Cross RG7 1HB
Surveyor: Ian Lorman

Date of survey: 23rd August 2023
Conditions: Clear / dry / still

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Shinfield Court, Three Mile Cross RG7 1HB
Tree constraints (existing)

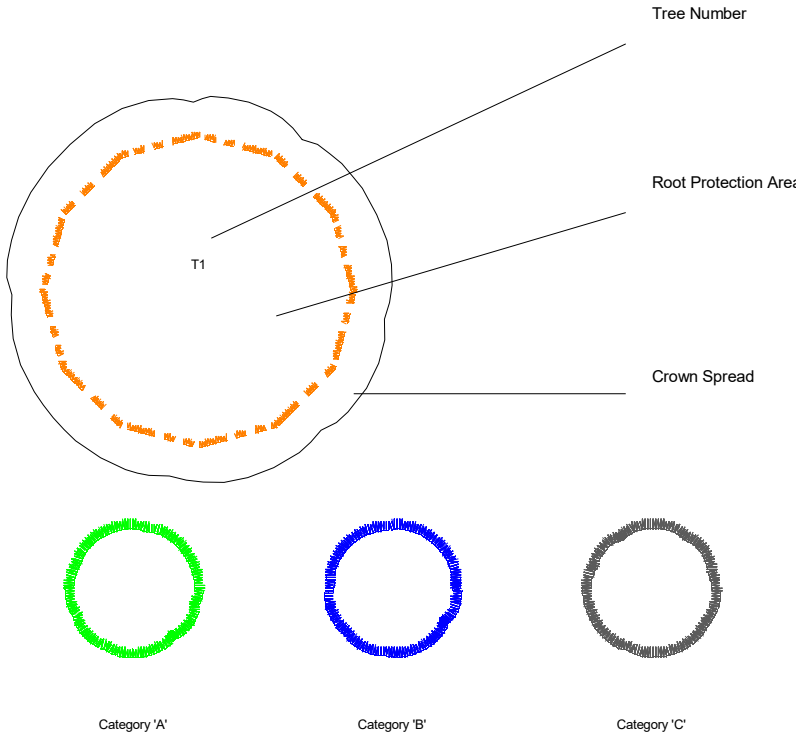
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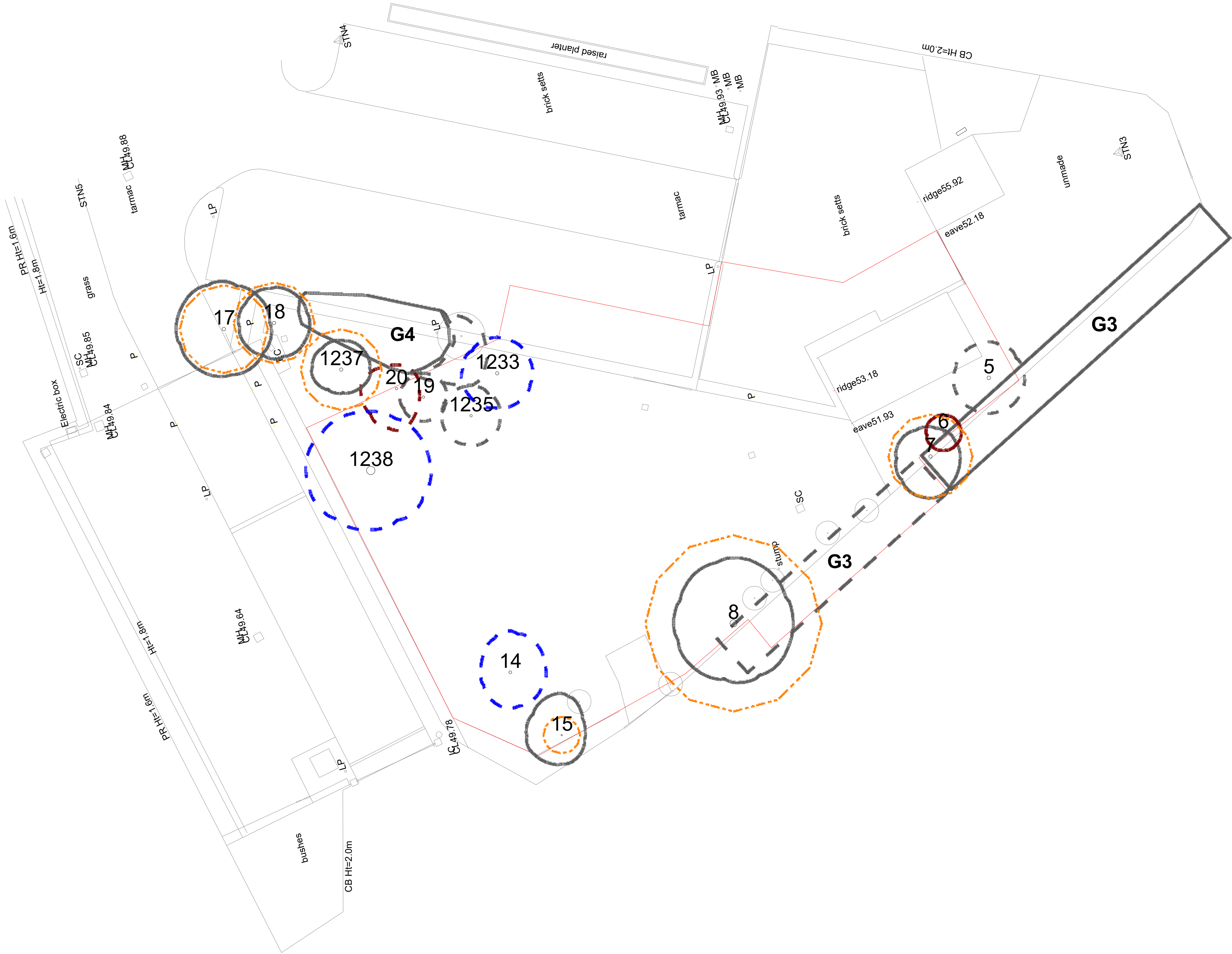
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NOTE
TREES / TREE GROUPS SHOWN WITH
A DASHED / BROKEN LINE ARE
PROPOSED FOR REMOVAL TO IMPLEMENT
THE DEVELOPMENT



Shinfield Court, Three Mile Cross RG7 1HB

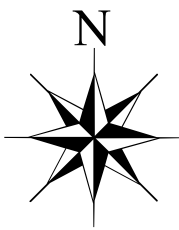
Tree protection (proposed)

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15/11/2024

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