



Report By: KJF Consultancy Ltd

Title: Tree Constraints Report - Land adj Shripney Road (A29),
Bognor Regis PO22 9NP

Report Ref: TCR.LASR.BR

Purpose: To advise the client's team of the tree constraints on a future
development

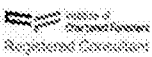
Client: Hanbury Properties Ltd

Architect: Davies Landscape Architects

Planning Consultant: Luken Beck Ltd

Geotechnical: Ashdown Site Investigation Ltd

Local Planning
Authority (LPA): Arun District Council

Report produced:	10.06.19
Prepared By:	Karl Forkasiewicz HND (Arb) MICFor MARborA ACIEEM CEnv MCIQB      
Checked By:	Jan Forkasiewicz BA (Hons)

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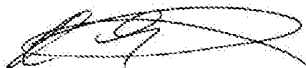
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All information contained within this report relating to the condition of trees was considered correct at the time of producing this report. However, it must be understood that future gales^[1] can damage branches and make them unsafe, and cause trees to become unsafe, particularly when in conjunction with heavy rain^[2]. An Arboricultural Consultant should be contacted if you have concerns about the condition of the trees subsequent of the date of this report.

It is an offence to carry out tree works on trees that are protected by a Tree Preservation Order, without consent from the LPA. It is also an offence to carry out tree works on trees that are growing on land that is within a Conservation Area, without giving 6 weeks' notice to the LPA in writing of intent to carry out tree works. Checks must be made with the LPA before carrying out any tree works to ascertain if a Tree Preservation Order protects trees, or if the land is within a Conservation Area. Under the Town and Country Planning (Tree Preservation)(England) Regulations 2012, the removal of dead trees and dead branches, and works so far as may be necessary for the prevention or abatement of a nuisance, can be carried out after giving the LPA five working days' notice in writing.

It has long been established in law that if a tree is not protected by a Tree Preservation Order, and the land on which the tree is growing is not within a Conservation Area, the branches and roots from a tree that is growing on adjacent land, can be pruned back to the common boundary - but no further than (the height of a tree cannot be reduced). All branches/roots pruned back must be offered back to the owner of the land. However, advice must be sought from an Arboricultural Consultant before removing tree roots, as the stability of the tree may be undermined, and the tree may need to be removed if it is proven by the tree owner that the tree is now at high risk of failure, which may result in a claim being made against the person that pruned the roots.

Director - Karl Forkasiewicz



[1] Beaufort Wind Scale Force ≥ 8 .

[2] 4mm h^{-1} .

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1. Summary

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- 1.1 KJF Consultancy Ltd was instructed to survey the trees growing on Land adjacent to Shripney Road (A29), Bognor Regis PO22 9NP, and to produce a Tree Constraints Plan.
- 1.2 The survey was carried out by Karl Forkasiewicz (Chartered Arboriculturist and ICF Registered Consultant), in accordance with BS 5837: 2012 Trees in relation to design, demolition and construction - Recommendations (BS 5837).
- 1.3 Following the survey, a Tree Constraints Plan ('the plan') was produced (with reference to BS 5837). 'The plan' is based on a topographical survey that I received by email and is attached at appendix 1. 'The plan' contains a tree survey schedule and relevant tree related constraints (namely crown spreads and Root Protection Areas - RPAs), which will enable the Architect to produce a site layout plan that does not adversely impact trees.
- 1.3.1 The column to the right of the plan contains important information for the client/Architect that is relevant with regard to the design of a layout plan adjacent to trees. All measurements contained within the plan must be checked on site. The plan is for the sole use of the client's team, and should not be submitted as supporting information for a planning application and/or a proposed development.
- 1.4 Relevant TPO details are attached at appendix 2; my conclusion is given at 6.

2. The Authors' Credentials

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2.1 Arboriculture

- Holds the Higher National Diploma in Arboriculture (HND Arb), a Qualifications and Credit Framework (QCF) Level 5 qualification;
- Professional Member of the Institute of Chartered Foresters (ICF);
- ICF Registered Consultant;
- Chartered Arboriculturist (MICFor);
- Professional Member of the Arboricultural Association (MArborA);
- 9 years' experience as a Local Authority Tree Officer;
- 12 years' experience as an Arboricultural Consultant.

2.2 Ecology

- Professional Member of The Chartered Institute of Ecology and Environmental Management (ACIEEM);
- Chartered Environmentalist (CEnv);
- Registered with Natural England and Licenced (Level 2 Bat Survey Class Licence) to disturb and handle bats;
- Five years' experience as an Ecological Consultant.

2.2.1 The Author is also a Professional Member of the Chartered Institute of Building (MCIOB). Details of the authors' Insurance, and Continual Professional Development for the last 2 years,' can be provided on request. If requested, some of the details within the information may be redacted to comply with the Data Protection Act.

