Project: 26_5837_09_8
Site: 97 Heene Road, Worthing, BN11 4PG
Client: Hardeep Singh



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Project Number:	26_5837_09_8
Report Type:	Arboricultural Impact Assessment - 26_5837_09_8
Site Address:	97 Heene Road, Worthing, BN11 4PG

Role:	Name:	Date:
Instructing Party	Hardeep Singh	29/09/2026
Client	Hardeep Singh	29/09/2026
Surveyor	Tom Fellows	05/10/2026
Consultant	Tom Fellows	14/10/2026

Revision History		
Date:	Version number:	Summary of changes:
15/10/2026	1.0	First Review (Internal)
16/10/2026	1.0	Second Review (Internal)
16/10/2026	1.0	First Issue
19/10/2026	1.1	Second Issue: Minor changes to Section 5.3 for clarity and precision.

Validation Statement for the Local Planning Authority.

This report includes the following for LPA validation purposes:

- A **tree survey and tree constraints plan** showing the existing trees, their category rating and above and below ground constraints shown on an OS extract OR a topographical survey
- An **arboricultural impact assessment** which describes how the development will affect local character from a tree perspective
- **Appendices** highlighting tree related information including the **arboricultural data tables**
- **Appendices** including the **tree constraints plan**

Arboricultural Impact Assessment

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1. Introduction & Scope:

This arboricultural assessment has been prepared in accordance with BS5837:2012, providing the necessary information for the Local Planning Authority to assess the potential impact of the proposed development on local character and amenity from a tree perspective.

The brief was to survey the tree population on-site and identify any arboricultural constraints to the proposed development. The assessment includes all trees with a stem diameter greater than 75mm measured at 1.5 metres above ground level, as required by BS5837.

Tree surveys were conducted using ground-based inspections and the Visual Tree Assessment (VTA) method. A sounding hammer was used to assess for decay where relevant, but no invasive techniques were employed at this stage. Root Protection Areas (RPAs) were calculated in line with the methodology set out in BS5837.

Key elements of the report include:

- A Tree Constraints Plan, illustrating the position of trees on the site.
- Arboricultural data tables providing information on tree species, condition, and dimensions.
- Grouping or designation of groups and woodlands where areas were uniform in species, age, or geography, as permitted under BS5837.

This report will assist the planning process by evaluating the impact of the proposed development on the existing tree stock. Section 5 includes the Arboricultural Impact Assessment, which examines constraints posed by trees both above ground (e.g., crown spread) and below ground (e.g., RPAs).

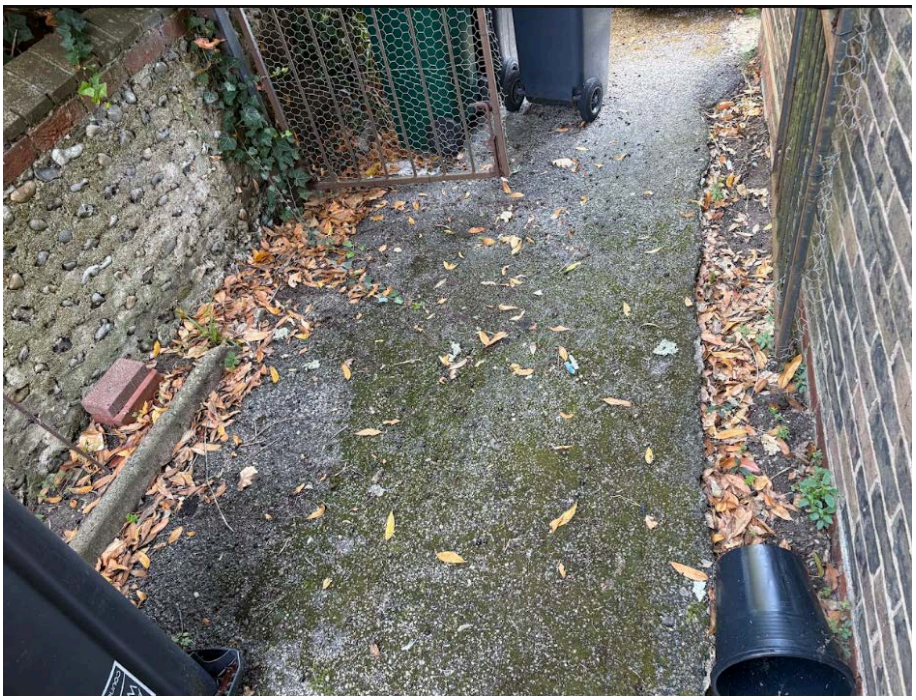
Report Author.

ROAVR (ROAVR Group) was formed in 2010 and since then has carried out arboricultural consultancy Nationwide with directly employed consultants. Our consultants are all individual members of the Arboricultural Association and the report author is listed in the document control sheet.

Photographic Plates.



