

RJCA ARCHITECTS

LANGOUSTINE COTTAGE, EMSWORTH HAMPSHIRE

Arboricultural Impact Assessment and Method Statement

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Contents

1.0 Introduction 3

2.0 Existing Site Information 3

3.0 Development Proposal..... 4

4.0 Arboricultural Impact Assessment 5

5.0 Arboricultural Method Statement..... 9

Appendix No. 01 – Site Photographs

1.0 INTRODUCTION

- 1.1 Lizard Landscape Design and Ecology has been commissioned by RJCA Architects to undertake a detailed tree survey and arboricultural impact assessment for the proposed garden building development in the rear eastern garden area of Langoustine Cottage, Kingsey Avenue, Emsworth, Hampshire.
- 1.2 The initial tree survey visit to the site was undertaken on the 23rd June 2020 to appraise the existing trees and ecological value within the site area.
- 1.3 The Arboricultural Impact Assessment and Method Statement provides evaluation of the direct and indirect effects of the proposed design intent on the existing vegetation and trees and recommends mitigation where necessary. The report has been produced in accordance with the provisions of *BS 5837; 2012; 'Trees in Relation to Design, Demolition, and Construction - Recommendations'*.
- 1.4 The Arboricultural Impact Assessment and Method Statement site survey and report for the Langoustine Cottage site area has been undertaken and prepared by Joe Jackson (*BA (Hons) LA DipLA CMLI; Director; Lizard Landscape Design and Ecology*).
- 1.5 This Arboricultural Impact Assessment and Method Statement should be read in conjunction with the associated arboricultural documentation including *LLD2043-ARB-DWG-001 – Tree Constraints Plan; LLD2043-ARB-DWG-002 – Tree Retention and Protection Plan; and LLD2043-ARB-SCH-001 – Existing Tree Schedule and Schedule of Tree Works*. *Appendix No. 01* of this report provides site photographs following the site visit on 23rd June 2020.
- 1.6 The proposed garden building in the rear eastern garden area of Langoustine Cottage, Kingsey Avenue, Emsworth can be supported in the context of the existing mature oak tree line to the eastern edge of the garden area and property on the basis that the tree protection and mitigation measures outlined in this report are put in place within the development scheme and the construction phase.

2.0 EXISTING SITE INFORMATION

The Site

- 2.1 The site area is located to eastern side of Kingsey Avenue, Emsworth. The setting of the property is entirely urban and residential in nature surrounded by residential streets and extended garden areas of the residential neighbourhood of Emsworth. The property has an 'L' shaped garden area which extends around the eastern end of the southern neighbouring property to provide a larger garden area to the eastern end of the garden in comparison with others in the street.
- 2.2 The site is accessed from the west from Kingsey Avenue. The property at Langoustine Cottage is a two-storey property. The site is approximately 9.00 metres above sea-level and measures in total approximately 0.08 hectares. Soils on site are described as '*Loamy soils with naturally high groundwater; Landcover: arable grassland and woodland; Texture: loamy.*'
- 2.3 The site is bounded to all sides by fencing with a residential dwelling to the western edge and garden set to the eastern sector.
- 2.4 The eastern boundary of the property is edged with a mature oak tree line which runs north / south through the garden areas of the properties to the east side of Kingsey Avenue for a short distance. These trees are not listed as Tree Preservation Order trees (www.havant.gov.uk) nor are they located in a Conservation Area.

Existing Site Vegetation

T 01 - Quercus robur (English Oak)

- 2.5 This oak tree is located to the top north-eastern corner of the site area on a raised embankment and is set within an embanked edge to the eastern boundary of the garden area. The tree is a mature, tall, upright, and spreading oak tree with signs of recession and internal decay. There is a major cavity and central rot to the base of the tree through to the centre of the tree. These trees form a line of mature oak trees running along the eastern edge of the garden boundaries.

- 2.6 There are burr growths to the western aspect of the tree bole and suckering to the lower limbs. There are signs of previous tree surgery works within the mid-tree trunk and canopy with major signs of dead wood within the tree canopy. The existing shed structure is located beneath the tree to the western canopy aspect on concrete pad foundations.

