

**Arboricultural
Rebuttal Proof of Evidence
for the Residential Development
at
Land North of Reading Road,
Arborfield.**

Prepared for Dandara Southern Limited and Elstree Land.

**PINS Ref: APP/X0360/W/25/3371069
LPA Ref: 243099**

**Prepared by
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Ruskins Tree Consultancy (A trading name of RG Consultancy Ltd)
Our Ref 1025-100810 Rebuttal
February 2026**

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1.0 Introduction

- 1.1 This Arboricultural Rebuttal Proof of Evidence has been prepared by Peter Wilkins of Ruskins Tree Consultancy, in response to the Landscape and Arboricultural PoE prepared by Christopher Hannington the WBC Landscape and Tree Officer., referred to hereafter as the WBC Arb PoE.
- 1.2 My qualifications and experience are outlined in my Proof of Evidence. I confirm that this statement and other work for this inquiry has been prepared by me, without the use of Artificial Intelligence and that the evidence I have prepared and provided for this Appeal is true and reflects my professional opinion regardless of whom I am instructed by.
- 1.3 Following the preparation of our first SoCG on 31st January 2026, the appellant prepared 3 new plans listed below.
1. Illustrative Masterplan (Drawing Reference 052403-DAN-MP04 04/02/2026)
 2. Tree Removals Plan (Drawing Reference 052403-DAN-MP04-TRP 04/02/2026)
 3. Illustrative Land Use Plan (Drawing Reference 052403-DAN-MP04-ILUP 04/02/2026)
- 1.4 These plans have been submitted to PINS with copies sent by email to WBC on 5th February 2026. We requested that the SoCG was updated to comment on the amended plans and sent an initial draft of the 2nd SoCG, but to date we have recieved no response from WBC on this.
- 1.5 The Illustrative Masterplan listed above has subsequently been updated (Drawing Reference 052403-DAN-MP04 Rev A 04/02/2026). This amendment now shows the footpath link to Church Lane now linking to the northern part of Church Lane.
- 1.6 A provisional Tree Preservation Order has been served on 9th of February 2025. This is in addition to the TPO 272/1984. See Appendix 4 for details.
- 1.7 Please note that this rebuttal does not seek to respond to every arboricultural issue raised in the WBC Arb PoE, but attempts to deal with the most pertinent arboricultural issues that will help the inspector make their decision. If issues raised in the WBC Arb PoE are not specifically addressed in this rebuttal it should not be assumed I agree with the comments.
- 1.8 It should be noted that within the WBC Arb PoE there appears to be some mis-referrencing of the Core Documents and misnumber of the trees for example T87 is referred to as T78.

2.0 Arboricultural Rebuttal

- 2.1 In summary, Christopher Hannington the WBC Landscape and Tree Officer opinion as stated in WBC Arb PoE appears to be that development of this site should be avoided, and if development proceeds there will inevitable loss or deterioration to veteran trees and this is contrary to NPPF paragraph 193c.
- 2.2 Whilst CH WBC makes comments on the use of RPAs and buffer zones guidance as outlined in BS5837 (2012) British Standard 5837 (2012): Trees in relation to design, demolition and construction (CD18.05) and NE Standing Advice '*Ancient woodland, ancient trees and veteran trees: advice for making planning decisions*' (CD18.05), it appears that compliance with or exceeding this guidance is not considered by CH WBC to be sufficient to avoid loss or deterioration to veteran trees.
- 2.3 To support this opinion the WBC Arb PoE makes comments on how RPAs and buffer zones should be adjusted and offset which go well beyond the published guidance and accepted good practice.
- 2.4 It is my opinion that good layout design that respects and as in this case exceeds the RPAs and buffer zones guidance as outlined in BS5837 and NE Standing Advice, will avoid loss and avoid deterioration to veteran trees and is therefore not contrary to NPPF paragraph 193c.
- 2.5 We are in broad agreement to the veteran / notable / potential ancient status of the trees on site, with the exception of T87 which we consider to be mature rather than veteran and T72 which we considered to be veteran rather than ancient. This addressed in detail in my Arboricultural PoE. All the veteran and notable trees are to be retained. See Appendix 1 of this PoE Rebuttal for details on the trees.
- 2.6 In relation to veteran and notable trees, during this appeal process we were asked by WBC to:
- a) Adjust the NE RPAs of the veteran trees T3, T4, T50 to reflect the impact of Reading Road on root growth.
 - b) Remove any proposed gardens from the buffer zone and RPAs of Veteran and Notable Trees
 - c) Increase the separation distance between the NE buffer zone and proposed road around T72

- 2.7 The appellant has complied with these requests, the relevant root protection Areas and buffer zone information that has informed the illustrative masterplans are outlined in Appendix 1 of this PoE Rebuttal and this is shown in the plans listed below.

illustrative Masterplan (Drawing Reference 052403-DAN-MP04 Rev A 04/02/2026)
Tree Removals Plan (Drawing Reference 052403-DAN-MP04-TRP 04/02/2026)
Illustrative Land Use Plan (Drawing Reference 052403-DAN-MP04-ILUP 04/02/2026)

- 2.8 Undertaking this Illustrative Masterplan redesign complies with the NE Standing Advice – which states *‘You and the developer should identify ways to avoid negative effects on ancient woodland or ancient and veteran trees. For example, selecting an alternative site for development or redesigning the scheme.’*

2.9 **Buffer zones and Root Protection Areas**

- 2.10 It is my opinion that within the WBC Arb PoE WBC make comments on how RPAs and Buffer Zones should be adjusted and offset which are erroneous and go well beyond the published guidance and accepted good practice. Paragraph 6.16 WBC Arb PoE states:

6.16 Whilst the Standing Advice does not specify off-setting of buffer zones. It would seem reasonable that some off-setting might be appropriate where required by best practice (for example in LONSDALE CD04.03.33) and where ancient and veteran trees lie close to infrastructure, built form or other landholdings where RPAs and Buffer Zones cannot be secured either because of the hostile nature of the soil environment in the case of the first two or by reason of unacceptable impacts on the rights to the enjoyment of their property (including permitted development rights) by adjacent owners.

