

Tree Survey and Arboricultural Impact Assessment

**BP Park Lane Service Station,
Park Lane,
Bedhampton,
Havant,
Hants. P09 3HQ.**

Report prepared by

Steve Launchbury Dip.Hort. (Kew) R.F.S.Cert Arb. Tech. Cert. (Arbor A.)

INTRODUCTION

Terms and Scope of Instruction

Steve Launchbury of SL TreeCare Ltd was commissioned by Wyeth Projects Services, The Cart Shed, Amberley Court, Amberley Lane, Milford, Surrey. GU8 5EB to undertake a Tree Survey at BP Park Lane Service Station, Park Lane, Bedhampton, Havant, Hants. P09 3HQ.

The instruction is to fulfil the requirements of Havant Borough Council who require a tree survey and an Arboricultural Impact Assessment to identify the nature of the tree cover and the effect that the proposed development will have in relation to the trees.

Caveats and Limitations

The report is for the sole use of the client and its reproduction or use by anyone else is forbidden unless written consent is given by the author.

This is a tree report which follows the BS5837:2012 to the extent that tree measurement data is collected. Some of the data is limited by the conditions present on site, namely dense undergrowth to the South West side of the site.

As such no reliance should be given to any comments relating to buildings, engineering or soil.

The Tree Data is limited to:

Tree number

Tree species (common name)

Trunk diameter at 1.5m

Crown height where relevant and possible to measure. Lowest Branch and direction (North, East, South or West)

Crown spread to North, East, South and West where relevant and possible to obtain

Age Class (Young, Semi Mature, Mature, Over Mature or Veteran)

General Observations

Life expectancy

BS5837:2012 Category

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BP Park Lane Service Station, Park Lane, Bedhampton, Havant, Hants. P09 3HQ.

Unless otherwise stated, all tree inspections were undertaken from ground level. Hidden defects or defects above reachable heights may not be apparent.

Comments on the trees relate to the time of survey only. Changes in site use, development and weather may all affect the tree structure and safety. Under these and other circumstances, the trees may need to be re-assessed.

For the purposes of this survey all dimensions of trees and their associated parts are based on estimation unless otherwise stated.

It was possible to measure some of the trees on site, others were not possible to access, particularly due to shrubby honeysuckle (*Lonicera nitida*) and bramble undergrowth to a height in places of 3m.

The Willow (T52) remains unclassified as access was not possible. However, it is expected that the tree is of low quality and should not form a material objection to any development. Other trees outside the boundary are not affected by the design proposals.

As it was not possible to fully inspect the bases of all trees, it should be assumed that no tree is ever absolutely safe due to the unpredictable laws and forces of nature.

This is a tree survey and therefore does not rely on ecological or archaeological data. If either is commented upon within the report further professional advice should be obtained.

The trees are located on a plan provided. The locations are estimated using buildings, fences and other features to aid the plotting.

No soil data has been gathered as to the underlying geology.

Where RPA (Root Protection Area) are to be specified, generally the BS5837 guideline of 12 times the stem diameter has been applied. This may need to be changed in light of a Soil Survey.

This document is intended as a guide to locate and identify and classify key trees relating to the development proposals. It does not seek to make any comments on the potential influence of any trees on the buildings and structures on site.

Documents Provided

Plans based on a topographical survey with current and proposed buildings were supplied in electronic format by the client's agent, Wyeth Projects Services Ltd. For the purpose of this report I am accepting them as accurate.

TREE PROTECTION

Legal Status

No contact has been made with Havant Borough Council to establish whether any trees at the address are protected by either a Tree Preservation Order (TPO) or are within a Conservation Area.

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BP Park Lane Service Station, Park Lane, Bedhampton, Havant, Hants. P09 3HQ.

No tree cutting or felling should commence on site without the necessary consents from the LPA as part of the planning approval or in respect of statutory protection (TPO etc.).

This report does not consider the general requirements of the *Forestry Act 1967* as outline planning permission is not an exemption to the need for a felling licence.

Nesting birds are protected under the Wildlife & Countryside (1981). Their potential presence should be considered when planning any works requiring disturbance of nesting sites. Inspection of trees, hedges, ivy or dense planting must be carried out before any works are carried out. The breeding period for within woodlands is March to August inclusive. Any works likely to disturb nesting or young must be avoided.