TG 02 - *Sambucus nigra* (Common Elder); and *Crataegus monogyna* (Common Hawthorn)

- 2.7 There is elder and hawthorn scrub vegetation beneath the oak tree T01 to the southern edge.

TG 03 *Crataegus monogyna* (Common Hawthorn)

- 2.8 There is hawthorn scrub vegetation located beneath oak tree T04 adjacent to the south.

T 04 - *Quercus robur* (English Oak)

- 2.9 Located just behind the existing property fence line there is an existing mature, tall, and upright oak tree with suckering to the branching structure within the central tree canopy and showing some signs of recession. There are minor signs of dead wood within the tree canopy but no signs of rot to the base. These trees form a line of mature oak trees running along the eastern edge of the garden boundaries.

T05 - *Quercus robur* (English Oak)

- 2.10 There is a slight lean on this oak tree to the south. The tree canopy is accentuated to the south and west. The oak tree is tall, upright, with a leaning leader to the south. There are some signs of minor dead wood within the tree canopy. The tree is tall, upright and leaning, with no signs of rot to the base. These trees form a line of mature oak trees running along the eastern edge of the garden boundaries.

- 2.11 The existing trees and tree species on and surrounding the site have been identified and recorded with their tree conditions on; *LLD2043-ARB-SCH001-ETS*; and identified on the following drawings alongside their Tree Root Protection Areas (*RPA's*) and canopy spreads; *LLD2043-ARB-DWG-001-Tree Constraints Plan*; and *LLD2043-ARB-DWG-002 – Tree Retention and Protection Plan*.

3.0 DEVELOPMENT PROPOSAL

Development Proposals

- 3.1 It is understood that the development proposals include the proposal for a new garden room to the north-eastern garden sector. The building would be a single storey outbuilding with a pitched roof and a covered veranda. The building would be timber-framed, and timber clad with a light building construction and foundation design. The proposed new garden building would measure 8.80 metres long by 6.80 metres width aligned north to south across the garden area.
- 3.2 The existing concrete hard standing of the existing garden shed located to the north-east boundary shall be removed in close proximity to the existing oak tree – T01 – *Quercus robur*.
- 3.3 The development of the proposed garden room to the north-eastern garden sector in close proximity to the existing oak tree line can be supported in the context of the existing garden boundary tree line on the basis that the tree protection measures outlined in this report are put in place within the development scheme and the construction phase.

4.0 ARBORICULTURAL IMPACT ASSESSMENT

Effects of Development Proposals on Existing Vegetation

T 01- Quercus robur (Pedunculate Oak)

- 4.1 The mature oak tree to the eastern edge of the proposed garden building is proposed to be retained and protected on site throughout the construction process. The tree and the tree root protection zone would be protected with tree protective fencing where physically possible within the construction zone.
- 4.2 Any required or proposed foundation / slab excavation work required within the specific tree root protection area is proposed to be undertaken with a manual excavation technique in order to protect the existing tree roots throughout the construction phase. The foundation base of the existing garden shed floor and sub-base shall be excavated out by manually using hand-held tools down to the base of the existing hard standing without impacting the subsoil surface beneath and the potential tree root zone of the adjacent oak tree.

- 4.3 The existing foundation where exposed and opened up should be backfilled with existing site topsoil to cover any exposed existing tree root zone beneath the foundation and sub-base design. The existing garden shed building footprint in proximity to the oak tree is likely to have had some minimal inhibiting influence over the spread of existing tree roots under the existing building, but the existing structure is small and aged, and the native mature oak tree and its root system has vigour. It is likely that there shall be existing tree roots present under the base of the existing shed that should be anticipated within any excavation work proposed within the root protection area of this existing mature tree.
- 4.4 The removal of the floor slab and the presence of existing tree roots should be trial excavated prior to construction in order to establish the extent of root penetration beneath this existing structure in a handful of locations across the existing floor and building footprint in order to inform the manual excavation process and protection of existing tree roots.
- 4.5 The tree root protection area based upon the diameter of the large tree bole at 1.50 metres height covers a maximum 12.30 metre radius to the base of the tree. This area covers the existing shed footprint overall. There is also a further shed structure to the north within the tree root protection zone beyond the northern garden boundary. During the construction process the proposed construction zone within the tree root protection area of the mature oak tree to the eastern edge shall need to be protected with ground protection measures in order to protect the existing tree roots within this zone beneath the base of the tree.
- 4.6 Any foundation work / hard landscape work proposed in close proximity to the tree shall need to be undertaken using a no-dig construction method where the depth of excavation is limited to the removal of existing hard landscape materials over the existing surface or the top vegetated layer without undertaken any further depth of excavation work into the tree root protection area of this existing oak tree to include no-dig construction; manual excavation; and micro pile and beam foundation design to structural engineer's design.