Photographic plate showing T1 as viewed from 99 Heene Road (centre) (ROAVR, 2026)



Photographic plate showing existing tarmac passageway between 97 Heene Road and the boundary flint wall (ROAVR, 2026)



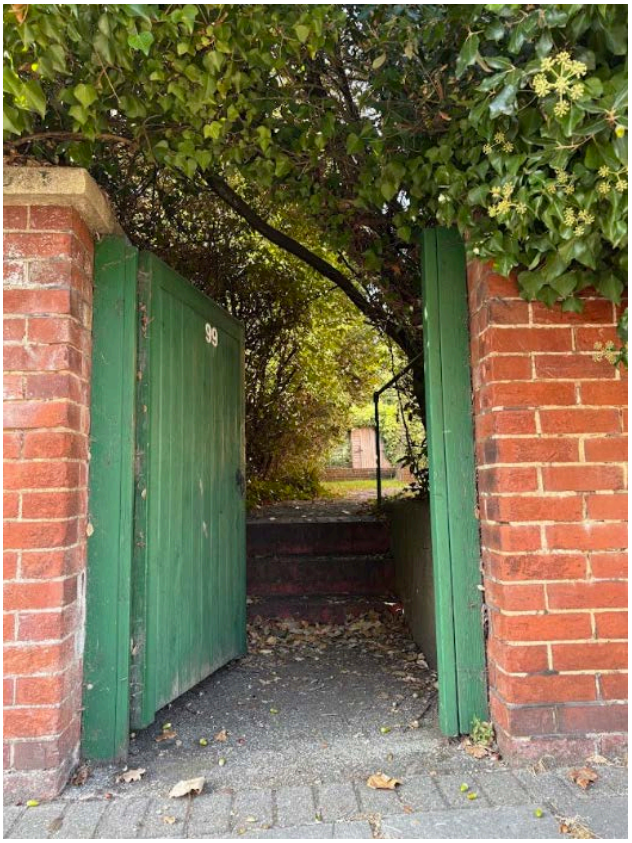
Photographic plate showing the boundary flint wall and off-site T1 behind the fence (ROAVR, 2026)



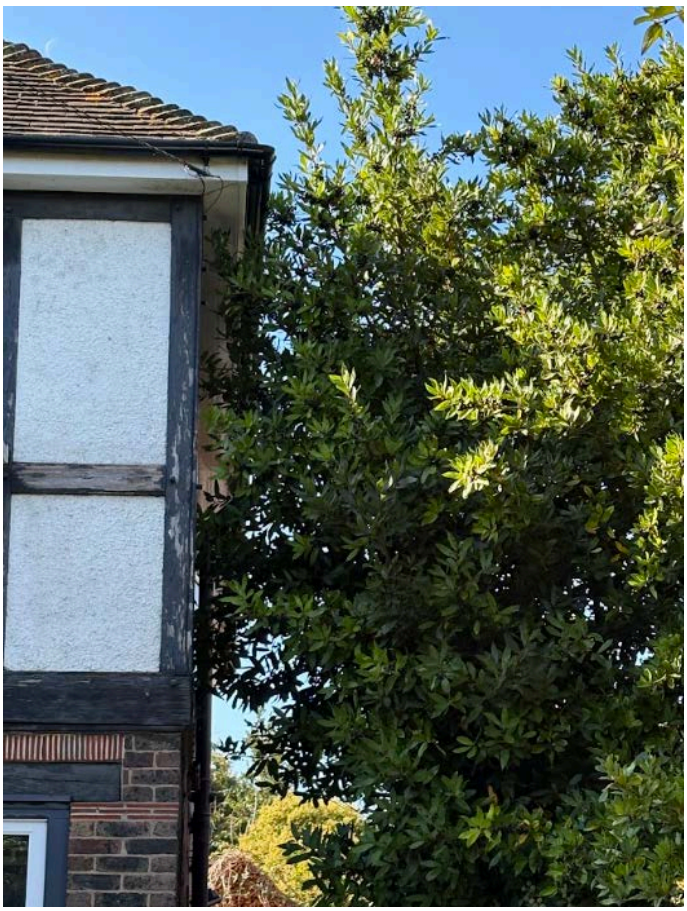
Photographic plate showing the lawn area in front of off site T1 (left) (ROAVR, 2026)



Photographic plate showing the multi stem nature of T1 (ROAVR, 2026)



Photographic plate illustrating the change in level leading into the garden of neighbouring property 99 Heene Road and T1 (centre background) (ROAVR, 2026)



Photographic plate showing T1's branches encroaching onto 97 Heene Road (ROAVR, 2026)



Photographic plate showing T2(centre) (ROAVR, 2026)



Photographic plate showing the side passage where the extension is proposed, the tarmac surface, flint wall, and off-site tree T1 growing towards 97 Heene Road (ROAVR, 2026).

2. Site Conditions & Site Surroundings

2.1 Located at 97 Heene Road, Worthing (BN11 4PG), the site falls under the jurisdiction of Worthing Borough Council.

2.2 The property comprises a residential dwelling featuring hard and soft landscaping characteristic of the surrounding locality.