DATA COLLECTION

Site Visit

One site visit was undertaken on 27th Feb 2015 by Steve Launchbury, SL TreeCare Ltd.

All individual trees and groups of trees were inspected from ground level. No aerial inspection was carried out.

The weather conditions during the visits were bright and mild for the time of year. Visibility was clear throughout the inspection.

Site Description

The Area comprises a BP Service Station, set adjacent to a roundabout within a busy residential and sales area of Havant not far from the A3(M) with a Sales building between two road access points.

The site is surrounded by gardens except for one dwelling close to the south boundary.

A line of trees, mainly Birch, Ash, Cherry and Sorbus wraps around the building to the East side, partially screening the building from the highway.

The rear (South West) of the site is a shelter belt, a group of mixed trees, Willow, Cherry, Ash, Sorbus and London Plane.

The area is underplanted with a dense covering of shrubbery, mainly *Lonicera nitida* (shrubby honeysuckle) and brambles. As such it is impenetrable in places without considerable effort and destruction of the cover.

It appears to be a place where litter and other debris accumulates.

Method of Data Collection

The trees were surveyed from the ground, walking, photographing and measuring as appropriate. The position of each group was plotted onto a scale drawing. Trees with a stem diameter <75mm were generally not surveyed as they fall outside the scope of individual recording.

The tree species was recorded using common names. All heights in metres were estimated to the nearest half metre where possible.

All stem diameters were measured at 1.5 m above ground level, unless otherwise stated.

The crown spread was recorded as North, East, South, and West.

The height of the ground clearance was recorded in metres as also was an estimate of the height of the first branch above ground level.

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BP Park Lane Service Station, Park Lane, Bedhampton, Havant, Hants. P09 3HQ.

In the absence of detailed information on the age of trees the following classification was used:

Young	Young trees age less than 1/3 life expectancy;
Semi-mature	Middle age trees 1/3 - 2/3 life expectancy;
Mature	Mature trees over 2/3 life expectancy;
Over-mature	Over-mature - declining or moribund trees of low vigour.

Age class is indicative and relative and therefore will vary between species.

The physical condition was recorded to provide an indication of each tree's general health and vitality. The trees have been described as:

Good	Generally in good health typical of the species;
Fair	Reasonable health with few defects;
Poor	Has significant defects which are irremediable or tree is in decline.

For this survey, sub-classification is used as a guide to the value of the trees, mainly as groups in the landscape setting.

Each tree / group was individually assessed. Where appropriate, general comments are also made. No works have been recommended as this falls outside the scope of the survey requested.

Life Expectancy is categorised as: less than 10 years, 10+ years, 20+ years or over 40 years, based upon an assessment of the tree's potential safe useful life expectancy.

BS5837:2012 sets out the methodology for surveying trees on potential development sites in order to identify them within a prioritised system of retention categories, as summarised below:

U Category	Trees in such a condition that any existing value would be lost within 10 years and which can, in the current context, be removed for reasons of sound arboricultural or forestry management.
A Category	Trees of high quality and value in such a condition as to be able to make a substantial contribution for a minimum of 40 years;
B Category	Trees of moderate quality and value in such a condition as to make a significant contribution for a minimum of 20 years;
C Category	Trees of low quality and value currently in adequate condition to remain until new planting could be established and expected to remain for a minimum of 10 years, or young trees with a stem diameter less than 150 mm measured at 1.5 metres above ground level.

SUMMARY OF DATA

The survey covered the entire site, and one tree (T52 Willow) growing in close proximity to the West of the site on neighbouring land (waterlogged).

The location of each individual tree, group of trees and their associated constraints are shown on the Tree Location Plan.

All the trees in the groups have been classified as detailed in the Survey Data in the appendix.

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BP Park Lane Service Station, Park Lane, Bedhampton, Havant, Hants. P09 3HQ.

Trees affected by the Proposals

Many of the trees in close proximity of the buildings are now too big for their situation and too close to the building and as such may require future works to constrain their growth.

There are no Category A trees present on site.

To the East side, in general the trees have limited values except for breaking up the visual impact of the building. They have in cases been pruned hard to keep them off the building and are therefore one sided.

