

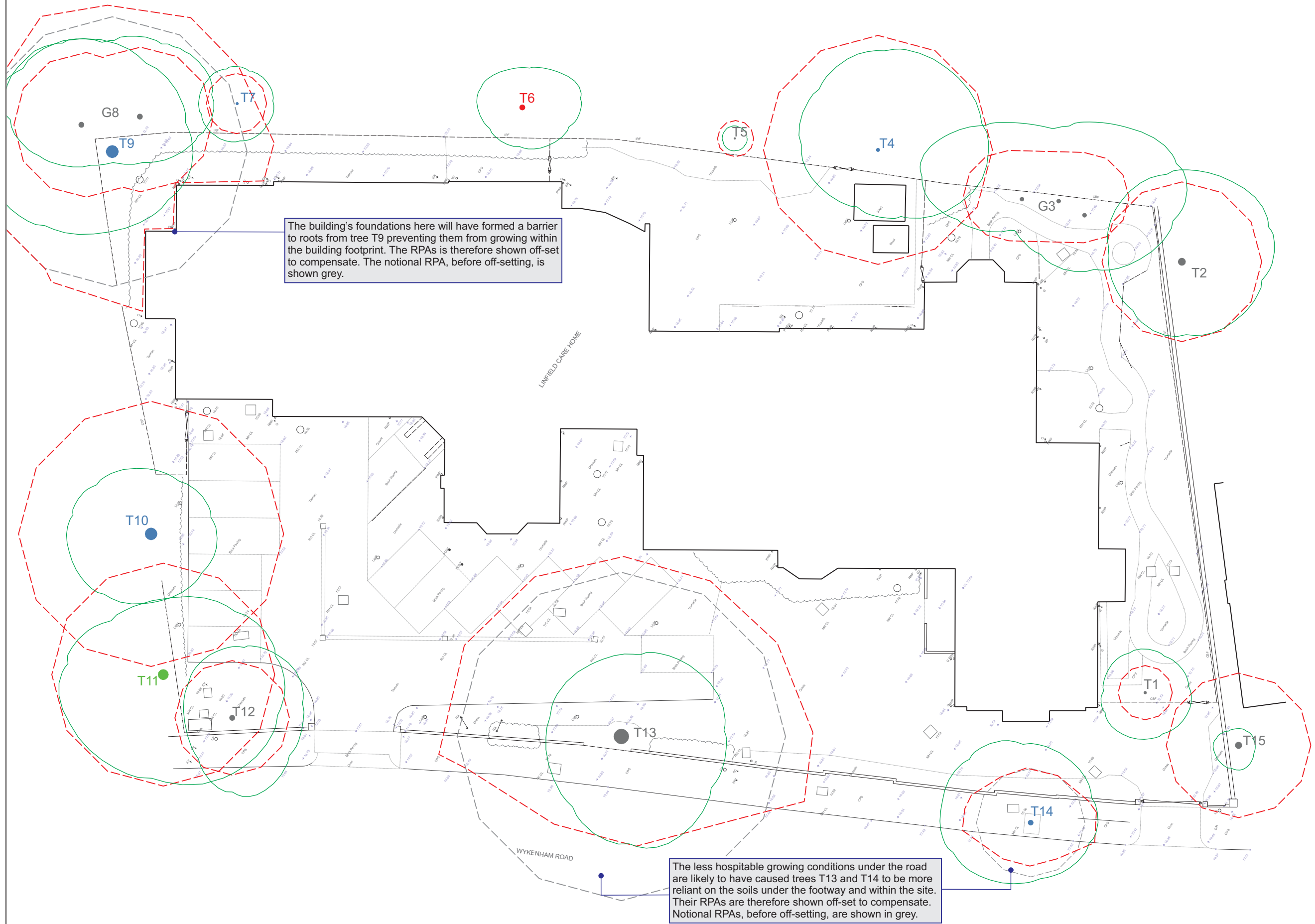
Schedule of trees

No	Species	No of Stems	SD* (mm)	Hgt	Crown radii			CRH	Age	PC	Comments	Life Exp	BS Cat	Sub Cat	RPA m2	RPA Rad (m)	
T1	Cherry	1	150	7	3	3	3	3	2	EM	Good		20+	C	1;2	10	1.8
T2	Plum	1	440	9	5	6	6	5	2	LM	Fair	Off site. Reduced vitality	10+	C	2	88	5.3
G3	Mimosa	1	250	11	4	6	5	5	2	EM	Fair	Group of three main trees with a 7cm diameter semi-mature specimen adjacent to southern tree. North tree stem leans 30° off vertical to the north, no signs of instability and has been heavily reduced. Southern tree has significant dieback. Maximum dimensions shown	10+	C	2	28	3.0
T4	Bay Laurel	10	630	12	6	6.5	7	5	1.5	M	Good	Off-site, in public park. Ten stems averaging 200mm diameter	40+	B	1;2	180	7.6
T5	Fastigate Beech	1	100	7.5	0.8	0.75	0.8	0.8	1.7	SM	Good	Off-site. Significant potential	40+	C	1;2	5	1.2
T6	Holly	3	260	10	3	2.5	4	3	1	M	Poor	Off-site. Three 150mm stems. Previously coppiced. Very sparse crown	<10	U	N/A	N/A	N/A
T7	Fastigate Beech	1	170	11	2.5	2.5	2.5	2.5	1.5	EM	Good	Off-site. Significant potential	40+	B	1;2	13	2.0
G8	Purple Plum	1	400	7.5	4.5	5.5	6	3.5	1.5	M	Fair	Off-site. Two trees, both suppressed by adjacent Horse chestnut	10+	C	2	72	4.8
T9	Horse Chestnut	1	740	17	8	7	6	6	4	M	Fair	Previously topped at 4.5m and more recently cut back from building	40+	B	1;2	248	8.9
T10	Ash	1	730	10	5	5	5	4	2	M	Fair	Off-site. Topped many years ago at 2.5m and reduced more lightly on several occasions since	20+	B	2	241	8.8
T11	Sweet Chestnut	1	620	13	7	5.5	8	7	2	M	Good	Off-site	40+	A	1;2	174	7.4
T12	Sweet Chestnut	1	320	10	3	5	5	5	2	EM	Fair	Possibly coppiced in the past, stump of additional stem remains at ground level west side, removed long ago. Extensive wound/ lost bark north side from ground level to 1m. Canopy suppressed by adjacent tree to north	20+	C	2	46	3.8
T13	Horse Chestnut	1	910	13	5	6	7	7	2.5	M	Poor	Heavily reduced in past including topping at 2.5m many years ago. Stem is in reasonable condition but crown has poor vitality with significant dieback in throughout upper canopy and on east and west sides. May survive 10 years but unlikely to survive 20. Decline could be rapid.	10+	C	1;2	375	10.9
T14	Silver Birch	1	300	13	6	5	4.5	4.5	0	M	Fair	Off-site, street tree.	20+	B	1;2	41	3.6
T15	Eucalyptus	1	400	4	1	1	1.5	1.5	2	M	Poor	Off-site. Recently topped at 4m. Similarly topped sycamore stem (15cm dia.) within 1m	20+	C	N/A	72	4.8

All dimensions in metres unless otherwise stated. Dimensions of trees growing outside the site may be estimated

Age categories: Y=Young, SM=Semi-Mature, EM=Early Mature, M=Mature, LM=Late Mature, V=Veteran, PC=Physiological Condition.