- 4.7 The existing oak tree has been left unmaintained for many years and has created a very wide-spreading rounded tree canopy across the eastern garden area. The oak tree canopy is proposed to be crown-reduced overall by 4.0 metres to the western aspect of the tree crown to reduce the overall spread of the tree over the garden area and the proposed garden building. The tree shall also be crown lifted to 3.50 metres height in order to allow construction access for proposed garden room around the base of the tree. The tree is not proposed to be crown-reduced to the top and the height of the tree which shall be maintained as existing.

TG 02 - Sambucus nigra (Common Elder); and Crataegus monogyna (Common Hawthorn) and TG 03 Crataegus monogyna (Common Hawthorn)

- 4.8 There is elder and hawthorn scrub vegetation beneath oak tree T01 and T04 to the southern edge shall be retained and protected on site with tree protective fencing.

T 04 - Quercus robur (English Oak)

T 05 - Quercus robur (English Oak)

- 4.9 These oak trees as part of the existing oak tree line to the eastern garden edge shall be retained and protected with tree protective fencing. During the construction process the proposed construction zone within the tree root protection area of the mature oak trees to the eastern edge shall need to be protected with ground protection measures in order to protect the existing tree roots within this zone.
- 4.10 Works to be completed within but not directly affecting the trees calculated root protection areas shall be completed with ground protection and operation zones in place to protect the existing and remaining trees. Trees not under direct affect or impact from the development proposals shall have appropriate tree protective fencing in place prior to the commencement of development (*as indicated in LLD2043-ARB-DWG-02 – Tree Retention and Protection Plan*).

4.11 The development proposals would involve the following site operations in close proximity to the existing trees;

- *Contractor movements; site access and operations;*
- *Installation of construction elements; groundwork / general site operations;*
- *Construction in proximity to existing trees;*
- *Demolition / removal of existing structures;*
- *Installation of services and underground apparatus;*
- *Future maintenance;*
- *Removal of protective measures.*

Tree Retention and Protection

4.12 The existing vegetation encompasses a mature oak tree line to the eastern edge of the proposed site area and dense scrub vegetation which has self-seeded itself around the existing boundary.

4.13 The retained trees and measures for their protection have been indicated on the drawing; *LLD2043-ARB-DWG-02 – Tree Retention and Protection Plan.*

Disturbance to Tree Root Protection Areas

4.14 In accordance with principles of *BS 5837; 2012; 'Trees in Relation to Design, Demolition and Construction - Recommendations'*, existing ground levels should be retained within the RPA to avoid damage to tree roots. Intrusion into soil within the RPA is generally not acceptable. However, limited manual excavation within the RPA might be acceptable, subject to careful specification and workmanship. This should be undertaken carefully, using hand-held tools, and preferably by compressed air soil displacement.

4.15 Limited excavation within RPAs of the existing trees would be required by the contractor to enable the removal of existing structures; foundations and sub-base; and renew the foundations and floor slab of the new garden room to western edge of the existing mature oak trees

- 4.16 The affected existing trees grow as a mature oak tree line to the eastern garden boundary. The surrounding trees will provide greater protection with prevailing winds in combination with an increased chance / rate of interconnecting root systems providing strong stability to the trees. The proposed excavation is limited though and shall be undertaken using a manual excavation method following trial hole excavations in order to protect existing tree roots.
- 4.17 The existing mature native oak trees are considered to contribute to the landscape character and setting of the existing site area as a mature landscape context to the existing residential area and associated gardens.
- 4.18 The extents of manual excavation and no-dig construction required has been indicated on the drawings; *LLD2043-ARB-DWG-002 – Tree Retention and Protection Plan*.