- 2.11 Despite the above reference to Lonsdale 'veteran trees further guidance on management' (CD18.04) which makes no specific reference to buffer zones or off-setting, this opinion appears to be based on paragraph 6.29 and 6.30 of the WBC Arb PoE which states that

6.29 In addition, the proposed plans should ensure the health of veteran trees and, in so doing, they cannot rely on Buffer Zones / RPAs in the land of adjacent owners as the developer would have no control over that rooting area.

6.30 A planning appeal decision in the borough made this position plain. Appeal Decision APP/X0360/W/17/3169773 re Land to the rear of 5 and 7 Rowan Drive, Crowthorne, RG45 6RY stated:

Most of the contiguous area of the RPA is within neighbours' gardens, over which the appellants have no control. The Council raises the possibility that development may occur within the offset RPA, thereby counteracting the effect of the offset. Permitted development rights exist to construct outbuildings and other incidental structures, and whilst there is no evidence that such development is likely to take place, as it is beyond the appellants' control, it cannot be discounted. Moreover, there is little scope to improve the soil environment; the area of garden immediately adjacent to the proposed house is that which is likely to be the most intensively used, and the appellants have no ability to improve the soil environment in the remainder of the RPA which is in other ownership. I therefore find that the proposal is likely to pose a threat to the health of trees which make a contribution to the amenity of the area, and this adds to my concerns.

- 2.12 A subsequent planning application at 5 and 7 Rowan Drive (Planning Reference 173449) was supported by a Tree Survey and Arboricultural Report informed by BS5837 (2012), using circular RPAs centred around the trees that included off-site land. (See Appendix 3 for email exchange including Tree Survey Plan extract)

- 2.13 For this 2nd application the WBC tree officer was asked in an email from the case officer to consider the planning application in light of the previous appeal decision. (See Appendix 3 for email exchange). The Tree officer wrote:

The application includes mitigation in accordance with the universally accepted BS5837:2012 regarding tree protection and there is nothing on the plans to suggest that a driveway or any other impact other than normal garden use will happen to the TPO trees. To my mind this is the same as, or better than many similar consented applications.

As T2 and T3 are TPO'd any harm from permitted, or any other development (on this and the neighbours site) would be contrary to the TPO legislation and could result in prosecution by the Borough/remedial works/replacement. To prevent this the applicant would have to apply for prior consent for works from the Tree Officer and the consent would include tree protection. Or if no mitigation could be seen to be possible by the Officer the application would be refused, with no harmful works agreed to go ahead, the trees would be protected.

- 2.14 As can be seen, despite the case officers' request and inspectors' comments, the Tree Officers' response was that there was no requirement for RPAs to be adjusted to avoid including land that is off-site.
- 2.15 The tree officer stated the application '*includes mitigation in accordance with the universally accepted BS5837:2012 regarding tree protection*'. Which in this case was based on circular RPAs as per BS5837 (2012) which extended across the site boundary . This application was refused and subsequently appealed which was dismissed with no further mention of the impact on trees.
- 2.16 Despite WBC Arb PoE commenting that '*a planning appeal decision in the borough made this position plain*' it is apparent that the inspectors' comment quoted in paragraph 6.30 WBC Arb PoE were given no weight by WBCs' own tree officer in the subsequent planning application. This was despite the inspectors' comments being explicitly referred to the tree officer in internal emails.
- 2.17 The requests in WBC Arb PoE to not include off-site land in RPAs and buffer zones should not in my opinion be informed by the appeal decision quoted (*APP/X0360/W/17/3169773*). These requests do not comply with any published guidance including BS5837 (2012) and NE Standing Advice, is not accepted practice and should be given no weight in relation to this inquiry.

- 2.18 It is my opinion that the request in paragraph 6.28 WBC Arb PoE is unreasonable.

6.28 In addition, there should also be an element of compensatory off-setting to address root competition where groups of trees to be retained grow in close proximity. The root systems of individual trees will grow more on the sides away from competing trees and this should be allowed for in the design.

- 2.19 This was addressed in my original arboricultural PoE paragraphs 3.13 and 3.14. in summary this is not a valid request, there is no recommendation or mention in any guidance including in BS5837 2012 or NE Standing Advice to adjust Root Protection Areas due to the presence of other trees and their root systems. Trees growing in groups do not require an adjusted / increased Root Protection Area.

- 2.20 The comment in paragraph 6.56 WBC Arb PoE in relation to T56 is misleading;

6.56 In addition, half of buffer zone of this tree is within the private garden of a large residence to the north of the site. However, according to the Standing Advice, buffer zones should not include gardens.

- 2.21 The NE Standing Advice states 'You should not approve development proposals, including gardens, within a buffer zone'. As can be seen this relates to development proposals and not existing site conditions. A veteran tree growing in an existing garden or close to an existing garden, would have a buffer zone that includes the existing garden. In this scenario the protection of the tree, RPA and buffer zone within the garden would need to be addressed by a TPO and control of planning within the garden as outlined in the WBC tree officers' opinion as stated in paragraph 2.13 of this PoE.

- 2.22 The revised Illustrative Masterplan removed all proposed gardens from the RPAs and buffer zones of all the notable and veteran trees.

- 2.23 It is my opinion that the errors made in the interpretation and application of buffer zones and RPAs as outlined in paragraphs 2.9-2.21 have led to an incorrect assessment by WBC. WBC are overstating the impact of the proposed development and level of risk of loss or deterioration to the veteran trees. It has also led to comments about lack of space in Section 6.39 WBC Arb PoE which refers to the originally submitted, now superceded illustrative masterplan.