3. Information received

3.1 The Architect provided me with various plans by email, including a topographical survey.

4.1 I visited the site to carry out the survey during the morning of 05.06.19; there was no wind^[3] at time of the survey. To ascertain the physiological and structural condition of the trees, the first part of the survey consisted of Visual Tree Assessments^[4] (abbreviated to VTA) from ground level. This also enables the trees to be categorised in accordance with BS 5837, and to give appropriate tree management recommendations - regardless of a future development.

4.1.1 Any trees on adjacent land, whose RPAs fall within the site, were also surveyed; trees on adjacent land were surveyed from the site only - stem diameters and crown spreads were estimated (in accordance with BS 5837).

4.2 Decay Detection Equipment^[5] was not used; however, use of such equipment may be recommended within the tree survey schedule. If a pathogen or pest was present at the time of the survey that could not be identified, it may be recommended to send samples for analysis. Relevant photographs (taken at the time of the survey), may be contained within this report.

[3] Wind can reveal defects within trees i.e. movement of the root plate, and opening of splits at compression forks.

[4] C. Mattheck, K. Bethge, K. Weber. The Body Language of Trees. Encyclopedia of Visual Tree Assessment. 2015.

[5] E.g. the IML Resi PD, Resi FSX, and Resi F, the Picus Sonic Tomography Systems and the PICUS TreeMotion Sensor system (TMS).

4.3 Bats and birds are closely associated with trees (birds are also closely associated with hedges and shrub masses), often dependant on them as a habitat. All UK species of bats and their roosts are protected by law; bats are European Protected Species. All wild birds, their eggs and their nests are protected by law. The survey did not include an assessment for bat activity/bats, or nesting birds (if the survey was carried out during the bird-nesting season).

4.4 However, any bird nests or Potential Roost Features (abbreviated to PRF) seen within trees during the VTAs, are noted within the tree survey schedule, and recommendations are given. PRF must be assessed by a competent person/licenced bat worker, in accordance with BS 8596: 2015 Surveying for bats in trees and woodland. Guide.

5. Limitations

1. I was not given permission to enter onto any adjacent land to carry out VTAs on trees (only relevant if any trees growing on adjacent land will be a constraint);
2. I was not instructed to assess any suspected tree related damage to drains or a property;
3. I carried out the survey at a time of the year when some fruiting bodies of decay fungi may not be present;
4. The differing activities of bats and birds at different times of the year.

- 6.1 KJF Consultancy Ltd was instructed to survey the trees growing on Land adjacent to Shripney Road (A29), Bognor Regis PO22 9NP, and to produce a Tree Constraints Plan to enable the Architect to produce a site layout plan that does not adversely impact trees. The land is presently used as a paddock; there are no buildings on the land.
- 6.2 The survey was carried out in accordance with BS 5837: 2012. There are 13 significant trees that will be a constraint on a development; the trees are shown as T1 to T13 within 'the plan.' Significant trees are BS 5837 category A (trees of high quality with an estimated remaining life expectancy of at least 40 years) and category B trees (of moderate quality with an estimated remaining life expectancy of at least 20 years).
- 6.3 T1 to T10 are maturing/mature Pedunculate oaks (*Quercus robur*); T11 is a mature Norway maple (*Acer platanoides*), T12 is a mature Tulip tree (*Liriodendron tulipifera*), and T13 is a mature Box elder (*Acer negundo*). T1 to T7 are growing on adjacent land - adjacent to the southeast corner of the site; T8 is growing at the middle of the east boundary; T9 and T10 are growing on adjacent land - adjacent to the northeast corner of the site; T11 and T12 are growing on adjacent land - close to the north boundary; T13 is growing within the site - close to the front (west) boundary and near the middle of the site.

- 6.4 According to the LPAs website, T1 to T10 are protected by a TPO; TPO/BN/1/19. T1 to T6 (my numbering) are shown within the TPO map as G1; T7 to T10 (my numbering) are shown as T2 to T5 within the TPO map. The TPO map is attached at appendix 1. According to the LPAs website, T11 to T13 are not protected by a TPO, and the site does not lie within a Conservation Area.
- 6.5 No bird nests were noted within any of the trees and none of the trees contain features used by bats.
- 6.6 The Tree Constraints Plan attached at appendix 1 will enable the Architect to produce a site layout plan that does not adversely impact trees.
- 6.7 A tree report to BS 5837, including a Tree Protection Plan and Method Statement, will need to be produced as supporting information for a proposed development, which will need to be based on the Architect's proposed site layout plan.

References

BS 5837: 2012 Trees in relation to design, demolition and construction - Recommendations. ISBN 978 0 580 69917 7. BSI.

BS 3998: 2012. Tree work - Recommendations. ISBN 978 0 580 53777 6. BSI.

BS 8545: 2014 Trees: from nursery to independence in the landscape - Recommendations. ISBN 978 0 580 71317 0. 978 0 580 80950 7. BSI.

BS 8596: 2015 Surveying for bats in trees and woodland. Guide. ISBN 978 0 580 80950 7. BSI.

C. Mattheck, K. Bethge, K. Weber. The Body Language of Trees. Encyclopedia of Visual Tree Assessment. 2015.

Lonsdale, D. (ed.) (2013). Ancient and other veteran trees: further guidance on management. The Tree Council, London 212pp.

