

Tree Condition Survey Report (VTA)

Site: Angmering Medical Centre, Station Road, Angmering,
West Sussex BN16 4HL

Client: **Workman LLP**

Document Control Sheet

<i>Title</i>	Tree Report: Tree Condition Report (VTA)		
<i>Client</i>	Workman LLP		
<i>Site Name</i>	Angmering Medical Centre, Station Road, Angmering, West Sussex BN16 4HL		
<i>GC Document Reference</i>	J250869		
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<i>Issue Status</i>	Issue	Date	Status
	1	26/08/2025	Final
<i>Disclaimer</i>	<i>The recommendations contained in this report represent Ground Control's professional opinions, in exercising the duty of care required of a suitably experienced and qualified Arboricultural Surveyor/ Arboricultural Consultant.</i> <i>All data recorded and recommendations made are based on observable factors present at the time of inspection. Inspections consist of a ground based visual inspection only. Where access to conduct a full inspection is not possible due to reasons such as vegetation, topography, fencing or other situations that the surveyor feels are unsafe, the Arboriculturist will make appropriate notes within the survey schedule.</i> <i>As dynamic living organisms, trees can change over time. Therefore, the observations and recommendations provided in this report should be considered valid for a maximum period of 12 months, unless specified otherwise by the Arboriculturist. Additionally, it is advisable to inspect trees after a significant, strong wind event to ensure their continued health and safety.</i> <i>The report has been prepared by Ground Control Ltd for the sole and exclusive use of the client and for the specific purpose for which Ground Control has been commissioned.</i> <i>Ground Control accepts no responsibility or liability for any use that is made of this document other than by the client for the purposes for which it was originally commissioned and prepared.</i> <i>Use of the Report by any other person is unauthorised and such use is at the sole risk of the user.</i>		

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1.0 Executive Summary

- 1.1 The tree survey was undertaken on the 19th August 2025 by Carl Riva, Ground Control’s Arboricultural Surveyor at Angmering Medical Centre, Station Road, Angmering, West Sussex BN16 4HL; hereafter referred to as the ‘site’.
- 1.2 A summary of the tree work actions required from this survey alongside a summary of the site’s tree stock species composition is included below. Detailed information of required tree works for this site can be found within section 4.0 of this report.

Action Priorities The table provides a collated summary of the recommended tree work actions in relation to the 'Action Priority' timeframes.	Inspection Records:		10
	Action Records:		6
	IMMEDIATE/ URGENT		0
	Within 1 month		0
	Within 1 - 3 months		2
	Within 3 - 6 months		3
	Within 6 - 12 months		1
	Within 12 - 18 months		0

Table 1 – Tree Works Actions Summary Table

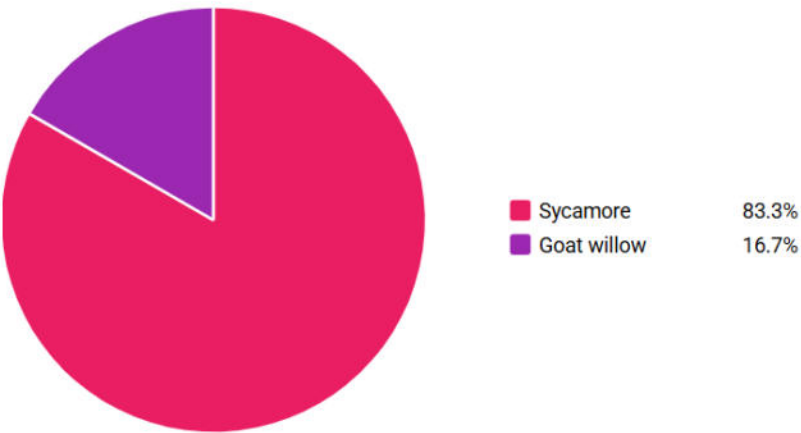


Diagram 1 – Species Composition Across the Site

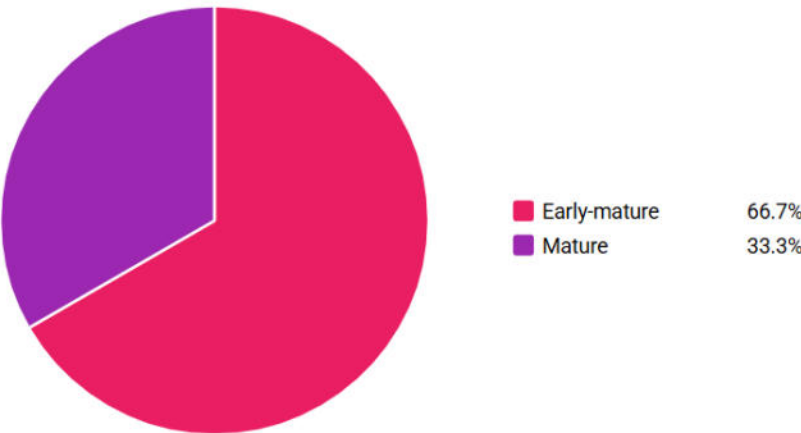


Diagram 2 – Tree Age Class Across the Site

2.0 Introduction

- 2.1 Ground Control Ltd were instructed by Workman LLP to undertake a Visual Tree Assessment (VTA) of all trees within the boundaries of the site.
- 2.2 The owner of land on which a tree or trees stand has a legal duty of care under the Occupiers' Liability Act 1957 and generally under the Health and Safety at Work Act 1974, to ensure people using the site (whether invited or not) are not exposed to tree related hazards that may present a risk to their health and safety or their property. This duty requires tree owners to take reasonably practicable steps to avoid foreseeable risk, including inspections of trees and the implementation of works where deemed necessary.
- 2.3 The purpose of this report is to assess the current condition of trees and significant vegetation within the site and to make recommendations for works based upon the risks of causing harm or damage to persons, property or equipment located at the site address.