Root protection areas (RPA) calculated following guidance provided in BS5837:2012. *Stem diameters of multi-stem trees are calculated in accordance with BS5837 section 4.6. ▲ Alternative calculation of 15 times stem diameter used for veteran trees



Arboricultural Impact Assessment

Linfield House, 18-22 Wykeham Road, Worthing. BN11 4JD

1.1 Instructions:

Instructions were received from Mr Haydn Jones of Saville Jones Architects on behalf of clients.

1.2 Terms of Reference:

- To inspect the significant trees in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.
- Assess their suitability for retention in relation to the development of the site
- Where appropriate, make preliminary management recommendations
- Identify any constraints that those trees worthy of retention may present in relation to development
- Assess the impact of the proposed development on those trees suitable for retention

1.3 Documents Supplied:

The following plans, prepared by Saville Jones Architects, have been provided:

- Existing Site Plan, drawing number SK03 25014
- Proposed Site Plan (scheme B), drawing number SK05 25014

1.4 Limitations of Use and Copyright:

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2.0 Scope and Method of Tree Survey

- 2.1 The survey was carried out on 2 October 2024 by N R Beardmore F.Arbor.A.
- 2.2 All trees that could, potentially, be affected by the proposed development were assessed in accordance with guidance detailed in British Standard 5837:2012 'Trees in relation to design demolition and construction - Recommendations' [BS5837].
- 2.3 The survey is based on a ground level tree assessment and examination of external features only – described as the 'Visual Tree Assessment' method expounded by Mattheck and Breloer (The Body Language of Trees, DoE booklet Research for Amenity Trees No. 4, 1994).
- 2.4 In general, trees with a stem diameter less than 75mm at 1.5m above ground level and woody shrub species are excluded unless they have particular merit that warrants inclusion. Tree stem diameters are measured in millimetres as near as possible to 1.5m above ground level. Root protection areas are calculated in accordance with BS5837 section 4.6.
- 2.5 The height of each tree was estimated visually and crown radii were estimated by pacing and are given for each main compass point: north, east, south and west. Dimensions are given in metres.
- 2.6 Dimensions of trees within groups are given as an averaged figure unless otherwise stated. Dimensions of off-site trees are estimated unless full access is available.