R. G. Strouts, T. G. Winter. Department of the Environment, Transport and the Regions. Diagnosis of ill-health in trees. 2000.

Trees - a Lifespan Approach. Dirk Dujesiefken (*et al*). 2016.

Sequential tree reference numbers (T1, T2, T3 etc.);

Common and botanical names (e.g. Pedunculate oak, *Quercus robur*);

Life stage (Young, Maturing, Mature, Over-Mature);

Present height (e.g. 18m);

Ultimate height (e.g. ≥ 25 m);

Spread (N, E, S, W);

Estimated % spread (e.g. at $\approx 80\%$);

Stern $\varnothing$ (e.g. 600mm);

RPA (Root Protection Area e.g. 163m²);

RPA_r (Root Protection Area radius from the centre of the stern e.g. 7.2m);

Height to 1st branch over the site and to lowest foliage over the site - at the extremity of the branch spread (e.g. 2.5m and 2.2m);

Crown to stern ratio (e.g. 80%);

Physiological and structural condition, form and quality (e.g. Good - no defects noted at the time of the survey, good form; a tree of high quality);

Management recommendations regardless of a development (e.g. remove dead branches ≥ 50 mm $\varnothing$);

Est. remaining years (e.g. ≥ 40 years);

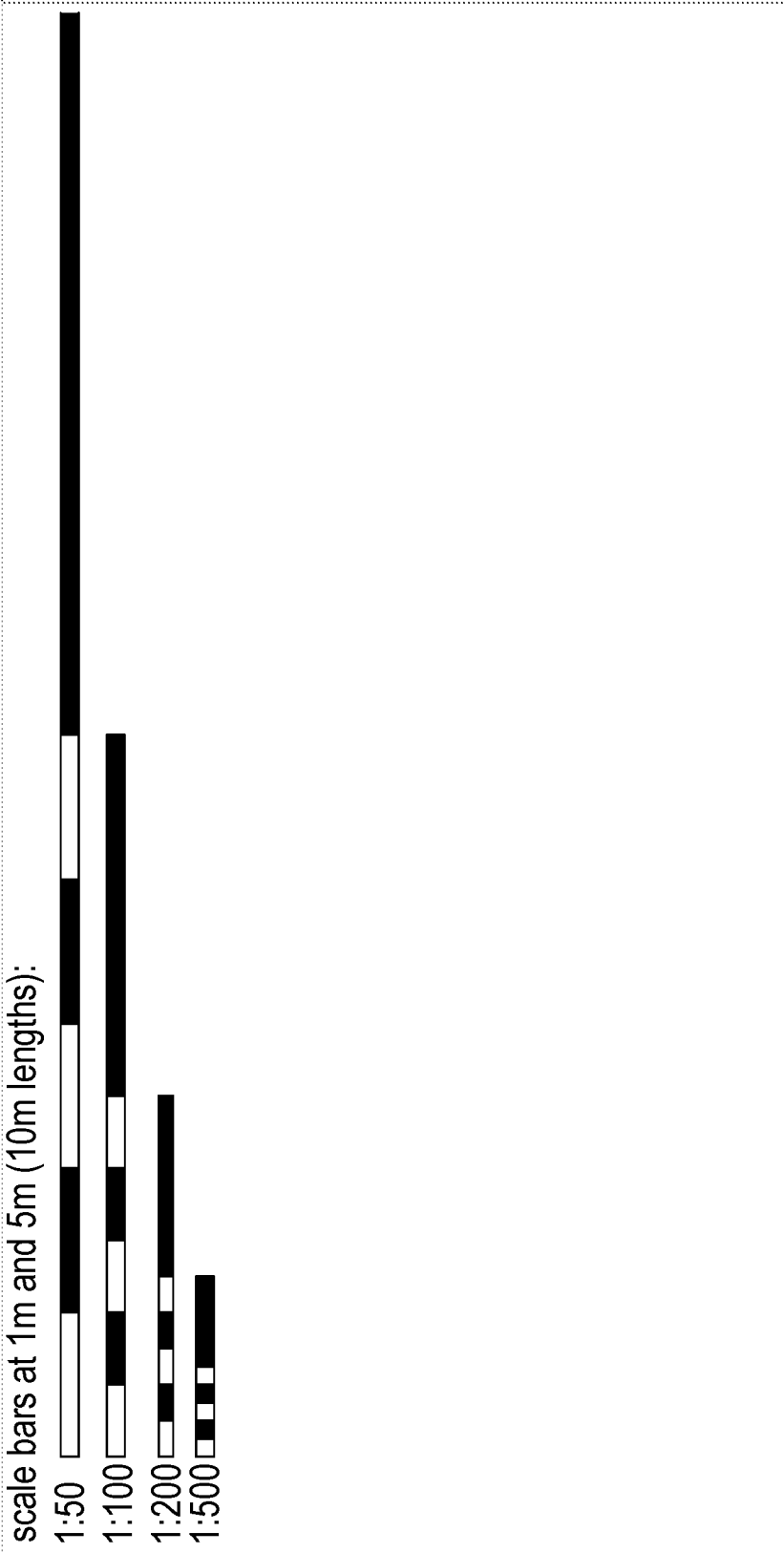
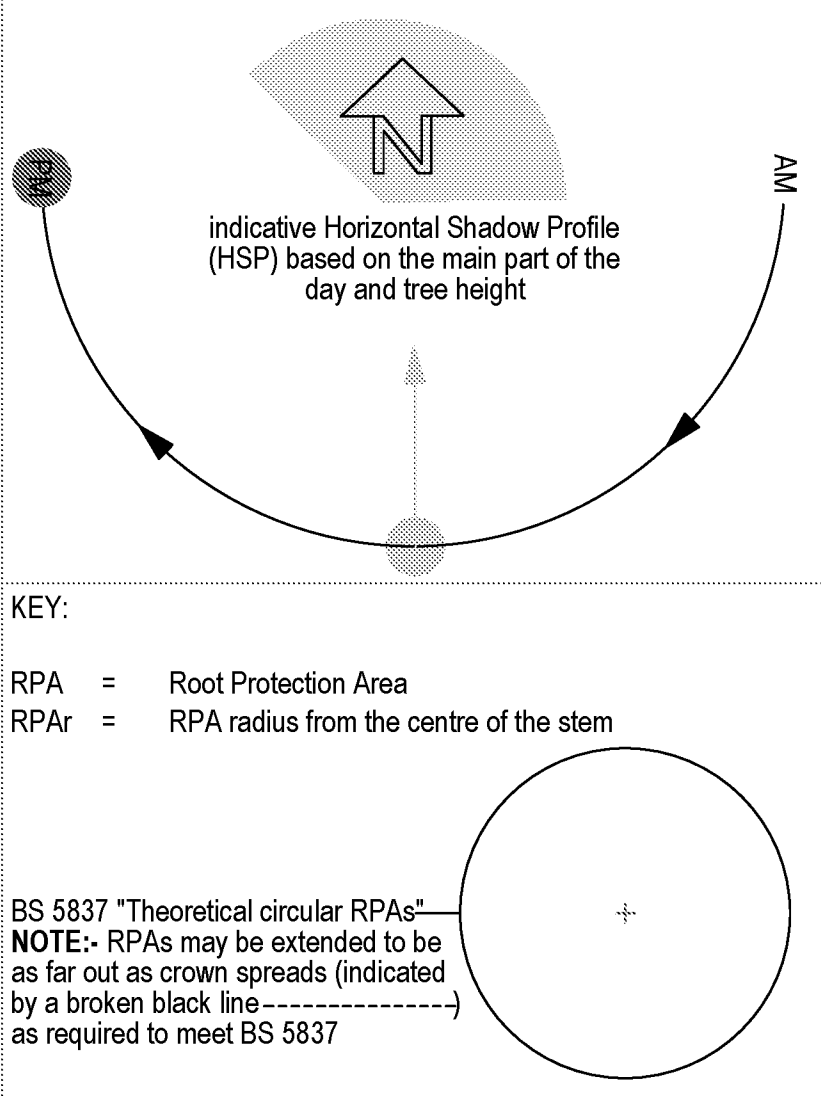
Category and sub category Grade (e.g. A2);