Development Proposals - Arboricultural Impact

- 4.19 The majority of the existing trees within the site area and to the site boundaries shall be protected with tree protective fencing as specified below and as indicated on the Tree Retention and Protection Plan. The tree protection works and tree surgery specification for each tree is scheduled below;
- 4.20 T 01- *Quercus robur* (English Oak)
- *Tree Protection Measures; Tree protective fencing proposed to the western edge of the existing tree canopy and tree root protection area where feasibly possible in order to allow construction access;*
 - *Ground Protection Zone; Protection of existing tree root protection area during construction to allow for construction access around the proposed building;*
 - *Tree Surgery Works: Reduction of western aspect of crown by 4.00 metres and crown-lifting to 3.50 metres height;*
 - *Manual Excavation and No-Dig Construction for the existing and proposed garden building foundations.*

- 4.21 TG 02 - *Sambucus nigra* (Common Elder) and *Crataegus monogyna* (Common Hawthorn)
- *Tree Protection Measures; Tree protective fencing proposed to the western edge of the existing tree canopy and tree root protection area;*
- 4.22 TG 03 *Crataegus monogyna* (Common Hawthorn)
- *Tree Protection Measures; Tree protective fencing proposed to the western edge of the existing tree canopy and tree root protection area;*
- 4.23 T 04 - *Quercus robur* (English Oak)
- *Tree Protection Measures; Tree protective fencing proposed to the western edge of the existing tree canopy and tree root protection area where feasibly possible in order to allow construction access;*
 - *Ground Protection Zone; Protection of existing tree root protection area during construction to allow for construction access around the proposed building;*
- 4.24 T 05 - *Quercus robur* (English Oak)
- *Tree Protection Measures; Tree protective fencing proposed to the western edge of the existing tree canopy and tree root protection area where feasibly possible in order to allow construction access;*

Construction in Proximity to Existing Trees

- 4.25 The proposed construction of a new timber framed garden building and the removal of the existing garden shed and foundations in close proximity to oak trees of 'high' quality tree (*Category A*) to the eastern edge and some 'low' quality (*Category C*) scrub vegetation underplanted. The resulting proximity of new structures could potentially impact upon on the existing trees. This could include:
- *Ongoing need to prune the canopy back to prevent damage to the building and facilitate maintenance of the building elevations;*
 - *Manual excavation zones during construction to protect retained tree roots;*
 - *Altered soil conditions including surfacing and installation of foundations.*

- 4.26 The 'high' and 'low' quality trees on site are likely to contribute to the visual amenity on site and are likely to have some value for local wildlife, providing food and shelter. All existing trees are proposed to be retained and protected as indicated on LLD2043-ARB-DWG-002 – *Tree Retention and Protection Plan*.

Tree Pruning, Canopy Reduction or Lifting

- 4.27 The mature overhanging trees may potentially limit or impede movement of access and plant during construction or create conflicts with the proposed development and use of the garden room house post-construction. The following elements of tree surgery works have been proposed as part of the tree works package;
- *T01 – Quercus robur (Pedunculate Oak) – Crown Reduction of western aspect of crown by 4.00 metres and crown-lifting to 3.50 metres height.*

5.0 ARBORICULTURAL METHOD STATEMENT

Protection and Retention of Existing Trees and Habitats

- 5.1 The Contractor shall exercise due care when performing operations beneath the canopy of existing mature trees and vegetation designated for protection and avoid at all times damage to the roots, trunk and branches. The Contractor shall train all members of the construction workforce operating within the proximity of valued habitats and make such persons aware that there shall not be, without having sought prior notification, the following operations undertaken within the protected areas:
- *Dumping of spoil or rubbish, excavation or disturbance of topsoil, parking of vehicles or plant, storing of materials or placing of temporary accommodation within an area which is the larger of the branch spread of the tree or an area with a radius of half the tree's height, measured from the trunk, and within the specified tree Root Protection Areas;*
 - *Roots exceeding 25 mm in diameter must not be severed. If unintentionally severed; notice shall be given, and specialist arboricultural advice sought;*
 - *Changes to the level of the ground within the specified tree Root Protection Areas;*
 - *Vegetation clearance to site boundaries should take place outside the bird nesting season (nesting season: March-September inclusive) or alternatively under a watching brief from a suitability qualified ecologist.*

