St Lawrence Surgery

Tree Survey Report and Tree Constraints Plan
& Arboricultural Impact Assessment

Plan in accordance with BS5837:2012



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LANDSCAPE ARCHITECTURE

Date Oct 2025
Reference | SY25-424-ARB-25-01

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Client:	Manhire Surveyors LLP
Location:	ST LAWRENCE SURGERY 77 - 79 ST LAWRENCE AVENUE WORTHING WEST SUSSEX BN14 7JL
Report Title:	Tree Survey Report and Tree Constraints Plan & Arboricultural Impact Assessment
File Reference:	SY25-424-ARB-25-01
Date of Site Visit	22.10.2025
Site Visit Carried Out By:	Francis Squires
Report Author:	Francis Squires

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1.0 Introduction

1.1 It is proposed to seek planning permission for a site at St Lawrence Surgery 77 - 79 St Lawrence Avenue Worthing West Sussex BN14 7JL.

1.2 As such a tree survey is necessary to determine the extent and value of trees on the site and adjacent to the site which may be affected by any construction works. This tree survey report has been prepared in line with local plan policies and is to be considered as a material part of any application to carry out construction works.

2.0 Brief

2.1 We have been instructed by Manhire Surveyors LLP to survey the trees on the site with the guidance of BS5837: 2012 'Trees in relation to design, demolition and construction – Recommendations'.

2.2 Based upon the data collected we are to provide a Tree Survey Plan (TSP) to show the trees present and a Tree Constraints Plan (TCP) to show the constraints posed by the trees at the design stage. We have provided details of the Root Protection Area (RPA) indicated on the Tree Constraints Plan (TCP) and also shown in the Tree Survey Schedules.

2.3 We have been asked to produce an Arboricultural Impact Assessment (AIA) showing the effect of the proposed works on the existing site trees.

NB *Until Full Planning permission is granted a Forestry Commission Licence may be required to fell trees on the site -* ***A felling licence*** *is required by law if you fell more than 5m³ in one calendar quarter. If you are selling the wood - for logs, for example - then you can only fell 2m³ in a calendar quarter. This applies to trees in hedges as well as woodlands.*

3.0 Scope of Report

3.1 This report is designed to survey the trees currently present on site and adjacent to the site.

3.2 The trees have been surveyed at a preliminary level only. The survey for trees in relation to the planning process must not be substituted for a tree risk assessment report. Detailed inspections involving decay inspection equipment, climbing or aerial inspections were not carried out and are beyond the scope of this report. In cases where we consider further investigation to be necessary this will be highlighted in the report.

3.3 Where tree stems and canopy structure are obscured by the presence of Ivy or other climbers it will not be possible to assess the areas of the tree that are not visible.

3.4 This survey covers stages 1-3 of the 5 stage Arboricultural process used in relation to planning. Stage 1 is the Tree Survey Plan (TSP). Stage 2 is the production of the Tree Constraints Plan (TCP). Stage 3 is the preparation of an Arboricultural Impact Assessment (AIA) and this in to be found later in this document Stage 4 is the preparation of an Arboricultural Method Statement (AMS). Stage 5 is the implementation, supervision and ongoing monitoring of the Works.

4.0 Survey Method

4.1 All observations were conducted from ground level with the aid of binoculars. No detailed inspection of the subject trees was undertaken.

4.2 All observations were conducted from within the site boundaries or public places.
No access was made to private properties and therefore any commentary on trees within neighbouring sites was made in the context of what could be observed at distance.

4.3 The following data was assessed for the trees:

- Dimensions (height, crown spread and stem diameter)
- Height above ground level of level of the lowest point of the crown base (excluding very minor parts of the crown)
- The overall structural condition
- The deadwood in the tree
- The likely remaining retention span of the trees

The quality and value grade for each tree or group according to the cascade chart contained within BS 5837.

4.4 Tree heights were calculated by use of a Tri-Pulse laser measuring device where possible. A clinometer was also used.

4.5 Stem diameters were measured in accordance with the recommendations of BS5837.

4.6 Crown spreads were calculated using by use of a Tri-Pulse laser measuring device where possible or by pacing. Where access was difficult or unavailable distances were estimated

4.7 The tree survey was carried out by Francis Squires on 22nd October 2025. The weather was sunny.

4.8 Each individual tree has been allocated a reference number. ‘T’ refers to trees on site or just off site. ‘G’ refers to grouped trees.