Colour (e.g. Light green).

TREE SURVEY SCHEDULE TO BS 5837: 2012, N/A = NOT APPLICABLE (*trees growing on adjacent land - surveyed from within the site only, ** category U trees)
The tree survey was carried out in June 2019. NB: before carrying out any recommended tree works, checks must be made with the Local Planning Authority (LPA) regarding Tree Preservation Orders/Conservation Areas (both of which afford protection to trees).

TNo.	COMMON NAMES & BOTANICAL NAMES	LIFE STAGE	PRESENT HEIGHT ≈ (m)	ULTIMATE HEIGHT ≈ (m)	SPREAD (N.E.S & W):	ESTIMATED % SPREAD:	STEM Ø (mm):	RPA (m²):	RPAr (m):	HEIGHT TO 1st BRANCH TO LOWEST FOLIAGE OVER SITE ≈ (m):	CROWN TO STEM RATIO (%):	PHYSIOLOGICAL/STRUCTURAL CONDITION, FORM/QUALITY - AT THE TIME OF THE SURVEY:	TREE MANAGEMENT RECOMMENDATIONS (WHERE PRESENT, IVY SHOULD BE CUT AROUND THE STEM AT THE BASE OF THE TREES; KJF CONSULTANCY LTD MUST BE INFORMED OF ANY FINDINGS FROM CARRYING OUT ANY THE RECOMMENDATIONS):	REMAINING YEARS (> 40, ≥ 20, ≥ 10, <10):	CATEGORY (A, B, C, U):	COLOUR (spread & stem):
T10	COMMON NAMES & BOTANICAL NAMES	LIFE STAGE	PRESENT HEIGHT ≈ (m)	ULTIMATE HEIGHT ≈ (m)	SPREAD (N.E.S & W):	ESTIMATED % SPREAD:	STEM Ø (mm):	RPA (m²):	RPAr (m):	HEIGHT TO 1st BRANCH TO LOWEST FOLIAGE OVER SITE ≈ (m):	CROWN TO STEM RATIO (%):	PHYSIOLOGICAL/STRUCTURAL CONDITION, FORM/QUALITY - AT THE TIME OF THE SURVEY:	TREE MANAGEMENT RECOMMENDATIONS (WHERE PRESENT, IVY SHOULD BE CUT AROUND THE STEM AT THE BASE OF THE TREES; KJF CONSULTANCY LTD MUST BE INFORMED OF ANY FINDINGS FROM CARRYING OUT ANY THE RECOMMENDATIONS):	REMAINING YEARS (> 40, ≥ 20, ≥ 10, <10):	CATEGORY (A, B, C, U):	COLOUR (spread & stem):
T11	Pedunculata oak (Quercus robur)	Maturing	14	20	see plan	80	see plan	see plan	see plan	3.5 and 2	≈85	Growing on adjacent land; no defects noted from within the site. A significant tree of high quality that will be a constraint on a development.	None.	≥40	A2	Green
T12	Pedunculata oak (Quercus robur)	Maturing	15	20	see plan	80	see plan	see plan	see plan	1 and 0.5	≈57	Growing on adjacent land; no defects noted from within the site. A significant tree of high quality that will be a constraint on a development.	None.	≥40	A2	Green
T13	Pedunculata oak (Quercus robur)	Maturing	15	20	see plan	80	see plan	see plan	see plan	10 and 12	≈20	Growing on adjacent land; no defects noted from within the site. A significant tree of high quality that will be a constraint on a development.	None.	≥40	A2	Green
T14	Pedunculata oak (Quercus robur)	Maturing	15	20	see plan	80	see plan	see plan	see plan	12 and 13	≈14	Growing on adjacent land; no defects noted from within the site. A significant tree of high quality that will be a constraint on a development.	None.	≥40	A2	Green
T15	Pedunculata oak (Quercus robur)	Maturing	15	20	see plan	80	see plan	see plan	see plan	N/A and N/A	N/A	Growing on adjacent land; no defects noted from within the site. A significant tree of high quality that will be a constraint on a development.	None.	≥40	A2	Green
T16	Pedunculata oak (Quercus robur)	Maturing	14	20	see plan	80	see plan	see plan	see plan	5.5 and 4	≈72	Growing on adjacent land; no defects noted from within the site. A significant tree of high quality that will be a constraint on a development.	None.	≥40	A2	Green
T17	Pedunculata oak (Quercus robur)	Mature	14	20	see plan	90	see plan	see plan	see plan	3.8 and 3	≈75	Growing on adjacent land; small area of dead bark at the base of the tree. A significant tree of high quality that will be a constraint on a development.	None.	≥40	A2	Green
T18	Pedunculata oak (Quercus robur)	Mature	17	20	see plan	90	see plan	see plan	see plan	2 and 1	≈64	No defects noted; minor area of dead bark at the base of the tree. A significant tree of high quality that will be a constraint on a development.	None.	≥40	A2	Green
T19	Pedunculata oak (Quercus robur)	Maturing	17	20	see plan	80	see plan	see plan	see plan	2 and 1	≈64	Growing on adjacent land; no defects noted from within the site. A significant tree of high quality that will be a constraint on a development.	None.	≥40	A2	Green
T110	Pedunculata oak (Quercus robur)	Maturing	14	20	see plan	80	see plan	see plan	see plan	3.2 and 1	≈63	Growing on adjacent land; no defects noted from within the site. A significant tree of high quality that will be a constraint on a development.	None.	≥40	A2	Green
T111	Norway maple (Acer platanoides)	Mature	13	15	see plan	95	see plan	see plan	see plan	N/A and 4m	≈70	Growing on adjacent land; no defects noted from within the site. A significant tree of moderate quality that will be a constraint on a development.	None.	≥20	B2	Mid blue
T112	Tulip tree (Liriodendron tulipifera)	Mature	16	20	see plan	90	see plan	see plan	see plan	5 and 5	≈72	Growing on adjacent land; no defects noted from within the site. A significant tree of moderate quality that will be a constraint on a development.	None.	≥20	B2	Mid blue
T113	Born slane (Acer negundo)	Mature	10	11	see plan	95	see plan	see plan	see plan	2.5 and 0.5	≈55	An old tree that has defects: small basal cavity, stem wound is 1m, decayed branch within the crown. However, of moderate quality that will be a constraint on a development.	Remove decayed branch (prior urgent); woodpecker holes present - must be checked for nesting birds before removing the branch.	≥20	B2	Mid blue

This plan is appendix 1 of the KJF Consultancy Ltd Tree Constraints Plan report produced 10.06.19 (ref:- TCR LASIR BR)



REVISION DETAILS:

CLIENT: HANBURY PROPERTIES LTD

SITE: LAND ADJ SHIRPNEY ROAD (A29), BOGNOR REGIS PO22 9NP

DRAWING TITLE: TREE CONSTRAINTS PLAN

DRAWN BY: K J FORKASIEWICZ

DATE: 10.06.19

SCALE: 1:500 @ A1

REV:



This plan must not be used for measuring out. All measurements contained within the plan must be checked on site. This drawing is for the sole use of the client/client's Architect, and should not be submitted as supporting information for a planning application and/or a proposed development. This plan is subject to copyright.