Trees affected by the Sales building extension and extra parking

The proposal for the extension to the North side of the Sales building will require the removal of T1,2,3,4 and T5 (T5 because it already has no branches on the building side and the new extension will be within it's RPA).

T5 Ash tree RPA is just within the footprint of the new extension, however, further detailed measurements may show that it is within the 20% incursion into the RPA.

The group of Birch (T1-3) attracted a B2 rating as a collective group. Set on their own they would have a Category C rating, ie they are unremarkable in themselves.

They should not be seen as an impediment to the design proposals. Trees of a suitable nature, such as Birch, field maple or Sorbus could be planted behind the new parking bays and around the extension and have minimal impact on sight lines for the road, while achieving a measure of cover for the new extension.

The extension to the South side of the Sales building will require the removal of T11-T14.

It would be possible to keep T15 and T16, however, on their own in their new situation these trees would have little to commend themselves. I would suggest that they also be removed.

This will be an opportunity to plant fresh stock and shouldn't be seen as a barrier to the development. It will instead bring the opportunity for fresh planting.

Trees affected by the installation of a Jet wash area

The installation of the Jet Wash bays would require the removal of T19, T20, T21, T22, T23, T24 and T25 (and T26 being U Category).

T21 London Plane has much greater growth towards the Service Station canopy. It has potential for 40+ years.

However, in my opinion, to allow the tree unrestricted growth over its projected lifespan may pose a risk to the safe use of the Service Station. Future works to restrict its size could include regular crown reductions, but this would inevitably lose some of the character of the tree as well as requiring continued intervention over the years.

It is not known how much the root growth may be interacting with the nearby tank farm or the pipework and services below ground.

While it would appear to be harsh to remove the tree, it will give the opportunity to plant native trees elsewhere on site to mitigate the loss that will be more wildlife friendly as well as of a smaller size. Such examples could be Cherry and Field Maple.

T20, T22, T23, Ash trees adjacent to the neighbour on the South side have heavy growth towards the boundary. They all appear to have suffered from lack of light and competition and so have fairly open crowns that have also suffered breakages, (T22 in particular).

SL TreeCare Ltd: Tree Report and Arboricultural Impact Assessment

BP Park Lane Service Station, Park Lane, Bedhampton, Havant, Hants. P09 3HQ.

T24, T25, Ash and London Plane are unremarkable. They form part of a group (T19-T24) that in the longer term will require works to limit their growth.

It will impact on the visual nature of the site to lose these trees.

In my opinion the shelter belt to the West of the Service Station is overgrown and has gone beyond what might have been planned for. The trees are averaging heights of 10 – 17 metres or so.

While individual trees forming the bulk of the group may be listed as 20+ years, they are still only 'Fair' condition and will continue to break and shed limbs / stems as has been noted happening now. The Willows in particular are growing in close proximity to each other and as such may be prone to failure.

U Category trees include those that are close to the existing buildings and have either suffered from loss of light, poor maintenance or have been cut, as simply too close to the buildings. These trees may be removed.

Stumps

It is noted that there are a number of stumps along the south boundary of the site along the fenceline. It was not possible to gain access to the stumps without destroying the low planting. The stumps were not plotted or recorded on the survey sheet.

It is assumed that these stumps will not make a material difference to the design proposals because they are adjacent to the fence line.

Protection for the retained trees

RPA (Root Protection Area) for the individual trees are shown on the RPA drawing, but at this Pre Planning stage are for indication only. Depending on the plans submitted, the RPA's can be plotted accurately.

For single stem trees the Root Protection Zone is 12 times the diameter of the trunk measured at 1.5m. No works or storage of any materials are to be permitted within this zone.

A barrier must be set up to form a CEZ (Construction Exclusion Zone). This barrier is to be in place before any construction begins and/or construction plant is brought onto site and must remain until works are complete.

The trees in particular to be protected during the proposed plan's building phase would be T5 Ash, T10 Cherry and a line from the carwash corner to safeguard T28 and others to the fence by T 51. Details of this would in any case be detailed in a later Method statement.

Once outline planning is approved, an Arboricultural Method Statement and Tree Protection Plan including RPAs can be prepared.