A TIGHT LAYOUT – LIMITED SPACE FOR CONSTRUCTION

6.39 The Council has concerns in respect of the illustrative layout which currently relies on amenity space, gardens and pathways, other structures and drainage works within the required Buffer Zones /RPAs or compensatory offset Buffer Zones / RPAs of ancient or veteran trees.

- 2.24 The appropriate RPAs and buffer zones have been respected and have informed the following drawings:

Illustrative Masterplan (Drawing Reference 052403-DAN-MP04 Rev A 04/02/2026)
Tree Removals Plan (Drawing Reference 052403-DAN-MP04-TRP 04/02/2026)
Illustrative Land Use Plan (Drawing Reference 052403-DAN-MP04-ILUP 04/02/2026)

- 2.25 It is my opinion that we have demonstrated the the correct use of RPAs and buffer zones and continuing to follow this guidance will avoid loss and deterioration to veteran trees. This can be addressed by the use of standard planning conditions.

- 2.26 In terms of relevant planning appeal decisions that may assist the inspector, I was involved as the Arboricultural Consultant for the Land at Blagrove Lane, Wokingham (3354667 Appeal Decision - CD10.05.01). This site included veteran trees which were protected as per the BS5837 and NE Standing Advice as in this application. For Blagrove Lane, there were no tree or veteran tree related reasons for refusal. The inspectors' comments on the application in relation to veteran trees are in contained paragraph 91 of the appeal decision.

91. Although the proposal's detailed designs would be for any reserved matters application, based on the information I have, I consider the proposal has been designed to avoid and minimise its effects on biodiversity. That does not, however, mean that there would be no effects at all. The proposed access from Barkham Road would result in the permanent loss of existing trees and habitat in Bottle Copse LWS. There would also be temporary losses in the LWS. This access has, however, been designed to minimise tree losses, and if losses are to occur, then they are lower-quality trees. The proposed access would also make use of the existing cleared area beneath the overhead powerlines. No veteran trees would also be lost, and they will be retained, protected, and managed, thereby safeguarding them as a valuable habitat. The proposal would not also cause the loss or deterioration of the ancient woodland adjacent to the appeal site. As such, there would be no conflict with Framework paragraph 193 c).

- 2.27 This appeal decision had two planning conditions (No. 22 and 25) relating veteran trees which required a submission of a Landscape and Ecology Management Plan and provision of information on Tree Protection Measures.

2.26 The Potential Effects of the Proposed Development on Veteran Trees.

- 2.27 The potential effects of the proposed development on veteran trees are listed in NE Standing Advice and are repeated in the WBC Arb PoE.
- 2.28 The NE Standing Advice includes a downloadable Assessment Guide, the lpa are recommend to '*use this template to help you make planning decisions and keep a record of your assessment*'. We have not seen a completed Assessment Guide .
- 2.28 It is stated in 6.19 of WBC Arb PoE that '*the best available guidance on the care and management of ancient and/or veteran trees is: Ancient and other veteran trees: further guidance on management*' (Lonsdale Ed). (CD18.04). This book includes recommendations for following the same the NE Standing Advice Root Protection Area for trees on construction sites and provides sensible pragmatic advice on management of veteran trees, and management of their growing conditions.
- 2.29 Lonsdale (CD18.04) gives good advice on how to address the potential impacts of changing land use including development around veteran trees. We have provided information on many of these matters in our original PoE.
- 2.30 It is my opinion that the WBC Arb PoE significantly overstates the risk to retained Veteran trees, this may be due a combination of:
- I. Reliance on a single Planning Appeal Decision (APP/X0360/W/17/3169773)
 - II. The subsequent mistakes made in interpretation of the RPAs and buffer zones.
 - III. The failure of WBC to complete the NE Standing Advice Assessment Guide.
 - IV. Use of information prepared for other planning inquiries
 - V. The experience and training of the WBC Landscape and Tree Officer.
- 2.31 For example in 6.69 WBC Arb PoE states that:
- If shade is removed too rapidly, veteran trees can be killed by the abruptly increased exposure to direct sunlight and to wind. This results in unaccustomed moisture loss by transpiration. Also, previously shaded areas of bark and underlying sapwood can become overheated and, perhaps, thereby killed.*
- 2.32 The WBC Arb PoE suggests that removal of the small group of semi-mature oaks G73 poses a risk to T72. These small trees less than 10m high are located at more than 20m from T72 and occupy an area that equates to a segment of less than 8% of the total space around T72.

- 2.33 The risks outline in 6.69 WBC Arb PoE relate to clearing large trees that have established over many decades close to veteran and ancient trees, the clearance of large trees should be undertaken with care and in stages. Due to their size and location the removal of these trees G73 (should it be included in any RM application) will not result in any of the issues mentioned in 6.69 and will not impact on the condition or growing conditions of T72.
- 2.34 The retention of G73 and T74 is mentioned in WBC Arb PoE 6.40 as important in terms of maintaining ‘genetic code’ and ‘ecological networks’. These trees are estimated to be less than 20 years old and in addition to G73 And T74 there are numerous young self-set oak trees around the site and the extent of open space within the proposed development indicates that there is space for new oak trees to be become established.
- 2.35 This type of overstating risk of proposals impacting on veteran trees is repeated in terms of a number of issues including footpaths. In Lonsdale (2013) (CD18.04) gives advice on this matter and states that:

3.1 GENERAL GUIDANCE

Do not, on any account, create any permanent vehicular access route, gateway, ditch or underground utility route within the RPA of a veteran tree. If an access route or gateway already lies within the RPA, it should, if feasible, be removed or re-designed, according to advice from a suitably qualified arboriculturist.