5.0 Site Description

5.1 The site is located at St Lawrence Surgery 77 - 79 St Lawrence Avenue Worthing West Sussex BN14 7JL.

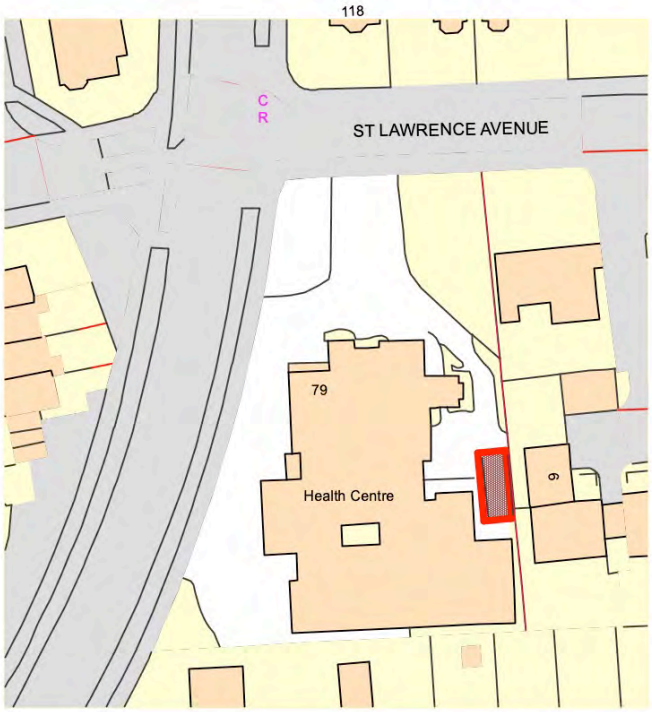

Figure 1: Approximate site boundary is indicated by the Red line (Not to a specified scale)

5.2 The application site is located on the Eastern side of St Lawrence Surgery

5.3 The application site is an established Doctors Surgery and Pharmacy constructed in phases since with extensions of a former 1960s detached house No 79 and incorporating No 77 in 1997

5.4 The Site does not include listed structures or is it within a Conservation Area. The wider area is characterised by suburban residential development.

5.5 The Construction Red line is small in area and the surveyed tree lies outside this area.

5.6 The site Bedrock geology comprises the London Clay Formation - Clay,Silt and Sand. The Soil Texture is Silt to Sand and the Depth is Deep.

5.7 We have not included Shadow Effects on the Tree Constraints drawings, as we do not consider them relevant to this project.

5.8 We are not aware of any Tree Preservation Order covering the surveyed tree but there are Oak trees covered by TPOs within the St Lawrence Surgery site, these will be unaffected by the proposed works.

5.9 The surveyed tree is a small Semi Mature Ornamental Cherry (Prunus spp.) in good condition . The trunk is divergent at 600mm. There is evidence of past pruning to prevent the branches coming into contact with the nearby buildings There is a small dead branch in the crown (to the North) probably resulting from constriction caused by attaching bird feeders. There is evidence of the roots lifting some of the surrounding block paviors and it is likely that these will be lifted and root pruning carried out in future but this in not within the proposed works.

5.10 The surveyed tree is within a bed of Ornamental shrub planting including Pittosporum, Ligustrum, Spirea and Euphorbia.

5.11 Photos of site, taken during a site visit on 22nd Octobe 2025.

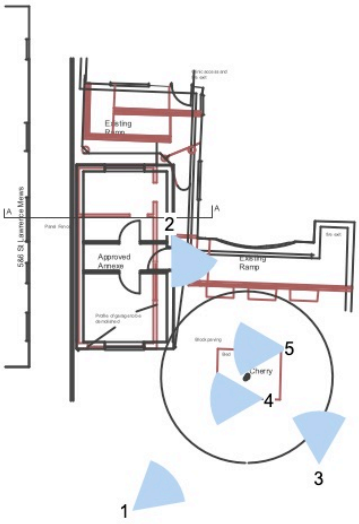

Figure 2: Site plan identifying photo locations -Not to a specified scale



View of T1 Cherry



2. *View ofT1 Cherry.*



3. *View of T1 showing branches touching building*

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4. *View of dead branch to North*



5.*View of block paving being lifted by tree roots*

6.0 Survey Details

6.1 A total of 1 individual tree was surveyed and classified according to the BS5837 valuation criteria. Of the individual trees trees surveyed:

- None were classified as BS5837 Category A, representing trees of high quality and value.
- None were classified as Category B, which represents trees which should be retained wherever possible, these trees mainly provide screening and make up part of the wider street scene.
- One was identified as Category C, which represents trees of low quality, due to past management or structural defects.
- None were graded U.