2.3 The property is situated in an urban/suburban residential area close to the centre of Worthing.

2.4 A desktop assessment indicates that no Tree Preservation Orders (TPOs) or Ancient Woodland designations affect the site. However, the property is located within the Heene Conservation Area. Consequently, a Section 211 Notice must be submitted to Worthing Borough Council six weeks prior to undertaking any proposed tree works.

2.5 All desktop assessment data was cross checked and validated on the 30/09/2026 using the web portal provided by the local planning authority. https://www.adur-worthing.gov.uk/applications/tpo-register/tpo-worthing

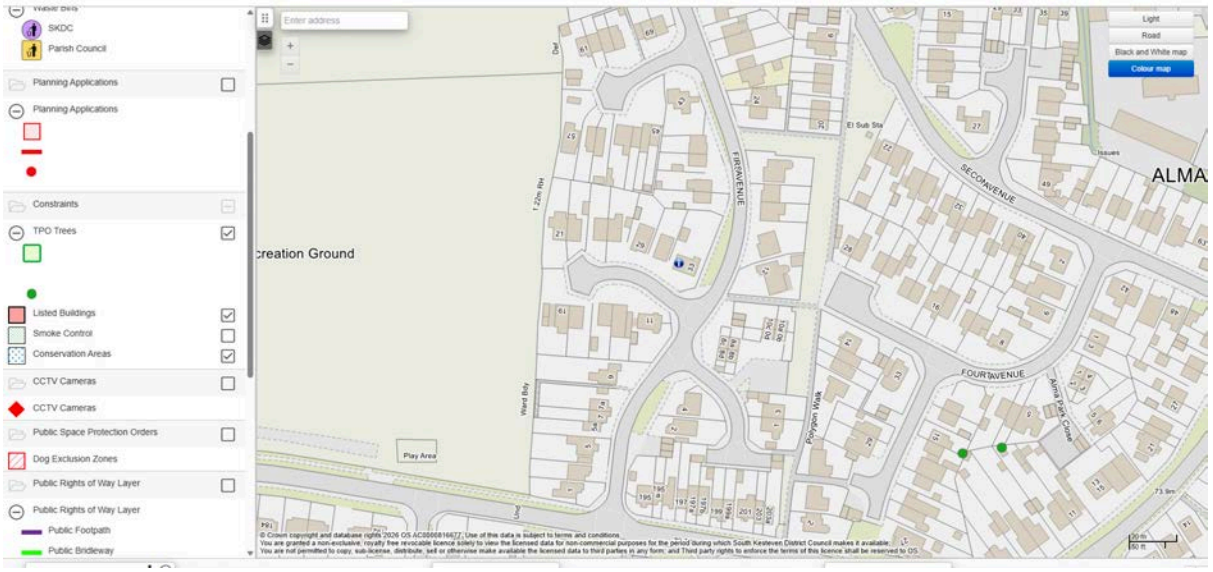


Image plate showing the desktop analysis results of the surveyed plot (Worthing Borough Council 2026).

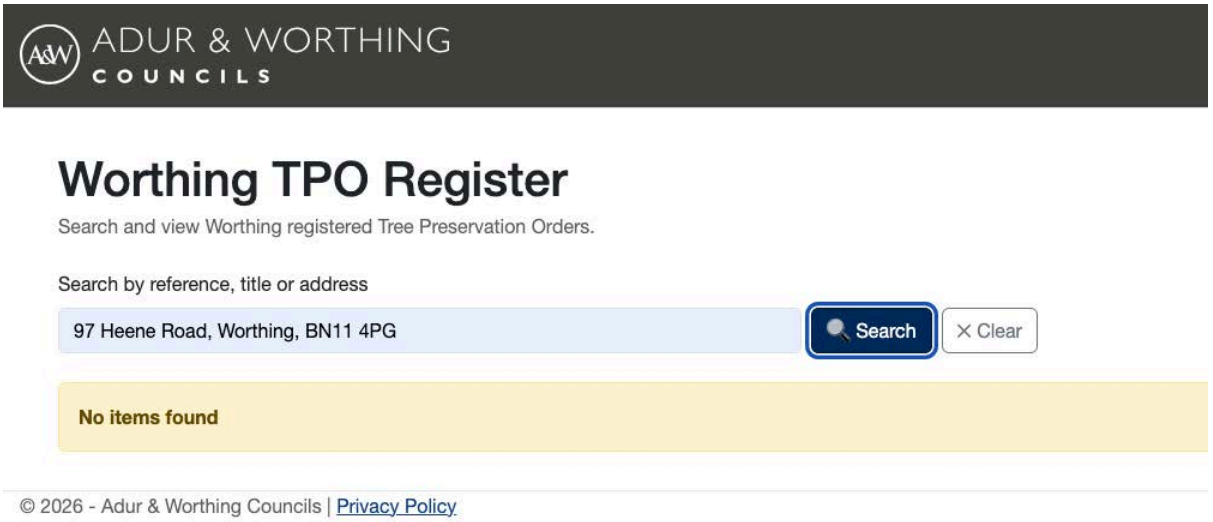


Image plate showing the desktop analysis results of the surveyed plot (Worthing Borough Council 2026).