This Tree Constraints Plan has been produced for the client/client's Architect, to enable a proposed site layout plan to be produced adjacent to the trees shown within the plan. All measurements contained within the plan were taken on site by KJF Consultancy Ltd. The locations of the trees are based on a topographical survey received, or were plotted by KJF Consultancy Ltd by taking measurements on site. Crown spreads were measured on site by KJF Consultancy Ltd. All measurements on site were taken using a laser distance meter (Leica DISTO D8). Trees were measured/surveyed on site (trees growing on adjacent land were surveyed from the site only, unless access to the trees was given) in accordance with BS 5837: 2012 Trees in relation to design, demolition and construction - Recommendations. BS 5837 tree categories are described below.

Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years. Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years. Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm. Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.

The categories are divided into 3 sub-categories: 1 Mainly arboricultural qualities, 2 Mainly landscape qualities, and 3 Mainly cultural values, including conservation.

A Tree Constraints Plan, is a plan prepared by an Arboriculturist for the purposes of layout design showing the Root Protection Areas (RPAs) of significant trees (category A and B trees), and representing the effect that the mature height and spread of retained trees will have on layouts through shade, dominance, etc. A tree's RPA is a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority (BS 5837: 2012).

NOTES FOR THE CLIENT/ARCHITECT REGARDING A DEVELOPMENT:

To allow for access and scaffolding, and to allow for future growth of a tree's crown, a minimum distance of 1.5m from new buildings should be provided beyond the RPA (or crown spreads where they extend beyond a RPA). A 1.5m distance is shown beyond the crown spreads of category A and B trees.

Excessive shading by trees should be avoided when locating new habitable buildings. Loss of sunlight, daylight or overshadowing is a material planning consideration. Room occupancy must be considered in relation to where trees are growing, to ensure maximum daylight is received in rooms. The orientation of houses should ideally face south to maximise solar gain. Consideration must be given to trees dominating a habitable building in the long-term.

Mechanical trenching for the installation of underground apparatus and drainage severs any roots present and can change the local soil hydrology in a way that adversely affects the health of the tree. For this reason, particular care should be taken in the routing and methods of installation of all underground apparatus. Wherever possible, apparatus should be routed outside RPAs. Where this is not possible, it is preferable to keep apparatus together in common ducts. Inspection chambers should be sited outside the RPA.

Where underground apparatus is to pass within the RPA, detailed plans showing the proposed routing should be drawn up in conjunction with the project Arboriculturist. In such cases, trenchless insertion methods should be used as described below (from BS 5837), with entry and retrieval pits being sited outside the RPA. Provided that roots can be retained and protected in accordance with BS 5837, excavation using hand-held tools might be acceptable for shallow service runs.

Trenchless solutions for differing utility apparatus installation requirements:-

Method	Accuracy	Bore dia. ^[1]	Max. ^[2] sub. length	Applications	Not appropriate for
Microtunnelling	<20 mm	100 to 300 mm	40 m	Gravity fall pipes, deep apparatus, watercourse/ roadway undercrossings	Low cost projects due to relative expense
Surface-launched directional drilling	≈100 mm	25 to 1200 mm	150 m	Pressure pipes, cables including fibre optic	Gravity-fall pipes, e.g. drains and sewers ^[3]
Pipe ramming and ducts	≈150 mm	150 to 2000 mm	70 m	Any large-bore pipes	Rocky and other heavily obstructed soils
Impact moling ^[4]	≈50 ^[5] mm	30 to 180 ^[6] mm	40 m	Gas, water and cable connections, e.g. from street to property	Any application that requires accuracy over distances >5m

[1] Dependent on strata encountered.

[2] Maximum subterranean length.

[3] Pit-launched directional drilling can be used for gravity fall pipes up to 20m subterranean length.

[4] Impact moling (also known as thrust-bore) generally requires soft, cohesive soils.

[5] Substantial inverse relationship between accuracy and distance.

[6] Figures given relate to single pass: up to 300 mm bore achievable with multiple passes.

A pile and above ground beam foundation will need to be constructed (to Structural Engineer's detail) if foundations fall within RPAs. A conventional strip foundation can be used as a foundation beyond RPAs. A new drive, and/or "parking bays" (not placed below crown spreads), can be constructed within RPAs if they are specified as no-dig, and incorporate a 3D Cellular Confinement System; the final wearing course will need to be porous e.g. porous paving.

The architect's proposed site layout plan will need to be emailed as a dwg file, to KJF Consultancy Ltd (info@kjf-consultancy.com). KJF Consultancy Ltd will need to produce a tree report as supporting information for the proposed development and planning application. Without the tree report, the Local Planning Authority are unlikely to register the application.