6.2 Tree Species Diversity

One tree species was recorded during the survey. Dead trees and stumps not included. A summary of the tree species surveyed can be seen within the Tree Schedule.

6.3 Age Diversity

Age Diversity was poor with one tree which was catergorised as Semi Mature.

7.0 Key to Tree Survey Data

7.1 The following information is in accordance with BS 5837: 2012.

7.2 **Tree number**: As identified on the tree plans

7.3 **Species:** Given as common names and botanical names on the survey schedule.

7.4 **Stem diameter:** Measured in mm. Measured at 1.5m above ground level and used to calculate the Root Protection Area (RPA) Prefixed by * indicates an estimate due to obstructions to access or an offsite tree. Prefixed by § indicates an average is given over several stems for example in the case of a hedge.

7.5 **Crown spread:** Estimated crown extents to the cardinal points as shown on the tree plans. Measured in metres with laser or estimated (*) when line of sight is poor. **WC** – indicates that the crown forms part of the woodland canopy**.**

7.6 **Height of crown clearance and first significant break** Existing height above ground level of canopy and the height of the first significant branch if relevant. Direction may be indicate

7.7

Age Class	**Definitio**
Young (Y)	Recently planted or establishing tree that could be transplanted with specialist equipment, i.e. less than 150 mm Diameter at 1.5m.
Semi-mature (S/M)	An established tree, but with some growth to make before reaching its potential maximum size. A tree within its first third of lifespan.
Early-mature (E/M)	A tree that is reaching its ultimate potential height, whose growth rate is slowing down but if healthy, will still increase in stem diameter and crown spread. A tree in its second third of life span.
Mature (M)	A mature specimen with limited potential for any significant increase in size, even if healthy. A tree within its final third of expected lifespan.
Veteran (V)	Specimens exhibiting features of biological, cultural or aesthetic value that are characteristic of, but not exclusive to, individuals surviving beyond the typical age range for the species concerned.
Dead (D)	The tree is dead.

7.8 **Landscape Contribution.** Although not always included in BS 5837: 2012 Tree Survey Schedules we find it useful to make an assessment of the Landscape Contribution of the tree as follows:

High	prominent landscape feature
Medium	visible in landscape
Low	secluded/among other trees

Trees of poor quality/appearance will normally be assessed with a lower Landscape Contribution.

7.9 **Comments:** These concern only matters within the interests of good arboricultural practice and do not take any account of the new proposed development. A full hazard assessment is beyond the scope of a report dealing with planning aspects.

7.10 **Estimated remaining contribution:** A guide to the likely period for which the tree is likely to confer benefits to the wider environment. The retention span is categorised into years.

7.11 **Category grading:** To be applied by an arboriculturalist; to identify the quality and value of the tree stock so that informed decisions can be made with regards to which trees should be removed or retained. Four categories are used:

U	Trees unsuitable for retention
A	Trees of high quality
B	Trees of moderate quality
C	Trees of low quality

7.12 **Category sub grading:** May be applied where retention criteria is:

1	Mainly Arboricultural qualities
2	Mainly Landscape qualities
3	Mainly Cultural values including ecological environmental

8.0 Chalara Notes

8.1 Ash dieback is caused by the fungus Hymenoscypus fraxinueus. Part of the fungus life cycle was formerly known as Chalara fraxinea, hence the alternative names including chalara ash dieback or chalara.

In line with the latest recommendations from the Arboricultural Association - Ash Dieback Guidance for Tree Owners, Managers, Contractors and Consultants - Principal Author Michael Sankus which states ' Current knowledge does not provide clarity on the impact of ash dieback on the life expectancy of individual ash trees, although up to 5% of ash trees will show genetic tolerance to the disease and many trees growing in open sites may not succumb to the disease and are likely to persist indefinitel . On these grounds it would be unreliable and premature to downgrade a healthy ash tree or one showing tolerance when categorising trees in accordance with BS5837 simply because of a presumption that life expectancy will be shortened.' We have not downgraded the ash trees on site, we have however, restricted estimated remaining contribution to 10+ years as we believe this may aid forward planning.