Tree Protection Barriers

- 5.2 The Contractor shall exercise due care when performing operations beneath the canopy of existing mature trees and vegetation and within the specified tree Root Protection Areas designated for protection and avoid at all times damage to the roots, trunk and branches of existing trees proposed to be retained.
- 5.3 All trees to be retained on site shall be protected with barriers erected around the area of mature vegetation in accordance with *BS 5837: 2012; 'Trees in Relation to Design, Demolition and Construction - Recommendations'*. The barrier shall be installed, protected and maintained during the main works by the Contractor who shall be responsible for protecting any area beneath the canopy of the existing trees and within the specified tree Root Protection Areas.
- 5.4 The installed protective barrier shall be 2.0 metres minimum height 'Heras' Welded Wire Mesh Fencing secured to a scaffolding framework, set into the existing ground, and positioned to the outside edge of the existing tree Root Protection Area. Where existing ground conditions do not allow for the above method, the Welded Wire Mesh Fencing Panels may be mounted on concrete or rubber feet, supported on the inner side with stabiliser struts fixed on a block tray or secured with ground pins; and positioned as specified. The barrier should be strained, and fixed to fences, walls, knee rails where possible to provide a complete protected area (*Refer to Figure 2 and Figure 3 below; © British Standards Institute 2012*). All tree protection to be in accordance with *BS 5837: 2012; 'Trees in Relation to Design, Demolition and Construction - Recommendations'* set out as specified within drawings *LLD2043-ARB-DWG-002 – Tree Retention and Protection Plan*.