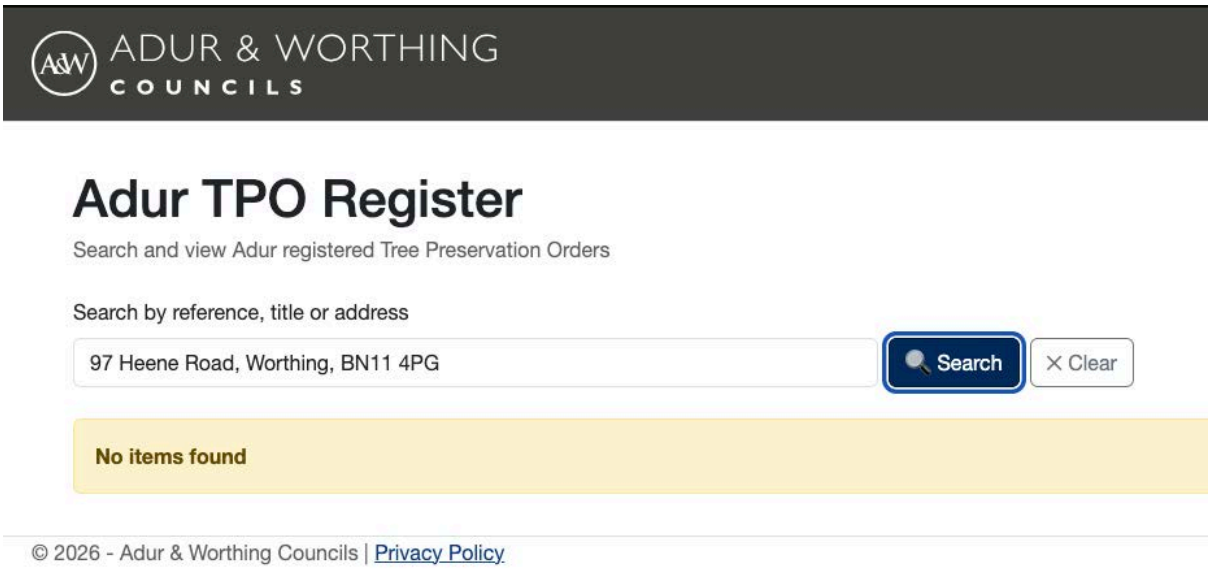


Image plate showing the desktop analysis results of the surveyed plot (Worthing Borough Council 2026).

2.6 Works to protected trees require consent from the local planning authority. In the case of TPOs an application must be made. In the case of conservation areas a notification must be made. TPO applications take up to eight weeks, conservation area notifications take six weeks.

2.7 Certain exemptions apply; for example the removal of deadwood. In the case of dangerous trees 5-days written notice should be given to the local authority (in the cases of immediate danger the work should proceed, but the local authority contacted as soon as possible afterwards) with the works evidenced by photographs and video where possible. You should also check to ensure the works are exempt from the requirements of a felling licence.

https://www.legislation.gov.uk/uksi/2012/605/regulation/14/made

2.8 It should be noted that planning consent overrides protected trees, where the works or removal are necessary for development to proceed and have been highlighted in the tree survey documents.

2.9 Bats. Under current legislation it is an offence to 'intentionally or recklessly disturb a bat' or 'damage, destroy or block access to the resting place of any bat'. For further details consultation must be made with the Statutory Nature Conservancy Organisation. Where relevant any current ecological surveys for the site will take precedence in this matter. Trees provide numerous 'potential roosting features' for a wide range of bat species. It is therefore crucial that any trees proposed for removal are checked by an appropriately competent person before any felling or ivy stripping works commence.

https://www.bats.org.uk/advice/bats-and-the-law

2.10 Birds. It is an offence to kill, injure or take any wild bird; or take, damage or destroy the nest of any wild bird while it is in use or being built. Therefore work likely to disturb nesting birds must be avoided from late March to August. All birds, their nest and eggs are protected by law.

https://www.rspb.org.uk/birds-and-wildlife/wildlife-and-countryside-act

3. Drawings

3.1 Appended to this report is a tree constraints plan and a tree assessment plan.

3.2 The tree constraints plan has been produced using an OS supplied .dwg (AutoCAD) base plan as no topographical survey was available. Tree positions and data have been applied using our survey handset as an onsite exercise with the constraints plan being produced as a PDF through Auto CAD.

3.3 An autoCAD .dwg file of the tree constraints is available on request for project stakeholders to utilise.

3.4 The *Tree Constraints Plan* shows the existing layout. For each tree the stem location is indicated and scaled according to its diameter, the canopy is indicated according to measurements taken along the four cardinal points of the compass. Root protection areas (RPAs) are indicated which are calculated according to the guidelines within BS 5837 (2012).

3.5 Where appropriate, the shapes of the RPAs have been amended to reflect actual site conditions or where trees have been heavily pruned. The 'original' RPAs are indicated as a dashed line whereas the amended RPAs are indicated as a solid line. Any variation to this approach will be highlighted on the appropriate plans.