Tree Survey Schedule

Client: Manhire LLP Site: St Lawrence Surgery Date: 22.10.25 Weather:Sunny Surveyor: FS

Tree Ref. No	English name	Height (m)	Single stem diameter (mm)	Multi-stemmed (Y/N)	Stem 1	2	3	4	5	6	Branch spread NESW	Crown clearance CC	FSB	Age class	Condition	Deadwood	Landscape contribution	RPR (m)	RPA (m2)	Estimated remaining contribution	BS category
T1	Cherry	5		Y	160	130					3.5,3,5,4.5	1.6	1.8W	SM	Good	MD	Low	2.5	20	20+	C2
Comments/Preliminary management recommendations: Divergent at 600mm. Small dead branch to N.Evidence of past pruning																					
Comments/Preliminary management recommendations:																					
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Notes	
Age class	**Y-** Newly planted/Young **–** *not fully established and capable of being transplanted or easily replaced < 150mm @ 1.5m* **SM-** Semi-mature – *in first third of usual life expectancy for species (LES)* **EM-** Early-mature – *in second third of LES* **M-** Mature – *Approximately half LES* **OM-** Late mature – *in last third of LES* **V-** Veteran – *over usual LES* **D-** Dead
Condition	**Good/ Fair/ Poor/ Dead**
Deadwood	**Twigs** (small material up to 10mm diameter)/**Minor deadwood -MD-**(dead wood 10mm–50mm diameter) /**Major deadwood-MJD** (dead wood 50 mm + in diameter
Landscape Contribution	**High** (prominent landscape feature)/ **Medium** (visible in landscape) / **Low** (secluded/among other trees)
BS Category	Refers to Tree/Group quality and value: **A-High, B-Moderate, C-Low, U- Unsuitable for retention.** Retention criteria 1- Arboricultural,2-Landscape,3-Cultural
Root Protection Radius	A minimum radius from the tree trunk that should be left undisturbed during the development process
Stem diameter	Measured at 1.5m above ground level and used to calculate the Root Protection Area (RPA)
Crown spread (N,E,S,W)	Measured in metres with laser or estimated (*) when line of sight is poor. **WC –** indicates that the crown forms part of the woodland canopy

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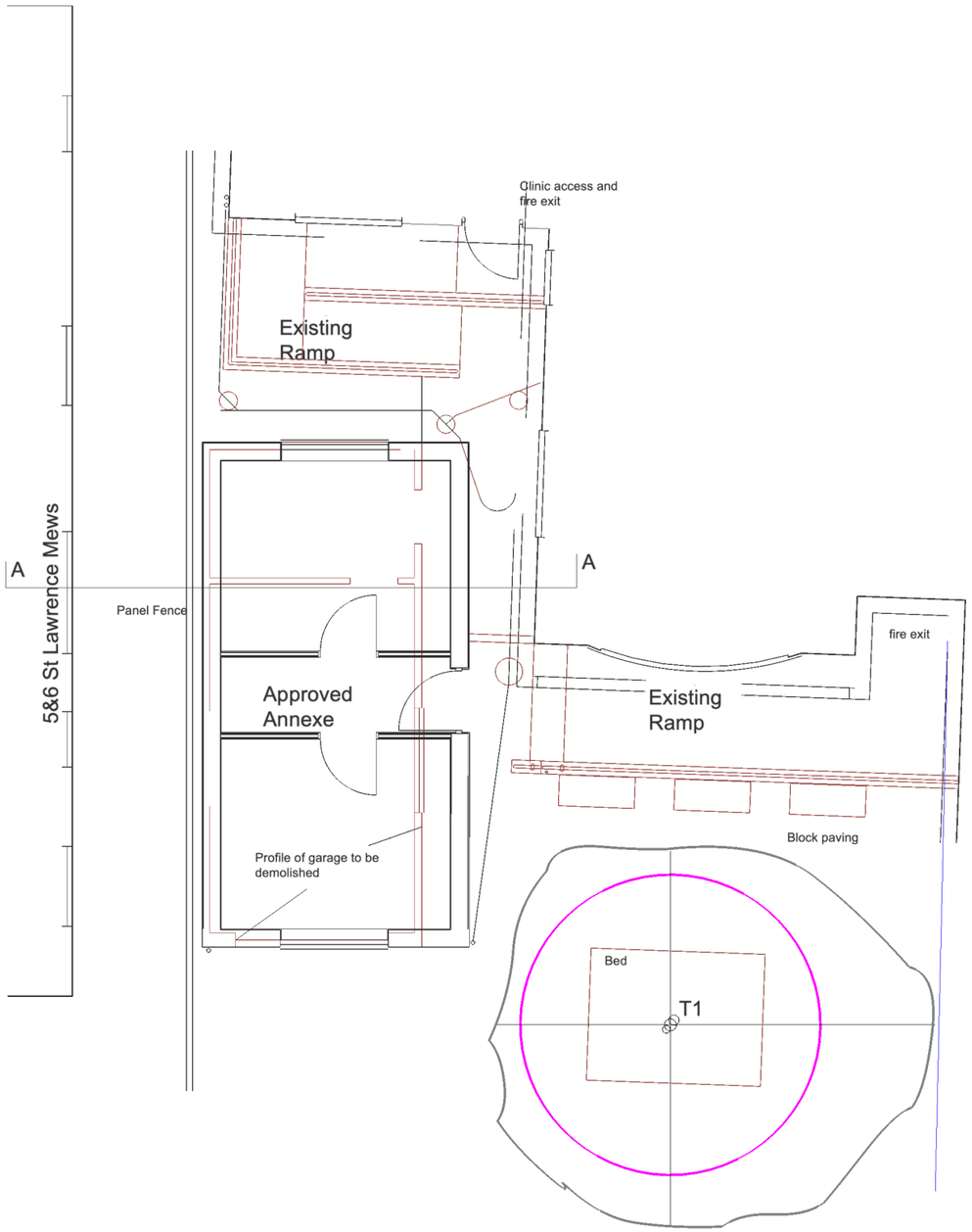
10.0 Cascade Chart for Tree Quality Assessment