SL TreeCare Ltd: Tree Report and Arboricultural Impact Assessment

BP Park Lane Service Station, Park Lane, Bedhampton, Havant, Hants. P09 3HQ.

SUMMARY AND CONCLUSIONS

The site is a busy Fuel Service Station, with a high number of visitors.

Some 50 or so trees were surveyed.

The tree cover is crowded and potentially overwhelming for the site, encroaching and coming into potential conflict with the structures on site.

There were no A Category trees with high retention value. The trees on site all had lower retention values.

An evaluation of the design proposal has shown that it will be necessary to remove trees that have a moderate retention value.

It is proposed that there be new plantings specified to mitigate the loss of the trees.

In order to safeguard the trees to be retained, they must be protected as specified in BS5837:2012.

Appendix

Survey Data	pages 8-12
Key to Data	page 13
Location Plan for the trees	page 14
Location Plan with RPA indicated	page 15

SL TreeCare Ltd: Tree Report and Arboricultural Impact Assessment

BP Park Lane Service Station, Park Lane, Bedhampton, Havant, Hants. P09 3HQ.

Tree Survey Data

Tree No.	Species	Trunk Diam. (mm) Up to 5 stems	Height (m)	Crown Height (m)	Lowest Branch (m/dir)	Spread (m) N	Spread (m) E	Spread (m) S	Spread (m) W	Age Class	General Observations / Comments	Condition	Life Expect.	BS5837 :2012 Cat.
1	Birch	210 110	6	6	2 N	2.6	1	1.6	3.5	SM	Low stem originates at base	Fair	20+	B2
2	Birch	240	8.5	4	3.5 N	2.7	2	2	1.3	SM	Branches removed to 3.5m	Fair	20+	B2
3	Birch	280	9.5	1.8	2.1 N	4	3.8	2.3	1.8	SM		Good	20+	B2
4	Birch	110 100 80 100	5.5	2.5	3.5 S	1	1	2.5	1.8	SM	Multistem, neglected. Tree tie cut in.	Poor	<10	U
5	Ash	240 200 120	10	4	3 S	4.5	5.2	3.2	2.8	M	Triple stem, one stem originating below ground	Good	40+	B2
6	Cherry	300 105	7.5	1	0.5 E	3.5	4.2	2.2	1	M	West side removed to clear the building	Fair	20+	C2
7	Sorbus	210	6.5	2.3	2.2 W	1	3	2.5	2	M	West side removed to clear the building	Fair	20+	C2
8	Cherry	130 @0.9m	4	1.6	1 E	1.5	3	2	0	Y	Bifurcates at 1m. Unbalanced	Poor	<10	U
9	Cherry	100 100	4	0.4	0 S	2	2.3	1.3	0	Y	Twin stem intertwined plus branches from base	Poor	<10	U

SL TreeCare Ltd: Tree Report and Arboricultural Impact Assessment

BP Park Lane Service Station, Park Lane, Bedhampton, Havant, Hants. P09 3HQ.

10	Cherry	450	8	1.6	2.2 W	4	5.4	5	3.5#	M	Lower crown cut back, West side cut hard back to clear building	Good	20+	B2
11	Sorbus	200	8	2.5	2.5 N	2	2	1	2	SM	North side cut off to clear the building	Fair	10+	C2
12	Willow	150 @1m	7	0	0 W	3	1	0	4	M	Bifurcates at 1m	Poor	<10	U
13	Sorbus	150	5	2.5	2.2 S	2	2.5	2	1.5	SM		Fair	10+	C2
14	Birch	140 100	7	2.2	2 W	2	1.5	3	3.5	SM	Smaller stem originates below ground level	Good	20+	B2
15	Sorbus	180	7	2.5	2.2 S	2	1.2	1.8	2	M	Has been heavily cut to clear for the lights adjacent	Fair	10+	C2
16	Willow	220 @1.1m 160	7	2.2	2.2 S	2	2.5	3.5	2	M	Poor quality, heavily lopped to clear sign. Smaller stem dying.	Poor	10+	C2
17	Willow group	240 240 180	10	0	0 E	5#	7#	3#	0	M	Stems leaning to East. Poor quality. Stems collapsing at branch unions. Been heavily cut back off house adjacent	Poor	<10	U
18	Willow	150 @1.2m	8		3 S	0	2	2#	1	SM	Suppressed, etiolated	Poor	<10	U
19	London Plane	270	17.5	3	3.5 E	3.5	6.5	5#	1	M	Suppressed on west side by other trees. Downgraded because of quality	Good	40+	B2,1
20	Ash	250	18	1.3	2 E	4	3	7#	2.2	M	Bifurcates at 2m. Suppressed on W by other trees. Heavy laterals to S over next door garden. Significant dead wood in the crown	Fair	20+	B2,1