3.6 The *Tree Assessment Plan / Arboricultural Impact Assessment* indicates the tree constraints with the proposals overlaid. Where applicable, this plan shows where works are proposed in Root Protection Areas and which trees are to be pruned or removed. This plan accompanies the Impact Assessment which is to be found in Section 5.

4. Proposals

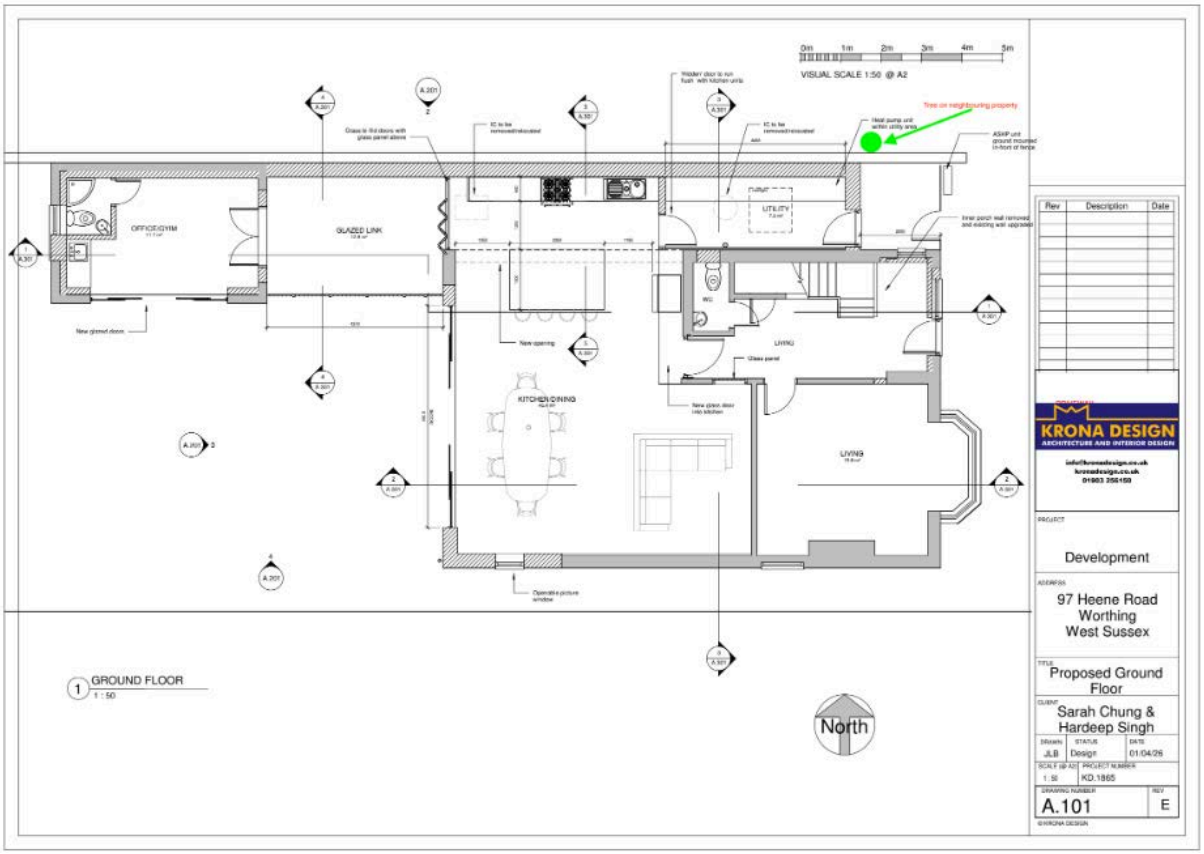
4.1 Drawing References

The drawings listed in the table below were used by ROAVR to produce the Arboricultural drawings referenced in this report. If your plans change (either before or after planning submission), then the tree drawings will require updating. This report cannot be submitted in support of a scheme that varies from the drawing reference number shown in box one below as the Impact Assessment (Section 5) will not be valid.

Drawing Name / No.	Date Issued To ROAVR	ROAVR Drawings Issue Date:
Proposed Ground Floor12/ A.1013	05/10/2026	05/10/2026

4.2 Description of Proposals.

The proposed development, as detailed on drawing A.1013 by KRONA DESIGN, involves the demolition of an existing garage and the construction of a single-storey extension to the north side of the existing dwelling.



Proposed extension at 97 Heene Road (KRONA DESIGN 2026).

5. Arboricultural Impact Assessment

5.0 Tree Quality Statement:

The survey recorded two individual trees. No groups, hedges, or woodlands were identified. Both trees were assessed as being of moderate quality and value, falling into BS5837:2012 Category B. No trees were classified as high quality (Category A), low quality (Category C), or unsuitable for retention (Category U).

Both trees were assigned subcategory 1, signifying they are of primarily arboricultural quality. The tree stock consists of a mature Bay (T1) and a Holm Oak (T2). There are no veteran trees on or adjacent to the site. The overall contribution of the tree stock to the local landscape is moderate.