Table 1 **Cascade chart for tree quality assessment**

Category and definition	Criteria (including subcategories where appropriate)		
Trees unsuitable for retention (see Note)			
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	• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline • Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality *NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.*		
	1 Mainly arboricultural qualities	**2 Mainly landscape qualities**	**3 Mainly cultural values, including conservation**
Trees to be considered for retention			
Category A **Trees of high quality** with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)
Category B **Trees of moderate quality** with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value
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	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value



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

Trees to be considered for retention

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 m

Calculated Root Protection Area

The original of this drawing was produced in colour – a monochrome copy should not be relied upon.

Project	St Lawrence Surgery
Title	Tree Survey Tree Constraints Plan
Scale	1-100 @ A3
Dwg No.	SY25-424-TS-TCP-25-01
Date	25.10.25
Revision	0
Revision Date	

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SCALE - 1:100 @ A3

12.0 Arboricultural Impact Assessment

12.1 The proposed works shown on drawing 0088-SK-11D was produced by Manhire LLP before the production of our Tree Survey and Tree Constraints drawing SY25-424-TS-TCP-25-01.

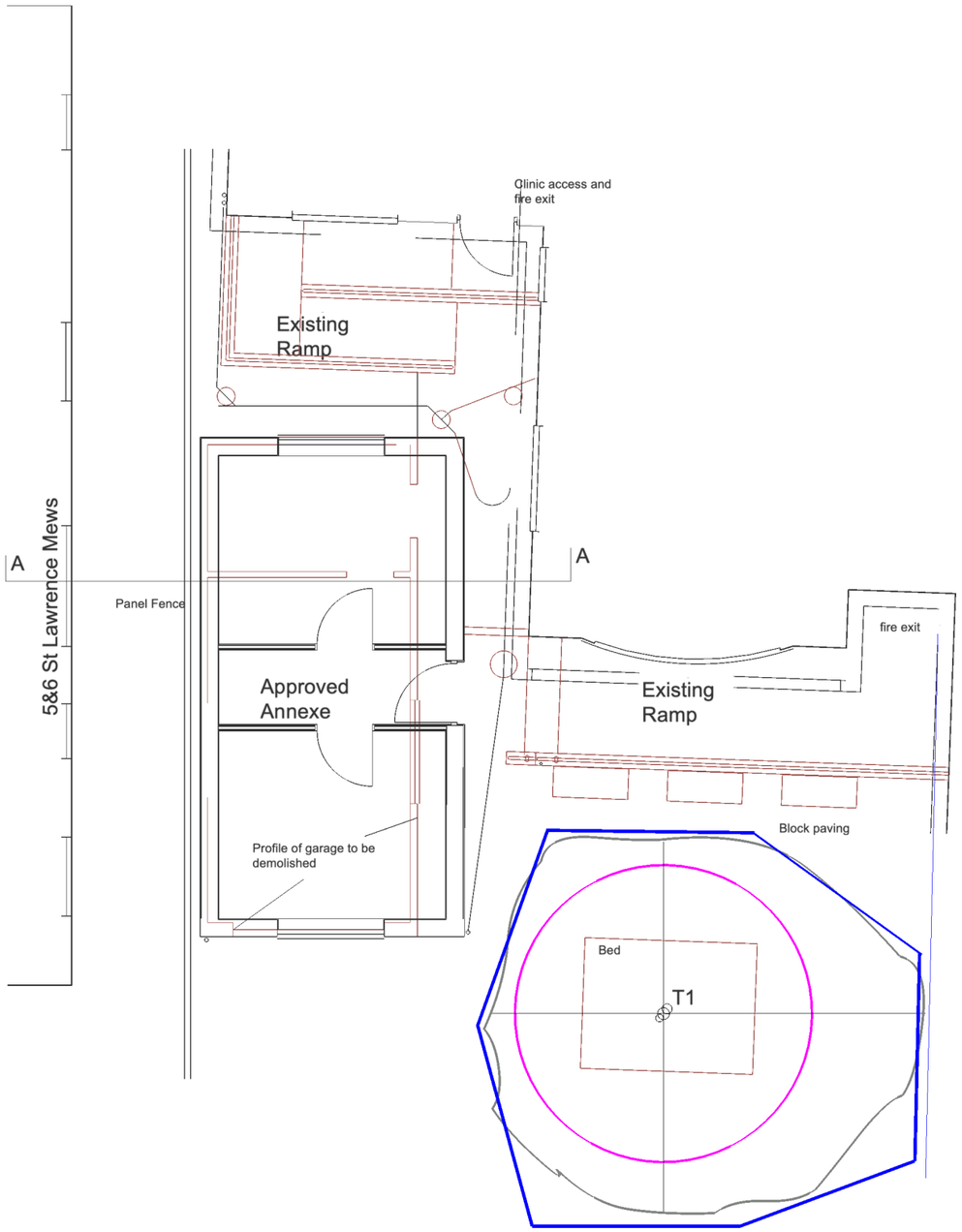
12.2 Drawing SY25-424-AIA-TPP-25-02 shows the Tree Constraints together with the proposed works. We believe that the proposed works can be carried out without detrimental effects on the retained tree T1.

12.3 This development will involve the removal of a garage/store outbuilding of No 77 and replacement with a single storey Annexe of similar appearance to accommodate two additional consulting rooms and waiting area.

12.4 Drawing SY25-424-TPP-25-02 also shows the draft position of protective fencing.