3.5.3 Tree protection in recreational and other intensively used areas

3.5.3.1 Protection of rooting areas from compaction and other damage

Given that a physical barrier (as on a construction site) is not appropriate in most recreational areas, the RPA should preferably be delineated from the surrounding land by regular mulching or by allowing the grass to grow longer and rougher than elsewhere on the site. Depending on the use of the recreational area, the presence of rough grass within the RPA might be considered sufficient to divert harmful activities elsewhere.

If relatively intense recreational use of the RPA of a veteran tree cannot be completely avoided, the ground should be protected (e.g. by the re-routing of an access route or by means of a load-spreading surface or a raised walkway or driveway).

- 2.36 As can be seen from this Lonsdale extract public access and footpaths within the RPA of trees are considered to be acceptable. The amended Illustrative Masterplan (Drawing Reference 052403-DAN-MP04 Rev A 04/02/2026) shows a footpath link running to the northern part of Church Lane. This footpath link runs to the very edge of the RPA of the veteran lime tree T39. Footpaths are also indicatively shown within the buffer zone of T72.

- 2.37 These footpaths can be delivered as per the guidance in Lonsdale as ‘a *load-spreading surface*’ and BS5837 (2012) as a permeable and porous No-Dig installation without impacting on the condition of the veteran tree. The routes of footpath and any special construction methodology to avoid excavation, if required can be a matter dealt with as part of the reserved matters application.
- 2.38 In section 6.41 WBC Arb PoE mention is made of my comments regarding the removal of deadwood in T3 and T4 over the existing highway. The oaks T2, T3, T4 are off-site, close to Reading Road our comments are advisory, recommending good arboricultural practice (climbing inspection, removal of deadwood) for trees near busy roads. If WBC are concerned about the condition of the trees close to the highway they have the ability to address this by use of s154 enforcement notice (Highways Act 1980) being issued to the tree owner.
- 2.39 In section 6.87 WBC Arb PoE the importance of the off-site trees which extend east along Reading Road and south beyond Reading Road is mentioned. These trees despite Reading Road and nearby existing development are considered by WBC to form ‘*functional ecological networks and green infrastructure linkages*’. I do not understand how the retained on-site veteran trees within areas of open space, in a well-designed layout, with appropriate buffer zones and landscaping including planting to the currently open boundary to the north-eastern part of the site will not continue to form part of ‘*functional ecological networks and green infrastructure linkages*’.
- 2.40 The arboricultural impact of the proposed s278 works are mentioned in 6.106 WBC Arb PoE onwards, in section 6.108 *It is agreed that, with a suitable methodology, no harm need come to the root systems of the roadside Veteran trees. This is in the Arboricultural Statement of Common Ground.*
- 2.41 The WBC Arb PoE then raises issues of tree pruning and light pollution which will be addressed through detailed design and ecological input. The WBC Arb PoE 6.122 goes on to mention buffer zones for the roadside trees, I think this is another example of mis-interpretation of the NE Standing Advice.

2.42 The Standing Advice states;

Mitigation measures

Mitigation measures will depend on the type of development. They could include:

- *putting up screening barriers to protect ancient woodland or ancient and veteran trees from dust and pollution*
- *measures to reduce noise or light*
- *designing open space to protect ancient or veteran trees*
- *rerouting footpaths and managing vegetation to deflect trampling pressure away from sensitive locations*
- *creating buffer zones*

2.43 The mitigation measures listed above are optional examples. For street lights in terms of impacting on veteran trees the mitigation measures will be detailed design measures to reduce light-spill and minimise the requirement for any pruning, there is no requirement to consider all the mitigation measures or 'create buffer zones'.

2.43 **Tree Preservation Orders**

- 2.44 A provisional Tree Preservation Order 2009/2026 has been served on 9th of February 2025. This is in addition to the TPO 272/1984. (See Appendix 4).
- 2.45 Serving a TPO some 14 months after a planning submission is submitted, and 1 month before a Planning Inquiry may be considered poor practice, especially when the most recent TPO protects a tree already protected under the 1984 TPO, and protects a number of poor quality trees with no real public amenity.
- 2.46 The new TPO does not materially change the status of the trees on this site, any tree removals would be dealt with through the TPO consent process or if the appeal is allowed through the Reserve Matters application process.
- 2.47 The reason for the TPO are outlined below.

**WOKINGHAM BOROUGH COUNCIL (PARISH OF ARBORFIELD AND NEWLAND) TREE PRESERVATION ORDER
2009/2026
TREES ON LAND TO THE NORTH OF READING ROAD AND SOUTH OF CHURCH LANE, ARBORFIELD,
WOKINGHAM, BERKSHIRE**

Wokingham Borough Council (WBC) has made Tree Preservation Order (Order) 2009/2026 to protect trees located to the north of Reading Road, Arborfield in response to a housing development proposal on site. WBC believes that development could adversely affect the trees and so harm the amenity. The harm contributes to the expediency for an Order.

The site is located in Countryside. Trees included in this TPO have significant amenity for local residents and contribute to the verdant character of the area. Two Veteran Trees, T11, Oak (ATI no. 218008) and T12, Oak (ATI no. 45537); and a notable tree, T18, Oak (ATI No. 45540) on the Ancient Tree Inventory are included in this TPO.

There are specific public views of the trees variously from Reading Road, which is a green route.

This Order will ensure that the trees are adequately considered and incorporated into any future planning proposals or changes of land use. This Order will also ensure that only appropriate work is undertaken on the protected trees, and that the trees can only be removed following written consent of the Council. It will also enable the Council to ensure that appropriate replacement planting is undertaken when a protected tree is removed. In this way significant trees can be protected, retained and/or replaced by written agreement with the Council to ensure a positive long-term contribution to mature tree cover, amenity, biodiversity and climate change mitigation in the area.