5.1 Trees for Removal

No trees are proposed for removal to facilitate the development.

5.2 Mitigation Planting

As no trees are proposed for removal, no mitigation planting is required. Opportunities for new tree planting as part of a soft landscaping scheme should be considered to enhance the site's arboricultural value.

5.3 Impacts to Tree Roots

The proposed single-storey extension encroaches into the theoretical Root Protection Area (RPA) of the off-site mature Bay tree (T1). Based on on-site arboricultural evaluation and physical site constraints, there is a low probability of significant structural or functional root proliferation on the application site side of the boundary, and consequently a minimal risk of adverse impact on the tree's overall health or stability, due to the following reasons:

- Physical Boundary Substructure: The off-site tree is separated from the development footprint by a substantial, historical flint boundary wall. The deep, subterranean foundation mass of this wall acts as a significant physical barrier, historically restricting linear lateral root extension into the subject site.
- Ground Level Differences: A notable ground level change of approximately 400mm exists between the elevated neighbouring garden (where T1 is situated) and the lower ground level of 97 Heene Road.
- Existing Hard Surfacing: The side passageway where the extension is proposed consists of a compacted tarmac surface over a consolidated sub-base, creating localised soil compaction and reduced soil aeration that inherently discourages shallow root activity.

Notwithstanding this low risk profile, to provide a complete, robust, and zero-risk engineering solution for planning compliance, a low-impact foundation design utilising engineered screw piles with an above-ground suspended ground beam could be implemented across the extension footprint within the theoretical RPA, where tree roots are prevalent.

Furthermore, as an added safeguard, all individual pile positions within the RPA will be pre-cleared by supervised hand-digging or exploratory air-spade excavation to a depth of 600mm prior to driving, ensuring any isolated roots encountered are safeguarded or accommodated without severance. The RPA of the Holm Oak (T2) remains entirely clear of the proposed works..

5.4 Impact on Tree Canopies

To facilitate the proposed single-storey extension, lateral canopy pruning of the off-site Bay tree (T1) is required. The southern/eastern aspect of T1's canopy overhanging 97 Heene Road will be pruned back laterally to the boundary wall/line. This work will provide working clearance for construction and scaffolding while preventing ongoing physical contact with the new structure. All pruning works must strictly adhere to BS 3998:2010 Tree Work - Recommendations.

5.5 Long-term Implications for Tree Canopies

The retained trees, T1 and T2, will require ongoing management appropriate to their species and location. The proximity of the new extension to T1 may increase future pressure for pruning to maintain light levels and clearance. This should be considered acceptable and managed through a regular programme of appropriate tree surgery.

5.6 New Surfaces

The foundation slab for the extension within T1's theoretical RPA could be supported above existing ground level via screw piles and a suspended beam, avoiding deep excavation and standard strip footings. Any temporary working space or pedestrian access required within the unmade RPA footprint during construction must be protected using a temporary non-invasive ground protection layering system consisting of a geotextile membrane, a 150mm compressible woodchip/sand layer, and side-by-side scaffold boards or inter-linked ground protection mats.

5.7 Underground Services

The location of any new or altered underground services is not detailed on the provided plans. Any proposed service runs must be routed outside of all Root Protection Areas. If this is not feasible, trenchless installation methods will be required, with entry and exit pits located outside the RPAs.

5.8 Changes in Ground Level

No significant changes to ground levels are proposed outside the immediate footprint of the new extension. Within the RPA of T1, ground levels must not be lowered, and any raising of levels should be undertaken using appropriate materials to ensure continued water and gas permeation to the underlying soil.

5.9 Soil Compaction

The RPAs of all retained trees must be protected from compaction by vehicles, plant, and storage of materials. Protective fencing will be required to establish a Construction Exclusion Zone (CEZ) around T2. Where access is required within the RPA of T1 for construction, appropriate ground protection measures must be installed.

5.10 Demolition Works

The demolition of the existing garage must be undertaken carefully to avoid damage to the retained trees. Demolition should proceed away from the trees, and machinery must not enter the designated RPAs. All arising materials must be removed from site or stored outside the RPAs.

5.11 Hazardous Materials

The mixing of cement and the washing of tools must be conducted in a designated area at least 10 m outside of any RPA to prevent soil contamination. All fuels, chemicals, and other potentially harmful substances must also be stored outside the RPAs.

5.12 Site Set-Up

The site compound, including office, welfare facilities, storage areas, and parking, must be located outside the RPAs of all retained trees. The precise location should be agreed with the project arboriculturist prior to commencement.

5.13 Boundary Treatments

No changes to boundary treatments are indicated on the provided plans. If any new or replacement fencing is proposed, post holes must not be excavated within the RPAs of retained trees.