12.5 BS 5837:2012 states 'Barriers should be fit for the purpose of excluding construction activity and appropriate to the degree and proximity of work taking place around the retained trees.Barriers should be maintained to ensure they remain rigid and complete.' Barrier details are to be found on the drawing. In this case we recommend the following specification of fencing to protect the TPO'd trees and trees close to the proposed works - 2m tall welded mesh panels on rubber or concrete feet or attached to scaffold poles driven into the ground. The panels should be joined together with 4 no. non-releasable plastic ties. All weather notices (min.A4 size) marked 'Construction Exclusion Zone No Access' (or similar) should be attached to the barriers. It is important that these notices are fixed where they are visible to the site construction labour force. It is important that all of the site labour force are aware that these barriers are not to be removed, even temporally, without permission of the Local Planning Authority or Site Arborist. After erection any Tree Protection fencing should be examined by ourselves (Photographs acceptable in this case) to ensure that it fulfils the recommendations of BS5837:2012.

12.6 We do not believe any facilitation pruning is required but if this becomes necessary the Site Arboriculturist must be informed immediately before any pruning works take place.



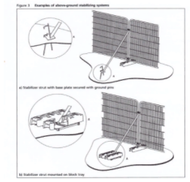
The retained trees and planting will require protection

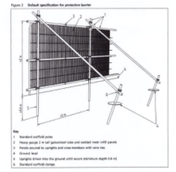
Landscape & Tree Protection fencing- as per details shown below.

Fencing will be installed before any demolition or construction works take place and be removed after construction works are completed to allow landscape works to be carried out.

2m high panels to be joined together with two plastic ties 1m apart.
Signage to be fixed to the panels (facing towards site operations) saying- 'CONSTRUCTION EXCLUSION ZONE- NO ACCESS' or similar.

The purpose of this fencing is to remind contractors of the importance of avoiding damage to the retained trees and to protect the retained landscape areas.





Calculated Root Protection Area

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Scale	1-100 @ A3
Dwg No.	SY25-424-AIA-TPP-25-02
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METRES
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