Trees and the law: it is an offence to carry out tree works on trees that are protected by a Tree Preservation Order, without consent from the LPA. It is also an offence to carry out tree works on trees that are growing on land that is within a Conservation Area, without giving 6 weeks' notice to the LPA in writing of intent to carry out tree works. Checks must be made with the LPA before carrying out any tree works to ascertain if a Tree Preservation Order protects trees, or if the land is within a Conservation Area. Under the Town and Country Planning (Tree Preservation)(England) Regulations 2012, the removal of dead trees and dead branches, and works so far as may be necessary for the prevention or abatement of a nuisance, can be carried out after giving the LPA five working days' notice in writing.

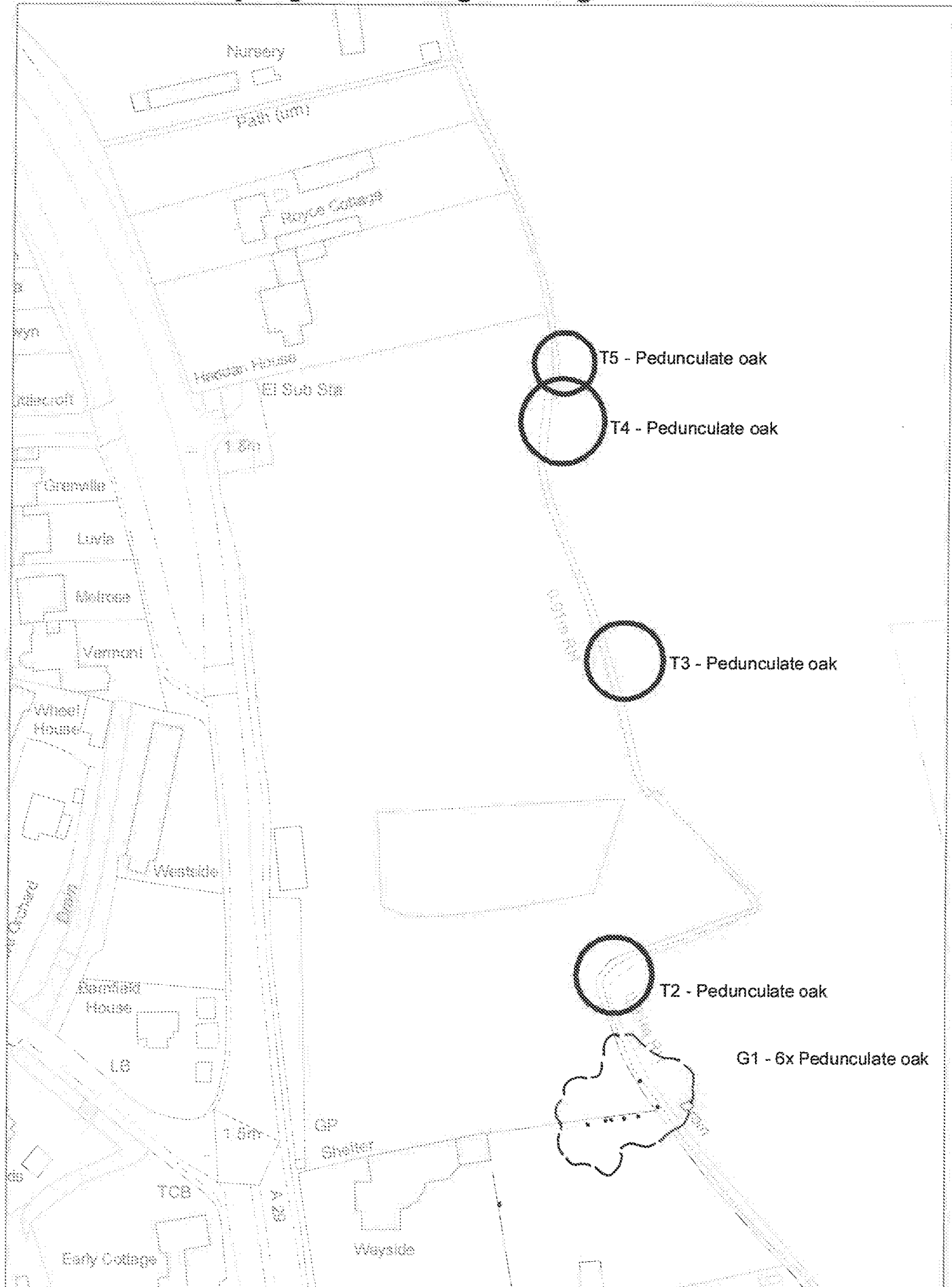
Common law rights and trees: it has long been established in law that if a tree is not protected by a Tree Preservation Order, and the land on which the tree is growing is not within a Conservation Area, the branches and roots from a tree that is growing on adjacent land, can be pruned back to the common boundary - but no further than (the height of a tree cannot be reduced). All branches/roots pruned back must be offered back to the owner of the land. However, advice must be sought from an Arboricultural Consultant before removing tree roots, as the stability of the tree may be undermined, and the tree may need to be removed if it is proven by the tree owner that the tree is now at high risk of failure, which may result in a claim being made against the person that pruned the roots.