3.0 Existing Trees

- 3.1 The details of thirteen individual trees and two tree groups were recorded. Of these, nine trees and one tree group are located outside the site on adjoining land. Any other trees in neighbouring properties are at such distance from any likely area of construction activity to be entirely unaffected.
- 3.2 The tree schedule shown on the Arboricultural Impact Assessment Plan (ref 2409/65/AIA – B), provides the dimensions of those specimens included in the survey together with an assessment of their condition and life expectancy with specific comments regarding their condition where appropriate. In addition, each tree has been categorised according to its retention value following criteria provided in Table 1 of BS5837.
- 3.3 One tree, T6, located in the public park to the east of the site is in very poor condition and unlikely to survive ten years. Accordingly, it is graded U (unclassified).
- 3.4 One tree, a Sweet chestnut (T11), growing in the neighbouring property to the north, has sufficient merit and life expectancy to warrant a category A retention grading.
- 3.5 Five trees, T4, T7, T9, T10 and T14 are in moderate condition and can be expected to survive in excess of 20 years and have therefore been graded category B.
- 3.6 The remaining five trees and two tree groups are of low value and are graded category C.

- 3.7 According to information available on the Worthing Borough Council website, the site, and immediately adjacent properties are located within the Shakespeare Road Conservation Area. This automatically affords all trees with a stem diameter greater than 75mm (at 1.5m above ground) a degree of statutory protection. In addition, certain trees are also subject to Tree Preservation Order No 13/1992.

4.0 Recommended Tree Works

- 4.1 The guidance provided within BS5837 suggests that the tree survey schedule should include preliminary recommendations for works that should be carried out in the interests of good arboricultural practice.
- 4.2 In this case no remedial works are required.
- 4.3 In the event that tree works are planned for other reasons, the local planning authority should be consulted before they are carried out.

5.0 Tree Constraints

- 5.1 The data collected during the tree survey data provides the basis for identifying the above ground or below ground constraints that may imposed on the site by those trees worthy of retention.
- 5.2 Below ground constraints are indicated by the root protection area [RPA] for each tree which is calculated in accordance with guidance provided within BS5837. The RPA is the minimum recommended area in square metres that ideally should be left undisturbed around each tree to be retained to ensure that damage to its roots or rooting environment is avoided.
- 5.3 In the case of open grown trees with an even, radial root distribution it would be normal for the boundaries of the RPA to be equidistant from the trunk of the tree. The actual disposition of tree roots can however be greatly affected by a range of site-specific factors such as existing building foundations and poor growing conditions under public highways. BS537 advises that these factors are to be assessed by the arboriculturist and appropriate adjustments to the siting of the RPA made, provided that it is not reduced in area.
- 5.4 The RPA for each retained tree is detailed in the schedule of trees and shown on the tree survey plan as red dashed polygons. Where offsetting is considered appropriate it is specifically noted.
- 5.5 In this case, it is probable that the less hospitable growing conditions under the public highway have caused trees T13 and T14 to be more dependent on the soils within the footway and within the site. In addition, the foundations of the adjacent building will have prevented any root growth under the building footprint. The RPAs of all three trees are therefore shown off-set to compensate. Notional RPA, prior to off-setting, are shown dashed grey.

6.0 Proposed Development

- 6.1 The proposed development involves:
- the addition of a two-storey infill extension to the west elevation of the existing building
 - various internal adjustments to the internal layout of the building
 - there will be no significant changes to underground services

7.0 Impact of Proposed Development

- 7.1 The proposed development does not necessitate the removal or pruning of any trees.
- 7.2 The proposed extension is sited outside the RPAs of all adjacent trees and does not present any direct risk of harm.
- 7.3 All other proposed works are contained within the building and will have no impact on trees.
- 7.4 Provided that the tree protection measures specified in the accompanying arboricultural method statement (AMS) and tree protection plan (TPP) are implemented and strictly maintained throughout the construction period there is no reason why the retained trees should not be adequately safeguarded from the effects of construction.

Key

T7

Existing tree (T prefix), tree group (G) or significant hedge (H). Colour coded according to BS5837 quality assessment criteria (see Table 1)

Root protection area, derived from guidance within BS5837, any offsetting is specifically noted.

+57.28

Existing levels

Proposed extension and location of internal alterations

Notes

Notes relating to specific arboricultural issues



BS 5837 Tree Categorisation (from BS5837: 2012, Table 1)

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

Category A: Trees of high quality with an estimated life expectancy of at least 40 years

Category B: Trees of moderate quality with an estimated life expectancy of at least 20 years

Category C: Trees of low quality with an estimated life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.

Site:

Linfield House
18-22 Wykeham Road
Worthing
BN11 4JD

Title:

Tree Survey and
Arboricultural Impact Assessment

Please check all dimensions on site and notify us of any discrepancies. This drawing was prepared in colour, do not rely on monochrome copies.

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Scale:

0m 2.5 5 7.5 10 12.5

1: 250 @ A1

Dwg No

2409/57/AIA - B

Revision

-

Date:

October 2025

Drawn by:

NRB

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