Figure 2 Default specification for protective barrier

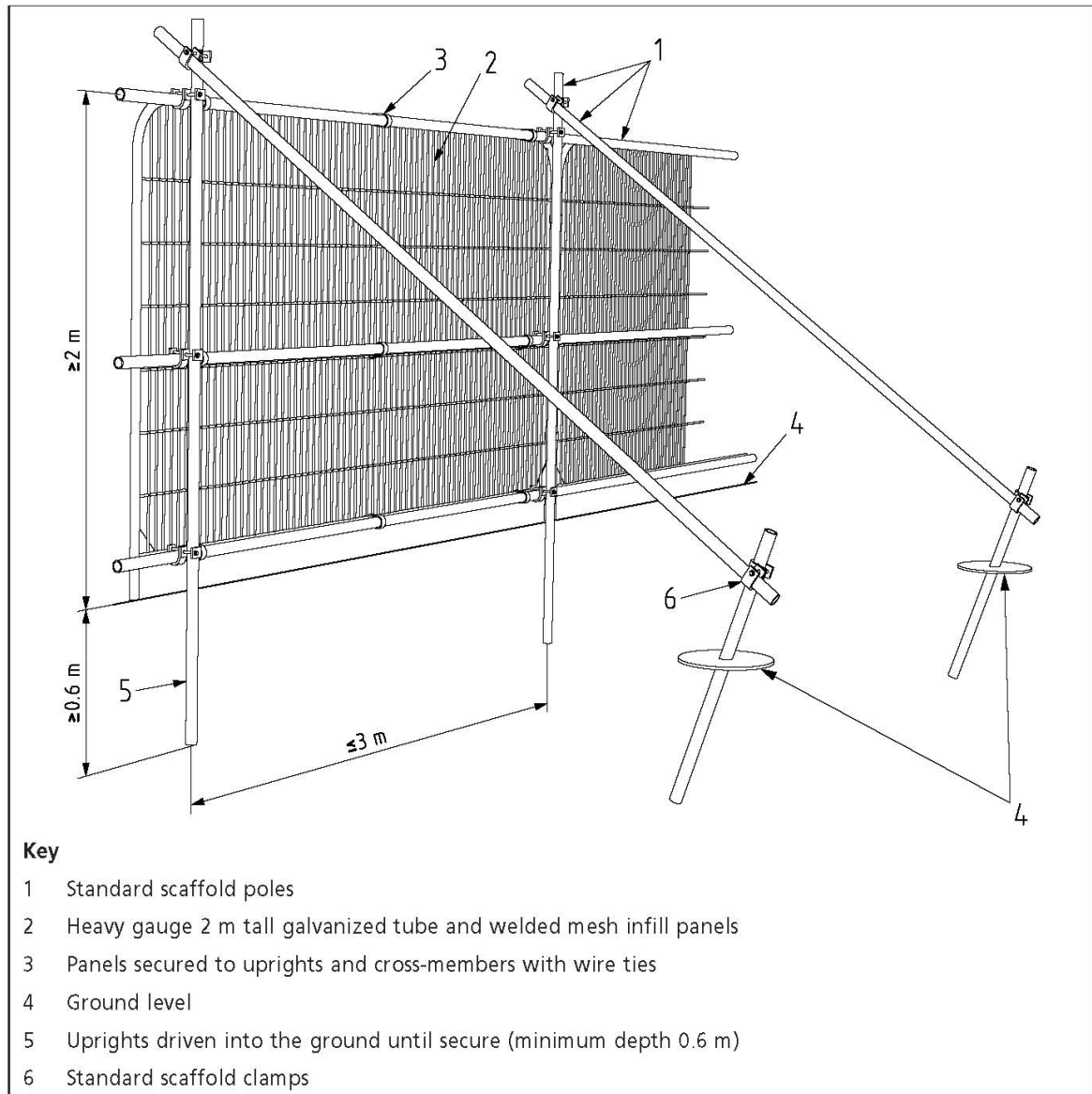
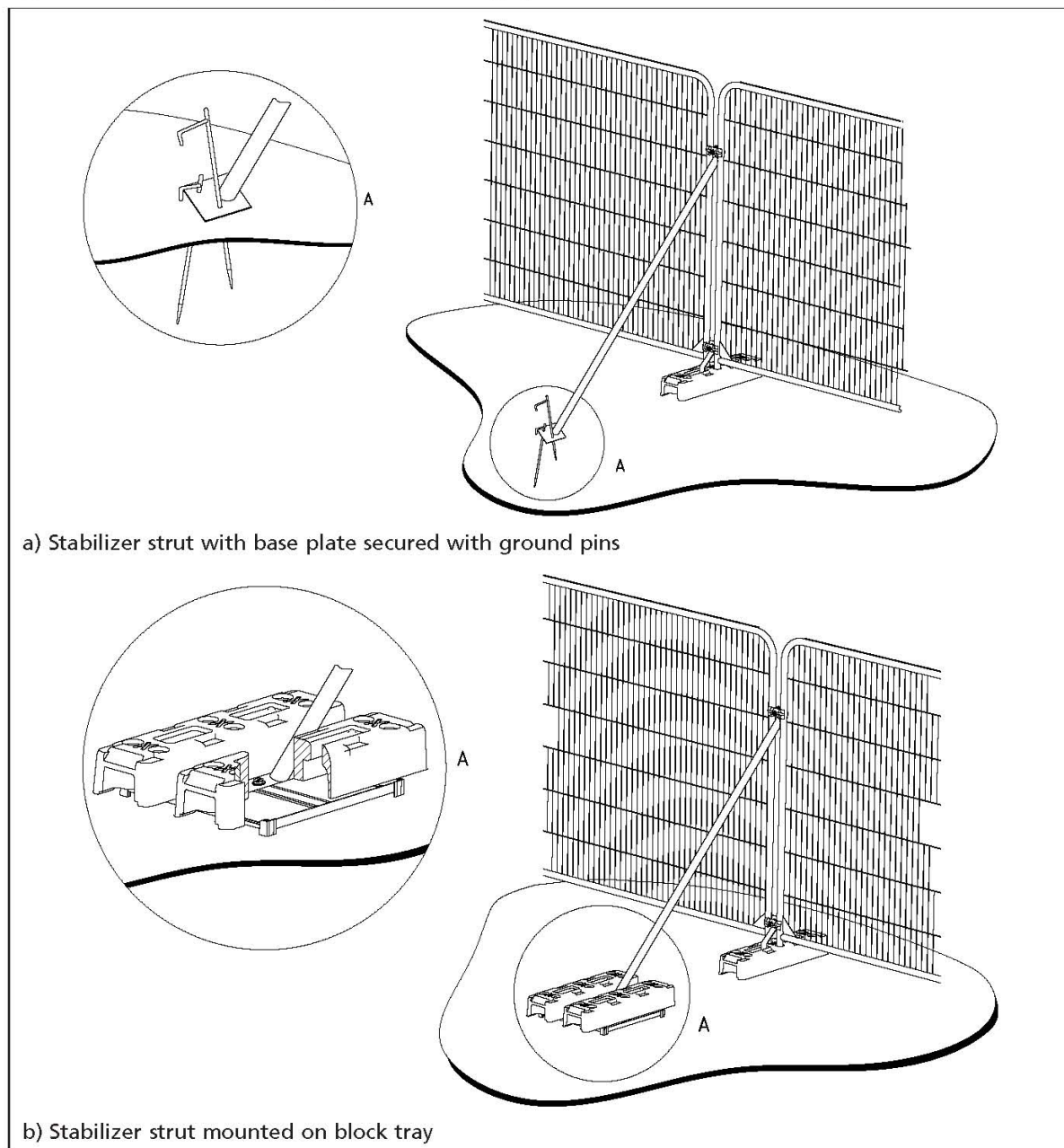