The making of this TPO is in accordance with the following guidance and policies: National Planning Policy Framework paragraphs 136 187, and 193; Wokingham Borough MDD Local Plan Policy CC03: Green Infrastructure, Trees and Landscaping, Policy TB21: Landscape Character; Core Strategy Policy CP1 - Sustainable Development, CP3 - General Principles for Development CP11 - Proposals outside Development Limits (including countryside).

The Order takes effect, on a provisional basis, on 9 February 2026. It will continue in force on this basis for a further 6 months or until the Order is confirmed by the Council, whichever occurs first.

The Council will then consider whether the Order should be confirmed.

3.0 Conclusion

- 3.1 It is my opinion that WBCs' position on the likely effect of the proposed development on veteran trees is based on incorrect application of the NE Standing Advice in relation to the root protection areas and buffer zones. This has increased the WBC Landscape and Tree Officers' perceived level of risk of the development impacting on the veteran trees.
- 3.2 The LPA have failed to demonstrate with any quantifiable arboricultural information that the proposals would result in the deterioration of any veteran trees.
- 3.3 The appropriate NE RPAs and buffer zones have been respected and have informed the following drawings:
- | | |
|----------------------------|--|
| Illustrative Masterplan | (Drawing Reference 052403-DAN-MP04 Rev A 04/02/2026) |
| Tree Removals Plan | (Drawing Reference 052403-DAN-MP04-TRP 04/02/2026) |
| Illustrative Land Use Plan | (Drawing Reference 052403-DAN-MP04-ILUP 04/02/2026) |
- 3.5 It is my opinion that we have demonstrated the the correct use of RPAs and buffer zones and continuing to follow this guidance will avoid loss and deterioration to veteran trees. This can be addressed by the use of standard planning conditions.
- 3.6 It is my opinion based on the published guidance and experience of other projects involving veteran trees that the proposed development) can be delivered, subject to appropriate tree protection measures, without negatively impacting on the longevity and biodiversity value of the existing veteran trees.
- 3.7 The arboricultural information and tree protection measures needed to ensure the works are undertaken without detriment to the retained trees will be based on the detailed layout that will be submitted as part of a Reserved Matters application. This information will be included within a detailed Arboricultural Method Statement which can be secured by use of standard planning conditions.
- 3.8 With regard to the size of the proposed open space to be retained around the veteran trees, the long term risk associated with the indirect effects of the proposed development on the veteran trees are considered to be negligible and can be addressed through landscape proposals and a detailed Landscape Management Plan.
- 3.9 It is my opinion that the proposed development will not result in loss or deterioration to the Veteran or Notable trees.

Appendices

Appendix 1

Tables 1 and 2

Showing status of trees and root protection areas / buffer zone information

Appendix 2

Annotated version of the Illustrative Masterplan (Drawing Reference 052403-DAN-MP04 Rev A 04/02/2026) showing the location of Veteran and Notable trees.

Appendix 3

Email re planning application at 5 and 7 Rowan Drive (Planning Reference 173449)

Appendix 4

Provisional Tree Preservation Order 2009/2026

Appendix 1

Tables 1 and 2

Showing status of trees and root protection areas / buffer zone
information

Table 1 Notable / Veteran / Ancient Comparison Table (showing TPO Status)

Tree No.	Species	Ruskins	WBC	Ancient Tree Inventory	TPO Status
T3	Oak	Mature	Veteran	Notable	Yes 1984
T4	Oak	Veteran	Veteran	Not recorded	Yes 1984
T39	Lime	Veteran	Veteran	Not recorded	Yes 1984 Yes 2026
T50	Oak	Veteran	Veteran	Veteran	Yes 1984
T56	Oak	Veteran	Veteran	Not recorded	Yes 2026
T72	Oak	Veteran	Ancient	Veteran	Yes 2026
T87	Oak	Mature	Veteran	Notable	Yes 2026

The location of these trees is shown on the Annotated version of the Amended Tree Removals Plan (052403-DAN-MP04-TRP 04/02/2026) showing the location of Veteran and Notable trees. (See Appendix 1).

Table 2 NE RPA / Buffer zone Information

Tree No.	Species	Ruskins Comments
T3	Oak	Offset Full NE RPA (Buffer zone) due to Reading Road Remote from development located beyond ditch in proposed open space to west No development works within offset NE RPA (Buffer zone). No garden located within NE RPA Off-site
T4	Oak	Offset Full NE RPA (Buffer zone) due to Reading Road Remote from development located beyond ditch in proposed open space to west No development works within offset NE RPA (Buffer zone). No garden located within NE RPA Off-site
T39	Lime	Circular Full NE RPA (Buffer zone) no adverse impacts. Proposed Footpath link located to western edge of NE RPA (Buffer zone) Remote from residential development located in proposed open space to west No development works within offset NE RPA (Buffer zone). No garden located within NE RPA On-site
T50	Oak	Offset Full NE RPA (Buffer zone) due to Reading Road Remote from development located beyond ditch in proposed open space to west No development works within offset NE RPA (Buffer zone). No garden located within NE RPA. Off-site.
T56	Oak	Circular Full NE RPA (Buffer zone) not offset no adverse impacts No development works within NE RPA (Buffer zone) No garden located within (Buffer zone) Located in proposed open space to northern boundary. On-site
T72	Oak	Circular Full NE RPA (Buffer zone) not offset no adverse impacts NE RPA (Buffer zone) 28m radius extended to 30m (increased by 14%) No development works within NE RPA (Buffer zone) No gardens located within NE RPA Located in proposed open space to eastern boundary
T87	Oak	Circular Full BS5837 RPA not offset no adverse impacts On-site existing building and hardstanding within RPA to be removed as part of proposed development No development works within BS5837 RPA No gardens located within RPA Located within proposed open space to eastern boundary Off-site / on boundary
In addition T85 off-site to the north-eastern corner has been considered as a notable tree during the layout design		
T85	Turkey Oak	Circular NE RPA (Buffer zone) not offset no adverse impacts No development works within BS5837 RPA No gardens located within NE RPA (Buffer zone) Off-site