*Visual Tree Assessments were carried out at the time of the survey by K J Forkasiewicz, from ground level only. Any recommendations for tree works regardless of a proposed development are contained within the tree survey schedule. The owner of any trees growing on adjacent land should be advised of any recommended tree works given for their trees.

*C. Mattheck, K. Bethge, K. Weber. The Body Language of Trees. Encyclopedia of Visual Tree Assessment. 2015.

Appendix 2. Relevant Tree Preservation Order (TPO) details.

Land E of Shripney Road, Bognor Regis



Scale 1:1250 @ A4

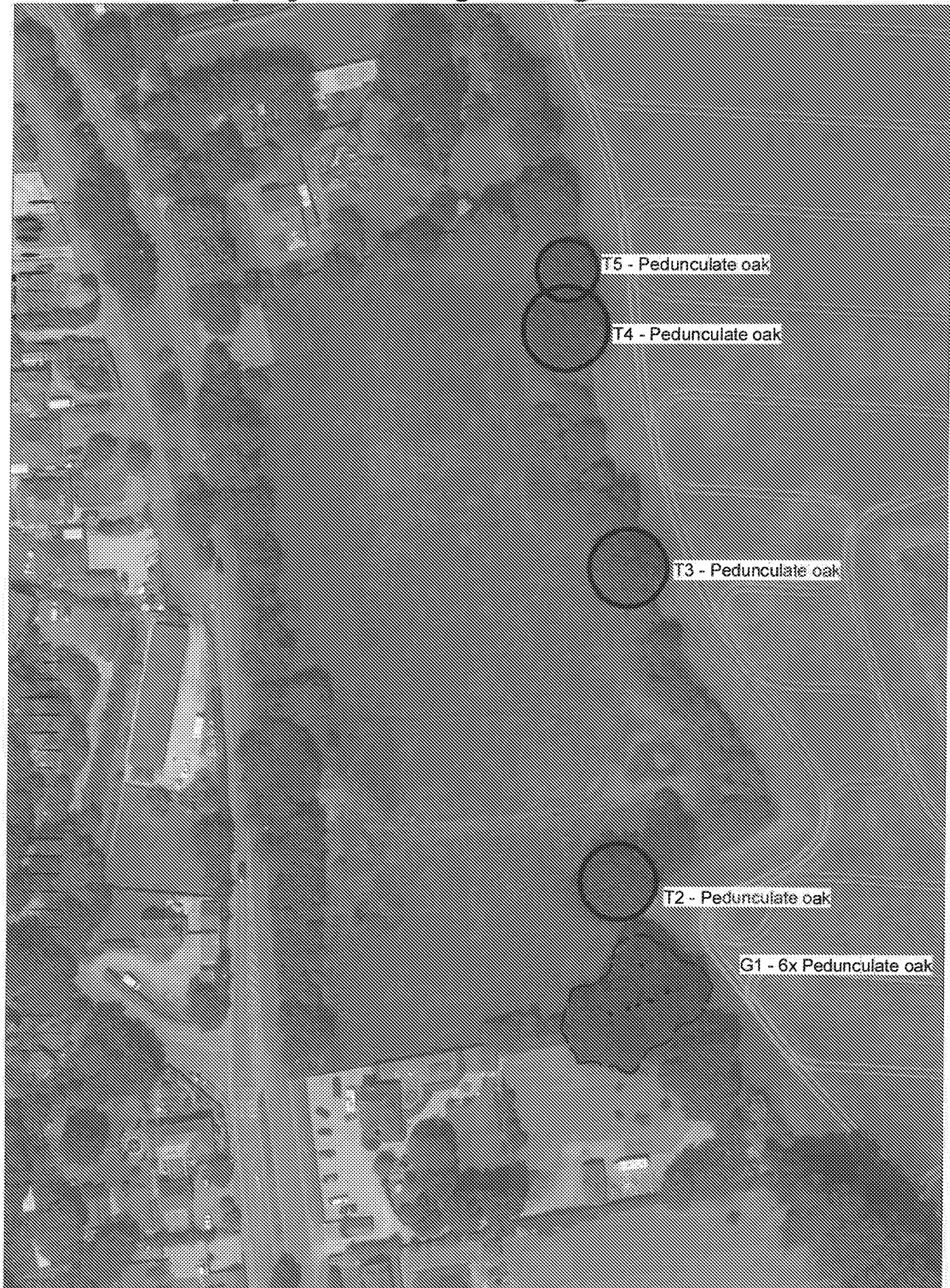
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Land E of Shripney Road, Bognor Regis



T5 - Pedunculate oak

T4 - Pedunculate oak

T3 - Pedunculate oak

T2 - Pedunculate oak

G1 - 6x Pedunculate oak

Scale 1:1250 @ A4

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