SL TreeCare Ltd: Tree Report and Arboricultural Impact Assessment

BP Park Lane Service Station, Park Lane, Bedhampton, Havant, Hants. P09 3HQ.

21	London Plane	450	17.5	4	4.5 N	8	5	4	4	M	Suppressed on S and W by other trees. Downgraded because of quality	Good	40+	B2,1
22	Ash	250	17	4.5	4 N	3	3	7#	3	M	Centre of crown broken out. Suppressed by group. Unbalanced. Significant dead wood in the crown	Fair	20+	C2,1
23	Ash	350	17	4	2 W	5#	7#	8#	5#	M	Heavily suppressed to NW by other trees. Significant dead and broken branches	Fair	20+	C2,1
24	Ash	300	17	4	2.2 S	8	3	4	8#	M	Suppressed. Significant dead wood	Fair	20+	C2,1
25	London Plane	280	17.5	4	4 N	7	2.5	0	2.5#	M	Suppressed on S by others	Fair	20+	C2,1
26	Willow	100# 110#	8	2	<1#	4	3	0.5	1.5#	SM	Leaning 'scrub willow'.	Poor	<10	U
27	Willow	100# 120#	10	1.6	<1#	5	3	0	3#	M	Multistem willow, pruned on forecourt side	Poor	<10	U
28	Silver Birch	200	14	2	2 S	2.5	4.4	2	2.5#	SM	Suppressed lateral growth	Fair	20+	C2
29	Willow	150 120 100	10	2.4	3 E	4	3.5	0	0.5	M	Suppressed, pruned heavily on some stems	Poor	<10	U
30	Willow	180	10	3	<1 N	3	2.5	1	2#	M	Large stems severed low down to clear for car wash	Poor	<10	U
31	Cherry	250	10	1.2	1.5 N	4	3.7	3	1	SM	Pruned back off car wash	Good	20+	C2
32	Sorbus	180#	10	3	3 E	3	3	0	2	SM	Base not seen. Estimated Values	Fair	10+	C2

SL TreeCare Ltd: Tree Report and Arboricultural Impact Assessment

BP Park Lane Service Station, Park Lane, Bedhampton, Havant, Hants. P09 3HQ.

33	Cherry	300#	15	6	5 W	7	7	4	5	M		Fair	20+	C2
34	Cherry	200	14	4	3 S	3	3	3	2	M	Suppressed tree, etiolated	Fair	20+	C2
35	Sorbus	120#	10	2.5	2.5 E	0	1#	2.5#	1#	M	Suppressed	Poor	<10	U
36	Willow	190	15	4	2 E	5	1	1.5	1	SM	Suppressed, etiolated, branch unions failing, stems/branches hanging	Poor	<10	U
37	Ash	220# 220#	16	8	3 W	5#	5#	5#	3#	M	Growing in centre of brambles, no access to tree	Fair	20+	C2
38	Willow	150	15	5	4 N	4	1	0	4	M	Suppressed	Poor	<10	U
39	Willow	240 @1m	15	3	1 W	2	3	5	2	M		Fair	20+	C2
40	Willow	160	14#	-	2.2S	3	0	0	2	M	Some measurements not obtained Poor quality. Snapped top hanging	Poor	<10	U
41	Willow	150#	10	5	-	3	3	3	3	M	Some measurements not obtained Part of a group	Fair	10+	C2
42	Willow	100	12#	-	-	3	3	3	3	M		Fair	10+	C2
43	Willow	180 110 120 90 80	16#	3	-	4	2	4	6	M	Some measurements not obtained	Fair	20+	C2

SL TreeCare Ltd: Tree Report and Arboricultural Impact Assessment

BP Park Lane Service Station, Park Lane, Bedhampton, Havant, Hants. P09 3HQ.