5.14 Summary of Arboricultural Protection & Mitigation

To ensure full compliance with BS 5837:2012 without requiring a standalone Arboricultural Method Statement (AMS), all necessary protective mitigation and construction control methodologies are incorporated directly within this report:

- RPA Foundation Methodology (Section 5.3): Extension footprint within T1's theoretical RPA could utilise engineered screw piles with an above-ground suspended ground beam. All pile locations shall be hand-cleared / air-spaded to a depth of 600mm prior to driving to safeguard roots.
- Pruning Specification (Section 5.4 & Section 6): Off-site Bay (T1) foliage overhanging the boundary line of 97 Heene Road shall be laterally pruned back strictly to the boundary wall line in accordance with BS 3998:2010.
- Ground Protection (Section 5.6): Temporary ground protection (geotextile membrane, 150mm compressible layer, and inter-linked boarding) shall safeguard unmade ground within T1's RPA during construction access.
- Construction Exclusion Zone (Section 5.9): Protective scaffolding fencing (BS 5837:2012 Figure 2) shall be erected along the outer RPA of Holm Oak (T2) prior to site setup.

6. Limitations

6.1 ROAVR has prepared this Report for the sole use of the above named Client/Agent in accordance with our terms of business, under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us.

6.2 This Report may not be relied upon by any other party without the prior and express written agreement of ROAVR. The assessments made assume that the land use will continue for their current purpose without significant change. ROAVR has not independently verified information obtained from third parties.

6.3 This report, video walkthrough, data tables and raw data remain the copyright of ROAVR until such time as any monies owed are settled in full and the report may be withdrawn at any time.

6.4 This report, site visit, plans and conclusions are proportional to the proposals and in some cases a simple plan based impact assessment may be all that is required.

6.5 Important - to ensure fair allocation of resources, we allow you ten working days to review the report and issue any feedback, beyond that changes are chargeable.

6.6 For references and further information regarding tree survey process visit: https://www.roavr-group.co.uk/roavr-group/survey/sp-3-arboriculture/

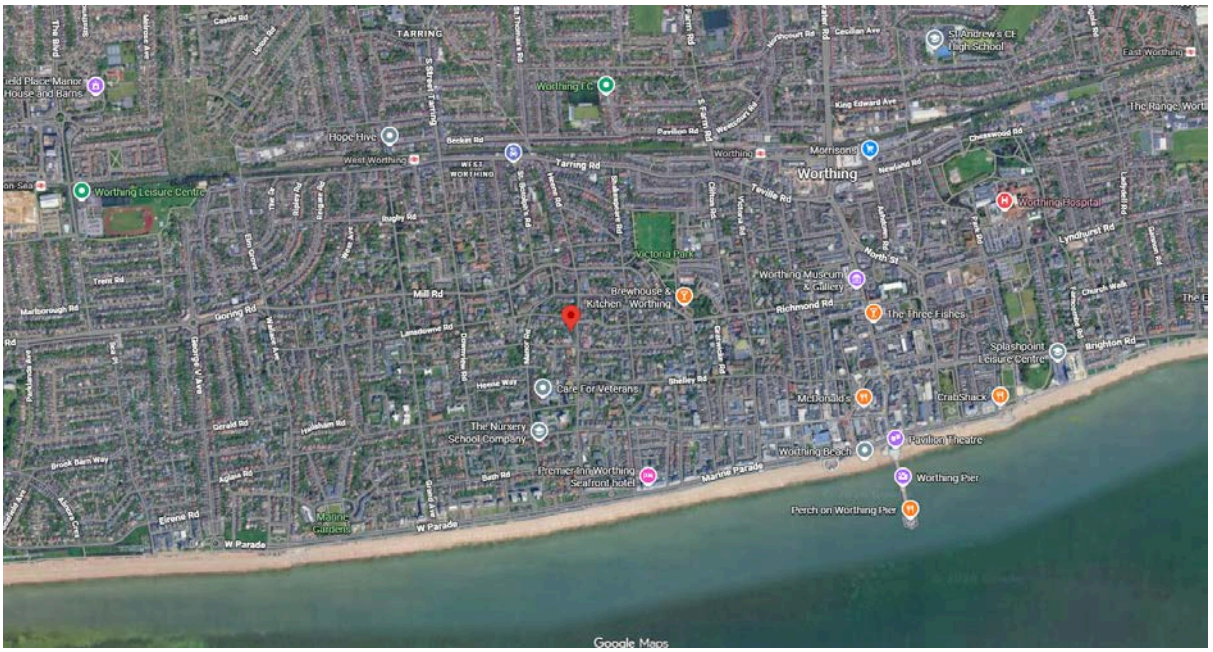
Should you require any further information, please do not hesitate to contact us at any time.

Tom Fellows
Arboricultural Consultant

Tom Fellows

Prepared by: Tom Fellows
Checked by: Forest Shum

Appendix 1 – Site Location



(Google Maps 2026).