Appendix 2

Annotated version of the Amended Tree Removals Plan
(052403-DAN-MP04-A Rev A 04/02/2026) showing the
location of Veteran and Notable trees

dandara
award winning property
architects



**Annotated version of illustrative Masterplan (052403-DAN-MP04-Rev A 04/02/2026)
showing the location of Veteran and Notable trees - all retained. (Appendix 2)**

dandara
award winning property
architects

oho architecture ltd
Brooklands Farm Business Park
Brooklands Lane
Barnham
Barnham
Norfolk
L: 01893 84 9666
E: info@dandaraarchitecture.co.uk
W: www.dandaraarchitecture.co.uk

Appendix 3

Email re planning application at 5 and 7 Rowan Drive
(Planning Reference 173449)

From: [Coralie Ramsey](#)
To: [Katie Herrington](#)
Subject: RE: Land to the rear of 5-7 Rowan Drive, Crowthorne 173449 ~[OFFICIAL]~
Date: 05 January 2018 12:36:47
Attachments: [image002.png](#)
[image003.png](#)

Hi Katie

Thanks for this, understood.

The first application puts built form in the RPA and the inspector decided this was just the start and things would get unacceptably worse for the tree (T3) and refused the application.

This application (173449) does not put built form in the RPA of TPO trees T3 and 4 and includes minimally ground-invasive parking bays in less than 20% (the maximum suggested by the BS5837:2012) of the RPA of non-TPO tree T4. The application includes mitigation in accordance with the universally accepted BS5837:2012 regarding tree protection and there is nothing on the plans to suggest that a driveway or any other impact other than normal garden use will happen to the TPO trees. To my mind this is the same as, or better than many similar consented applications.

As T2 and T3 are TPO'd any harm from permitted, or any other development (on this and the neighbours site) would be contrary to the TPO legislation and could result in prosecution by the Borough/remedial works/replacement. To prevent this the applicant would have to apply for prior consent for works from the Tree Officer and the consent would include tree protection. Or if no mitigation could be seen to be possible by the Officer the application would be refused, with no harmful works agreed to go ahead, the trees would be protected. Regarding T4 a retention clause could be conditioned.

So in the case of 173449 the trees on the site can be seen to be treated differently and from the submitted plans to be protected sufficiently for me to be unable to argue the same case as the older application.

Without prejudice, my conditions would be tree retention CL6, protection (parts b, c and d of CL7) and landscaping CL4, please.

Best
Coralie

Coralie Ramsey
Tree and Landscape Officer
Environment
Working hours: Thursday and Friday

From: Katie Herrington
Sent: 05 January 2018 10:30
To: Coralie Ramsey <Coralie.Ramsey@wokingham.gov.uk>
Subject: RE: Land to the rear of 5-7 Rowan Drive, Crowthorne 173449 ~[OFFICIAL]~

Hi Coralie

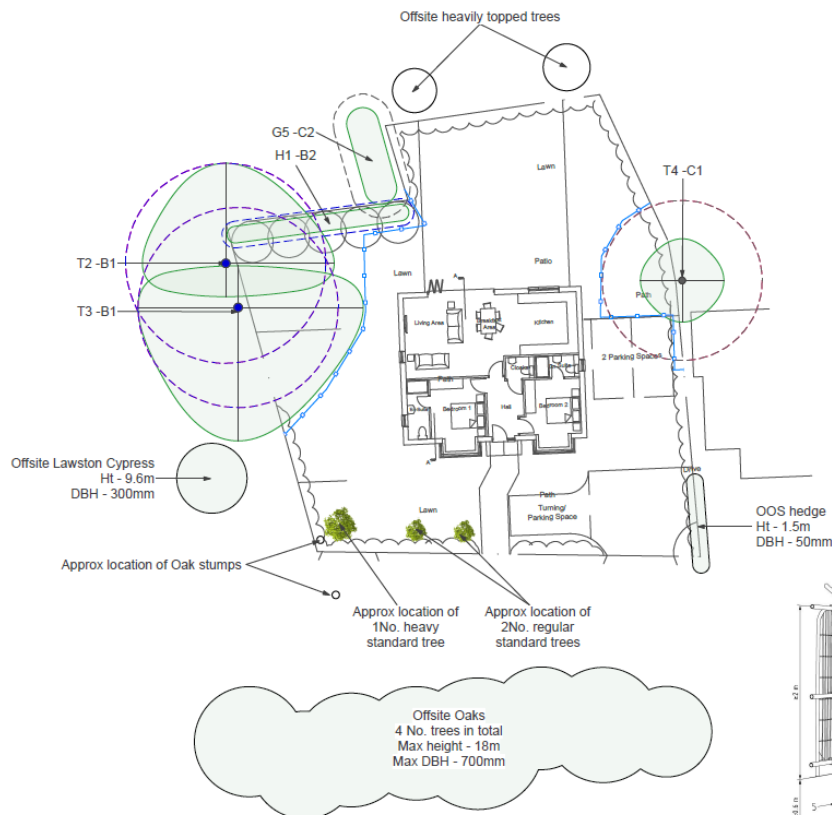
I know I saw that and thank you for those comments. I will be more specific.

The Inspector in the last decision set out that he was concerned that the RPA of T3 was encroached by the proposed building. He accepted that this could be acceptable subject to the area lost to encroachment can be compensated elsewhere. Our argument was that development under PD could harm the tree by reducing the quality of the compensated land and little likelihood of improving the quality of the soil adjacent to the tree as its likely to be intensively used. This formed part of reasoning for dismissing the appeal. The difference with this application is that the building is outside the RPA of T3 – my question is whether the issues as described by the Inspector no longer stand or not? (the relevant parts copied below for your reference). Also, do you have any concerns regarding the parking area (would you require any conditions to resolve this – any refusal is likely to be appealed).