Figure 3 Examples of above-ground stabilizing systems



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- 5.5 Day-glo ribbons shall be maintained during the main works by the Main Contractor attached to the top of the barrier to ensure that the fencing is clearly visible during the works. The tree protection barrier shall display all-weather notices starting '*Construction Exclusion Zone – NO ACCESS*'.
- 5.6 All such barriers shall be maintained for the full contract period. All necessary excavations, earthworks and cultivation beneath the canopy spread of any existing tree; shrub or hedge shall be undertaken by hand. *No commencement of construction operations should occur prior to the inspection of the installed tree and ground protection by the Arboricultural Consultant.* Repositioning of the protective barrier during the course of the contract as the contract works progress shall need prior agreement with the *Arboricultural Consultant*.
- 5.7 Within the protected areas the following activities must not take place;
- *No vehicles are to be used in the fenced off areas;*
 - *No vehicles are to be used in the fenced off areas;*
 - *No materials are to be stockpiled or stored;*
 - *No chemicals are to be stored;*
 - *No excavation or increase in the soil level shall occur;*
 - *No fires shall be lit on site.*

Ground Protection Measures

- 5.8 Where construction operations require activity within the exposed unmade ground of any existing *Tree Root Protection Area*; a temporary ground protection measures should be implemented allowing for access, limited traffic and operations during the construction period.
- 5.9 A temporary '*Ground Protection Zone*' shall allow for the passage of construction vehicles to the site and should be implemented without intrusion or change of existing ground levels within the defined tree Root Protection Areas of existing trees. The ground protection measures should be implemented prior to the main construction works.
- 5.10 The temporary ground protection measures should remain in place for the duration of the construction period.

- 5.11 Ground protection measures must be fit for the purpose of supporting the level of traffic entering or using the site within RPAs without being distorted or causing compaction of underlying soil. The appropriate solutions include;
- *For pedestrian movements or the erection of scaffolding within the RPA – single layer of scaffold boards either on top of a driven scaffold frame, to form a suspended walkway, or on top of a compression-resistant layer; such as 100 mm depth of woodchip laid onto a geotextile;*
 - *For pedestrian-operated plant (up to a gross weight of 2 t) – proprietary, inter-linked ground protection boards or panels laid on top of a compression-resistant layer; such as 150 mm depth of woodchip laid onto a geotextile membrane;*
 - *For vehicular access (exceeding a gross weight of 2 t) – an alternative system subject to engineer's specification appropriate for expected loads, designed in consultation with the project Arboriculturist / Landscape Architect.*
- 5.12 The surface material should be contained with timber edging boards and spikes for pathways; timber sleepers should be used as a kerb edge restraint for vehicular areas and anchored with non-intrusive pinning (*such as road pins*) in order to maintain the existing levels within the specified tree Root Protection Areas.