44	Willow	150 90	16#	3	-	3#	3#	3#	3#	M	Height and crown estimated due to dense undergrowth Crown spread is continuous as a group (T44-T51)	Fair	20+	C2
45	Willow	150 110	15#	4#	-	3#	3#	3#	3#	M	Height and crown estimated due to dense undergrowth Crown spread is continuous as a group (T44-T51)	Fair	20+	C2
46	Willow	160	15#	5#	-	3#	3#	3#	3#	M	Height and crown estimated due to dense undergrowth Crown spread is continuous as a group (T44-T51)	Fair	20+	C2
47	Willow	150	15#	5#	-	3#	3#	3#	3#	M	Height and crown estimated due to dense undergrowth Crown spread is continuous as a group (T44-T51)	Fair	20+	C2
48	Willow	180#	15#	4#	-	3#	3#	3#	3#	M	Height and crown estimated due to dense undergrowth Crown spread is continuous as a group (T44-T51)	Fair	20+	C2
49	Willow	150#	14#	3#	-	3#	3#	3#	3#	M	Height and crown estimated due to dense undergrowth Crown spread is continuous as a group (T44-T51)	Fair	20+	C2
50	Sorbus	160#	13#	4#	-	3#	3#	3#	3#	M	Height and crown estimated due to dense undergrowth Crown spread is continuous as a group (T44-T51)	Fair	20+	C2
51	Willow	150#	14	3#	-	3#	3#	3#	3#	M	Height and crown estimated due to dense undergrowth Crown spread is continuous as a group (T44-T51)	Fair	20+	C2
52	Willow	180# 180#	12	2	0 E	6#	6#	6#	6#	M	Next door tree.	Fair	20+	C2

SL TreeCare Ltd: Tree Report and Arboricultural Impact Assessment

BP Park Lane Service Station, Park Lane, Bedhampton, Havant, Hants. P09 3HQ.

Key to Data

Headings and Abbreviations:

Tree No. Allocated sequential reference Tree number - refer to plan.

Species: Common name.

Trunk Diam.: Stem diameter in millimetres, to nearest 10mm - measured and calculated as per Annex C of BS5837:2012. Measurements for up to 5 stems.

Height: In metres, to nearest half metre – where possible approximately 50% are measured using a laser clinometer and the remainder estimated against the measured trees. In the case of Groups the measurement listed is that of the highest tree.

Crown Height: Height of first significant branch, in metres, and direction of growth (e.g. 2.5 N).

Lowest Branch: Existing height above ground level, in metres, of branches at lowest point.

Spread: Crown radius measured (or estimated where considered appropriate) from the four cardinal points (North, East, South and West) to give an accurate visual representation of the crown.

Age Class: Estimated age class - Y = young, SM = semi-mature, M = mature, PM = post-mature.

Condition: A measure of the tree'(s)' overall vitality.

Observations and Comments: Comments which relate to the tree'(s)' overall condition and any other pertinent factors. Surveys take the proposed development into consideration with recommendations made accordingly. More than one option may be given if considered appropriate.

Life Expectancy: Estimated Remaining Contribution - in years as per BS5837:2012 (i.e. <10, 10+, 20+, 40+).

BS5837:2012 Cat. Category Grading - tree retention value listed as U, A, B or C - in accordance with BS5837:2012 Table 1. May also have sub classification eg C2

#: (Estimated Dimensions): Where trees are located off-site, or are inaccessible for any other reason, and accurate measurements or other information cannot be taken then the information provided is estimated and is duly suffixed with a “#” symbol.

SL TreeCare Ltd: Tree Report and Arboricultural Impact Assessment

BP Park Lane Service Station, Park Lane, Bedhampton, Havant, Hants. P09 3HQ.