Whilst I accept that the position of the proposed dwelling would not pose an insuperable risk to the health of the trees in terms of the closeness of the canopy to the building, I am more concerned about the impact of the dwelling on the root system of tree T3 in particular. The proposed dwelling would be sited within its root protection area (RPA). BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations indicates that the default position should be that structures are located outside of the RPA, but where there is an overriding justification, structures within the RPA may be possible subject to it being demonstrated that the tree can remain viable and the area lost to encroachment can be compensated for elsewhere, contiguous with the RPA and that mitigation to improve the tree's soil environment can be provided.

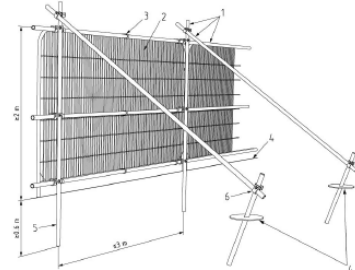
Most of the contiguous area of the RPA is within neighbours' gardens, over which the appellants have no control. The Council raises the possibility that development may occur within the offset RPA, thereby counteracting the effect of the offset.

Permitted development rights exist to construct outbuildings and other incidental structures, and whilst there is no evidence that such development is likely to take place, as it is beyond the appellants' control, it cannot be discounted. Moreover, there is little scope to improve the soil environment; the area of garden immediately adjacent to the proposed house is that which is likely to be the most intensively used, and the appellants have no ability to improve the soil environment in the remainder of the RPA which is in other ownership. I therefore find that the proposal is likely to pose a threat to the health of trees which make a contribution to the amenity of the area, and this adds to my concerns.



Whitebeam - Sorbus aria				
Field maple - Acer campestre				
Regular standard trees				
Form	Birth (cm)	Height (cm)	Root Condition	Quantity
STD	8-10	200-250	Container	2
Example species palette:				
Paper bark maple - Acer griseum				
Service berry - Amelanchier x grandiflora 'Hallerina'				
Cockspur thorn - Crataegus crus galli				
Mountain ash - Sorbus 'Joseph rock'				
Cherry - Prunus amonawa				

B5 9837.2012 Figure 2 Details specification for protective barrier



Kindest regards and I hope you had a good break

Katie Herrington

Senior Planning Officer (Development Management and Regulatory Services)
Council offices, Shute End, Wokingham, RG40 1WR
Tel: 07770956028

From: Coralie Ramsey

Sent: 04 January 2018 10:34

To: Katie Herrington <Katie.Herrington@wokingham.gov.uk>

Subject: FW: Land to the rear of 5-7 Rowan Drive, Crowthorne 173449 ~[UNCLASSIFIED]~

Hello Katie

Thank you for your email, happy new year.

I read the above as part of my initial consultation research.

Application 161569 is for a larger property which occupies part of the RPA of T3. Application 173449 is for a smaller property whose footprint does not directly impact any of the trees on the site and fencing has been suggested by the arb in "P.1694 AS AIA RHY 14.11.2017" to protect the trees during the building phase.

My tree related issue is with the off-site TPO trees. The canopy of some is now low enough to be damaged by passing construction vehicles, the roots may well be too. As the arb submission "P.1694 AS AIA RHY 14.11.2017" doesn't take this into account I am unable to assess this part of the application, but from my site visit I can see that there would be harm to at least the tree canopy part of the amenity so this would be contrary to MDD CC03.

Best

Coralie

Coralie Ramsey
Tree and Landscape Officer
Environment
Working hours: Thursday and Friday

From: Katie Herrington

Sent: 02 January 2018 12:29

To: Coralie Ramsey <Coralie.Ramsey@wokingham.gov.uk>

Subject: RE: Land to the rear of 5-7 Rowan Drive, Crowthorne 173449 ~[UNCLASSIFIED]~

Hi Coralie

Thank you for your comments. The Inspector on the previous appeal on the site in part dismissed the appeal based upon harm to the trees (attached). I need to respond to this in light of the current application – are you able to do this?, and do you know how long you would require?

Kindest regards

Katie Herrington

Senior Planning Officer (Development Management and Regulatory Services)
Council offices, Shute End, Wokingham, RG40 1WR
Tel: 07770956028

From: Coralie Ramsey
Sent: 22 December 2017 13:14
To: Katie Herrington <Katie.Herrington@wokingham.gov.uk>
Subject: Land to the rear of 5-7 Rowan Drive, Crowthorne 173449 ~[UNCLASSIFIED]~

Dear Katie

Please find attached the response to the above.

Kind regards
Coralie
X6469

Coralie Ramsey
Trees and Landscape Officer
Working hours: Thursday and Friday

Environment
Development Management Team
Wokingham Borough Council
Tel: 0118 9746000
Email: www.wokingham.gov.uk

More information on protected trees, tree management
and tree-related issues/advisory leaflets/application forms
can now be found on-line using this link
www.wokingham.gov.uk/parks/trees



Appendix 4

Provisional Tree Preservation Order 2009/2026

Tel: (0118) 974 6000
Email: development.control@wokingham.gov.uk
Date: 9 February 2026
My ref.: CY/TPO/2009/2026



**WOKINGHAM
BOROUGH COUNCIL**

Mr Adam Constantinou
Woolf Bond Planning Limited
The Mitfords, Basingstoke Road
Three Mile Cross
RG7 1AT

Place and Growth
Development Management Team
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

Tel: (0118) 974 6000

Dear Mr Adam Constantinou,

**WOKINGHAM BOROUGH COUNCIL (PARISH OF ARBORFIELD AND NEWLAND)
TREE PRESERVATION ORDER 2009/2026
TREES ON LAND TO THE NORTH OF READING ROAD AND SOUTH OF CHURCH LANE,
ARBORFIELD, WOKINGHAM, BERKSHIRE**

Wokingham Borough Council has made Tree Preservation Order 2009/2026 in response to potential threat to trees at the subject site. WBC believes that the threat could adversely affect the trees and so harm the amenity. The harm contributes to the expediency for a Tree Preservation Order.