Manual Excavation

- 5.13 Where the development proposals necessitate the tying in and re-grading of existing and proposed levels for access or include the implementation of underground services such as services, cables, pipe work; a '*Manual Excavation Method*' must be implemented using hand held tools to minimise the impact on existing trees. The excavation should be executed with due care and attention not to disturb exposed unmade ground and any existing tree roots present within it.
- 5.14 Roots over 25mm diameter or those occurring in clumps must not be severed without Arboricultural advice. Tree roots below such size should be cut cleanly using specialised hand tools only and to the minimum extent to allow provision. All exposed roots should be immediately wrapped in dry Hessian to avoid drying. On completion of the excavation and at the earliest opportunity the wrapping should be removed, and the roots surrounded and protected with a loose granular fill (*clean washed sharp sand or topsoil free of contaminants or matter injurious to rooting systems*) prior to backfilling the excavation to the desired levels.

New Surfacing and Means of Access within Root Protection Areas

- 5.15 Where new surfacing and means of access within tree Root Protection Areas have been proposed, the construction method should be implemented to avoid intrusion into or change of existing ground levels within the tree Root Protection Areas of existing trees.
- 5.16 A 'No Dig' Construction should allow for the construction of the proposed timber framed garden building within the garden area within or adjacent to tree Root Protection Areas.
- 5.17 Ground levels should not be raised or lowered within the existing tree Root Protection Areas. A permeable surface treatment should be laid over the existing ground allowing water to permeate and allow for nutrient access and gaseous exchange.
- 5.18 The construction area / existing ground within the existing tree RPA is to be overlain with a geo-membrane and covered with a granular fill of no fines - open graded aggregate Type 3 incorporated within a 3-dimensional cellular confinement system. This should ensure a minimum supportive depth of 200 mm for vehicular access / 100 mm for pedestrian footpaths, above which a permeable surface treatment should be laid. The pH of the aggregate must be near neutral to avoid damage to pH-sensitive tree species.

Services in Proximity to Existing Trees

- 5.19 The location and direction of new services should be designed to allow for services to be routed away from the RPAs of existing trees. Existing service runs should always be used wherever possible.
- 5.20 Where the proposed routing of services impinges upon the tree RPA of any existing tree to be retained; the routing should be undertaken as a minimum standard in accordance with *NJUG Volume 4, issue 2: 'Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees'*.
- 5.21 A 'Manual Excavation Method' to be followed to carefully hand dug and route the apparatus most directly to and from the exterior of the RPA radius.

- 5.22 Services are to be routed together wherever possible to create the minimum impact upon the roots of the existing trees to be retained. Trench excavation across the tree Root Protection Area radius beside an existing tree should be avoided, whereby tree roots would become severed. Where services are to cross the edge of an existing RPA, they should be routed via a hand dug ducting sleeve, avoiding damage to roots.

Contractor Movements - Site Access and Operations - Storage and Compound Areas

- 5.23 The Contractor Site Compound shall be located outside of any prescribed tree Root Protection Area and shall be permitted for the storage and securement of materials only within a temporary compound.
- 5.24 The compound area shall be located so as to not incur damage or injury to the root systems or canopy of any existing trees or vegetation within or adjacent to the site, in accordance with *BS 5837:2012 – ‘Trees in Relation to Design, Demolition and Construction – Recommendations’*. All site operations associated with the usage of the compound area shall be undertaken with due care and attention so as to negate damage of the surrounding environment.
- 5.25 All site operations and construction procedures for the duration of the construction period shall seek to protect the existing site vegetation and root protection areas in accordance with *BS 5837:2012*.

Tree Surgery

- 5.26 Any significant defects found in the trees during the course of the scheduled work shall be reported to the *Arboricultural Consultant*. All scheduled and arising tree work shall be undertaken by an approved and qualified tree surgeon in accordance with *BS 3998: 2010 ‘Tree Work: Recommendations’*. Care should be taken to avoid damage to neighbouring trees to be retained. Branches in confined spaces shall be removed and taken down in sections. All arisings shall be transported and disposed of away from site to the Contractor's tip.



L I Z A R D

Landscape Design and Ecology

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