TREE IDENTIFIER KEY

Category B: Blue

Category C: Grey

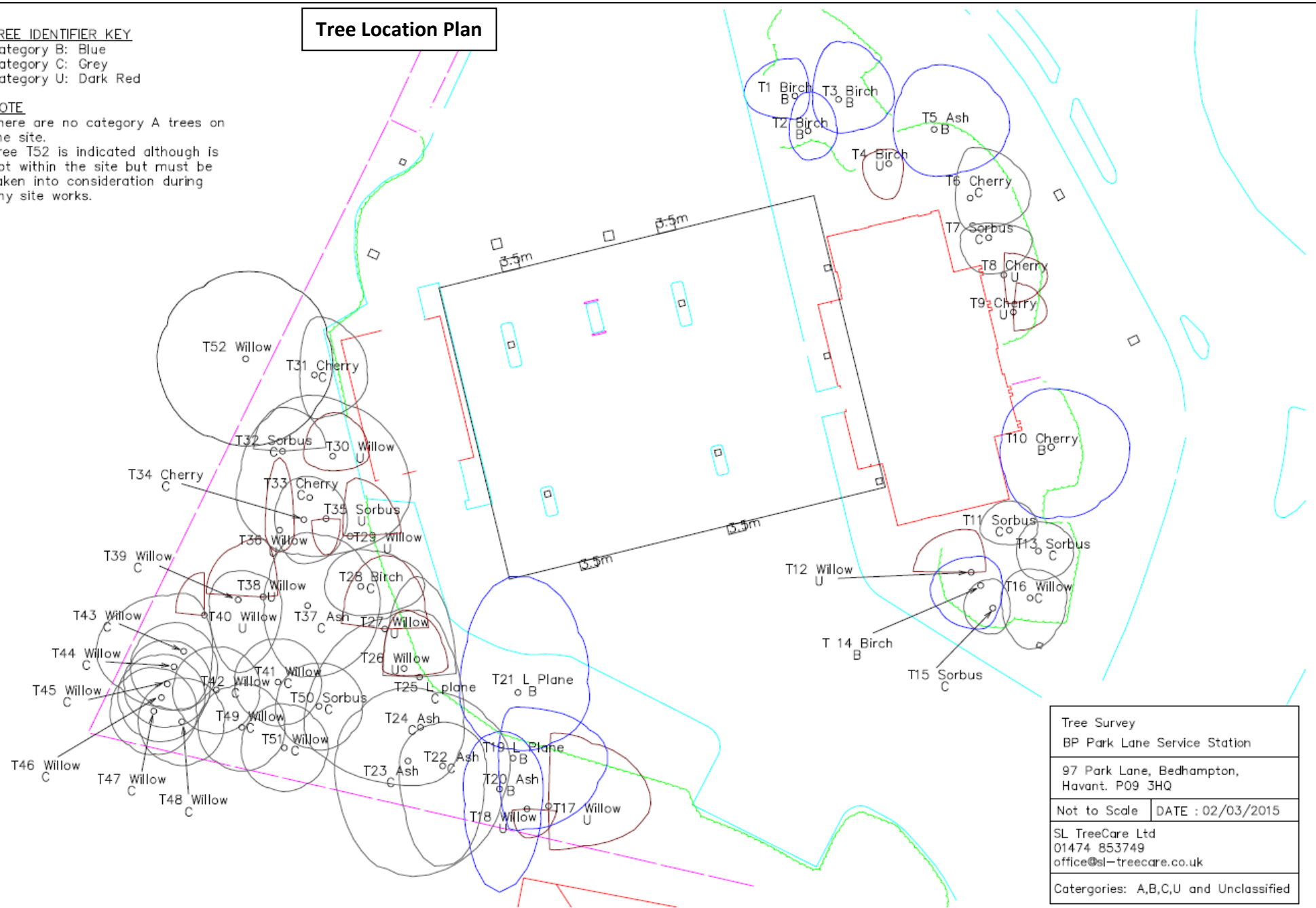
Category U: Dark Red

NOTE

There are no category A trees on the site.

Tree T52 is indicated although is not within the site but must be taken into consideration during any site works.

Tree Location Plan



Tree Survey	
BP Park Lane Service Station	
97 Park Lane, Bedhampton, Havant. P09 3HQ	
Not to Scale	DATE : 02/03/2015
SL TreeCare Ltd 01474 853749 office@sl-treecare.co.uk	
Categories: A,B,C,U and Unclassified	

SL TreeCare Ltd: Tree Report and Arboricultural Impact Assessment

BP Park Lane Service Station, Park Lane, Bedhampton, Havant, Hants. P09 3HQ.