The Tree Preservation Order (Order) is a legal document, which takes away your rights to deal with protected trees on or overhanging property. **You must not carry out any work to these trees, including pruning to branches or roots, without prior written permission from the Council (certain exemptions apply).**

- Please look at the schedule and the map to identify the protected trees.
- Please read the Formal Notice which gives you the reasons why the Order was placed and tells you how to make comments or objections to it.
- The first page of the Requisition for Information is for your records: please fill in the second page indicating your interest in the land affected by the Order, i.e., whether you are the owner, or a neighbour and return it within 14 days, either by post or scanned to the email above. If you are aware of anyone else owning or having an interest in the land, I should be grateful for their name and address so that a copy of the Order may be sent to them.
- Some explanatory guidance on tree preservation Orders is given in *Tree Preservation Orders and trees in conservation areas*, produced by the Department for Levelling up, Housing and Communities and the Ministry of Housing, Communities and Local Government. This is available online at www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas. Please contact the Council if you would like a paper copy.



If you have any questions, please contact the Tree Officer via development.control@wokingham.gov.uk or write to the above address, please reference the TPO number.

Yours sincerely

A handwritten signature in black ink that reads "Chris Hannington". The script is cursive and fluid, with the first letters of each word being capitalized and prominent.

Chris Hannington
Tree and Landscape Team Manager

IMPORTANT – THIS COMMUNICATION MAY AFFECT YOUR PROPERTY

FORMAL NOTICE OF THE MAKING OF TREE PRESERVATION ORDER 2009/2026

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

This is a FORMAL NOTICE to let you know that on 9 February 2026, the Council made the above Tree Preservation Order.

A copy of the Order is enclosed. In simple terms it prohibits anyone from cutting down, topping, lopping or uprooting any of the trees described in the Schedule attached to the Order and shown on the map, without the Council's consent.

Some explanatory guidance on tree preservation orders is given in Tree Preservation Orders and trees in conservation areas, available on www.gov.uk.

**WOKINGHAM BOROUGH COUNCIL (PARISH OF ARBORFIELD AND NEWLAND) TREE PRESERVATION ORDER 2009/2026
TREES ON LAND TO THE NORTH OF READING ROAD AND SOUTH OF CHURCH LANE, ARBORFIELD, WOKINGHAM, BERKSHIRE**

Wokingham Borough Council (WBC) has made Tree Preservation Order (Order) 2009/2026 to protect trees located to the north of Reading Road, Arborfield in response to a housing development proposal on site. WBC believes that development could adversely affect the trees and so harm the amenity. The harm contributes to the expediency for an Order.

The site is located in Countryside. Trees included in this TPO have significant amenity for local residents and contribute to the verdant character of the area. Two Veteran Trees, T11, Oak (ATI no. 218008) and T12, Oak (ATI no. 45537); and a notable tree, T18, Oak (ATI No. 45540) on the Ancient Tree Inventory are included in this TPO.

There are specific public views of the trees variously from Reading Road, which is a green route.

This Order will ensure that the trees are adequately considered and incorporated into any future planning proposals or changes of land use. This Order will also ensure that only appropriate work is undertaken on the protected trees, and that the trees can only be removed following written consent of the Council. It will also enable the Council to ensure that appropriate replacement planting is undertaken when a protected tree is removed. In this way significant trees can be protected, retained and/or replaced by written agreement with the Council to ensure a positive long-term contribution to mature tree cover, amenity, biodiversity and climate change mitigation in the area.

The making of this TPO is in accordance with the following guidance and policies: National Planning Policy Framework paragraphs 136 187, and 193; Wokingham Borough MDD Local Plan Policy CC03: Green Infrastructure, Trees and Landscaping, Policy TB21: Landscape Character; Core Strategy Policy CP1 - Sustainable Development, CP3 - General Principles for Development CP11 - Proposals outside Development Limits (including countryside).

The Order takes effect, on a provisional basis, on 9 February 2026. It will continue in force on this basis for a further 6 months or until the Order is confirmed by the Council, whichever occurs first.

The Council will then consider whether the Order should be confirmed.

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, areas or woodlands covered by the Order.

If you would like to make any objections or other comments (including comments in support of the Order), please make sure we receive them in writing by **10 March 2026**. Your comments must comply with Regulation 6 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012, a copy of which is provided overleaf. All valid objections and representations are carefully considered before a decision is made on whether to confirm the order or not.

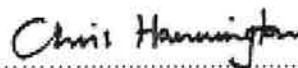
The Council will write to you again when that decision has been made.

Dated: 9 February 2026

Signed.....

Chris Hannington CMLI MRTPI –

Trees and Landscape Team Manager



Development Management & Regulatory Services,
Trees and Landscape
Wokingham Borough Council Offices,
PO Box 157, Shute End
Wokingham, RG40 1WR

**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 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.

INFORMATIVE:

**For more information on the Tree Preservation Order Legislation including a copy of the Town and Country Planning
(Tree Preservation) (England) Regulations 2012 go to the Communities and Local Government Website**

www.communities.gov.uk and search under Tree Preservation Order.

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—

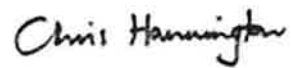
- (a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
- (b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,

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 'C' and a long, sweeping tail.

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)

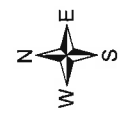
<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
	NONE	



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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