Appendix 2 – Arboricultural Data Tables

Tree Number	Species	Age Class	DBH	Height (crown height)	N	E	S	W	Condition	Life Expectancy	Physical Description	Comments	Management Recommendations	RPA offset from stem.	Category Rating
T1	Laurus nobilis (Bay)	M	25,110,12	8(1.5)	3	3	3	2.5	Good	20+	Off site tree, boundary wall flint, level difference, site side 30cm lower,	Coppice. Stem divides at ground level. Branches encroaching upon building.	None	3.14	B1
T2	Quercus ilex (Holm Oak)	M	310,330	5.5(1)	6	2	2	2	Good	20+	Set very close to boundary wall, historically trimmed as hedge type feature. Groun level in garden approx 400mm higher than pavement.	Stem divides below 1.5 m.	None	5.44	B1

Key to Arboricultural Data Tables

Tree Number	Reference no. T1, T2 etc. for trees; H for hedgerows; G for Groups and W for woodlands.
Species	Tree species Fagus sylvatica; Quercus robur - Latin names.
Age Class	The estimated age class of the tree (relative to species) Y - Young SM - Semi-mature EM - Early-mature M - Mature OM - Over-mature or V - Veteran
Height (Crown Height)	Height of the tree in metres. (Height of the crown above ground level in metres)
Number of Stems	Number of clear stems above 1.5 metres
Diameter at Breast Height	Diameter of stem (mm) at breast height (1.5 metres above ground).
Crown Spread (N, S, E, W)	The maximum spread of the tree's canopy measured from the stem in four directions (North, East, South, West).
Life Expectancy	Estimated safe, usable life expectancy.
Physical Description	Details of tree type, quality, location etc
Comments	Any comments or remarks recorded by the surveyor
Management Recommendations	Recommendations (regardless of the development proposals if available) for removal, retention and/or remedial arboricultural works.
RPA offset from stem	Radius of the root protection area measured in metres
Category Rating	Tree categorisation based on section 4.5 of BS 5837 (2012) Trees in relation to design, demolition and construction – Recommendations: A – Trees of high quality with an estimated remaining life expectancy of at least 40 years. B – Trees of moderate quality with an estimated remaining life expectancy of at least 20 years. C – Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm U – Trees 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 Subcategories: 1: Mainly arboricultural & aesthetic qualities 2: Mainly landscape qualities 3: Mainly cultural values, including conservation

Appendix 3 – Arboricultural Plans

General Notes
Do not scale off drawing - refer to the tree data schedule for accurate crown spread measurements.
Depictions of tree canopies are based on measurements taken to four cardinal compass points.
No liability of any kind Is accepted for any omissions or inaccuracies in respect of this plan.
The original of this drawing was produced in colour; a monochrome copy should not be relied upon.
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T1-B1

T2-B1

HEENE ROAD

Key

T1-B

Trees
Showing Canopy extents, category colour and tag number (with category).

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
Trees in such a condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.

BS 5837:2012 Root Protection Area

N

1:200
0 8m

Drawing Title
Tree Constraints Plan

Client
Hardeep Singh

Site/Project
97 Heene Road, Worthing, BN11 4PG

Scale/Sheet	Date		
1:200 @ A3	05/10/2026		
Drawing No	**Rev**	**Drawn By**	**Chked By**
26_5837_09_87	1	AC	MH

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support@roavr-group.co.uk
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General Notes
Do not scale off drawing - refer to the tree data schedule for accurate crown spread measurements.
Depictions of tree canopies are based on measurements taken to four cardinal compass points.
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1 to 6

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97

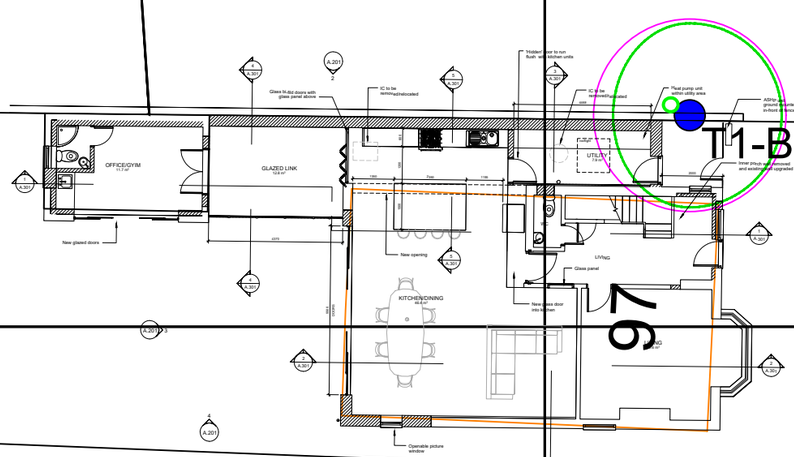
95

9.3m

T1-B1

T2-B1

HEENE ROAD



Key

T1-B

Trees
Showing Canopy extents, category colour and tag number (with category).

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
Trees in such a condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.

BS 5837:2012 Root Protection Area

N

1:200
0 8m

Drawing Title	**Tree Assessment Plan**
Client	Hardeep Singh
Site/Project	97 Heene Road, Worthing, BN11 4PG
Scale/Sheet	1:200 @ A3
Date	05/10/2026
Drawing No	26_5837_09_87
Rev	1
Drawn By	AC
Chked By	MH

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