3.0 Tree Survey & Methodology

- 3.1 The tree survey was undertaken on the 19th August 2025 by David Bushell L4 Dip. Arb, TechArborA, Arboricultural Surveyor for Ground Control.
- 3.2 The trees have been assessed from ground level only using the Visual Tree Assessment methodology and assessed with regards to:
- Structural Condition
 - Current H&S Implications
 - Recommendations for Remedial Works
 - Priority for Works & Indicative Cost Implications
- 3.3 A total of 10 records including 6 tree(s) and 4 group(s) have been inspected. The detail of these inspections can be found within the tree survey schedules in Appendix A and their locations shown on the tree survey plans enclosed within Appendix B.
- 3.4 Tree data inventory records species, height banding, stem diameter banding, age class, condition, structural defects, and recommendations for remedial work. Where possible the number of trees and species found within groups and woodland areas have been recorded. Approximate numbers have been used where access was not possible.
- 3.5 Trees have been tagged as part of this survey works only where the surveyor has deemed necessary to aid location.
- 3.6 Recommendations for remedial work are set out within the following Action Priority Class categorisation & time limits (Table 2)

Work Action Priority Class Categorisation		
Work Priority	Time Limits <i>(As detailed on survey schedule)</i>	Details
URGENT	IMMEDIATE	Separate to this report all urgent work (immediate) has been phoned / emailed through immediately to the client
HIGH	Within 3 Months	Risk Of Imminent Harm
MEDIUM	Within 6 Months	Risk of non-imminent harm posed by trees
LOW	Within 12 Months	Risks not requiring a response in the near future

Table 2 – Work Action Priority Class Classifications in line with NTSG guidance 2024

3.7 The location of trees have been categorised as High (Red), Medium (Orange) or Low (Green). This is determined by accessibility to the general public and frequency of use. If the client has not provided risk zone maps specific to each site, then categorisation is based solely on the Arboricultural Surveyor's discretion from observations gained during the site visit only. Guidelines for this subject come from Common Sense Risk Management of Trees - National Tree Safety Group (NTSG). Due consideration has been given to the principles set out below:

- Public impact - Numbers of public using site.
- Site usage - Location of roads, footpaths, buildings
- Business Risk – Risk of damage to property

Site Risk Zone Classifications	
HIGH	Adjacent property including gardens, parks or schools, public roads and footpaths, car parks. Buildings, infrastructure, or plant. Any internal access roads or footpaths leading to buildings or infrastructure used on a regular basis.
MEDIUM	Internal access roads and footpaths used on a limited basis, open grassland.
LOW	Woodlands with limited access or fenced inaccessible areas with no surrounding targets.

Table 3 – Site Risk Zone Definitions

3.8 It is recommended that upon receipt of this report the client reviews the survey schedule and mapping to check that the survey area, risk zones/ hazard classes noted by the Arboricultural Surveyors are in line with clients' own views of that site. Ground Control cannot be held liable for any incorrect categorisation of risk/hazard zones or extent of the survey area.

4.0 Conclusions and Recommendations

Recommended Tree Works:

- 4.1 A total of 10 survey inspections were recorded from which a total of 6 tree work actions have been recommended. A summary of the tree work actions recommended for the site are set out in the below table with photographic records of these trees found in Appendix C.

Table 4 – Tree Work Actions Summary

Tree / Group ID	Common Name	Work Task	Work Priority	Description	Tag No
Group 2	Field maple, Lawson cypress, Common ash, Wild cherry, Elder	Crown Lift Over Car Park/ Footpath to 2.5m	Within 3 - 6 Months		
1	Sycamore	Prune to Clear structure/wires/buildings by 1m	Within 1 - 3 Months	Streetlight clearance.	4462
1	Sycamore	Crown Lift Over Car Park/ Footpath to 2.5m	Within 1 - 3 Months		4462
4	Sycamore	Sever and Remove Ivy to 1.5m Above Ground Level	Within 6 - 12 Months		
5	Sycamore	Remove Dead Wood	Within 3 - 6 Months		No access to stem to tag.
6	Goat willow	Crown Lift Over Car Park/ Footpath to 2.5m	Within 3 - 6 Months		4461

- 4.2 All tree works specified within this report should be conducted in accordance with BS 3998:2010 by suitably skilled, experienced, and qualified operatives that are Arboricultural Association Approved Contractors.
- 4.3 Prior to the completion of any tree works the contractors should check for statutory tree protection and obtain the necessary permissions where required. This should include but not be limited to Tree Preservation Orders, Conservation Areas, and any requirements for Forestry Commission Felling Licenses where relevant.

- 4.4 Any works to third party trees will require written consent from the tree owner except those branches that apply to common law and overhanging branches without access into tree.
- 4.5 It is recommended that tree works are undertaken outside of the bird nesting season (March to September inclusive). Where works are undertaken during this period appropriate checks should be made prior to commencement by a suitably trained and competent individual.

Recommended Re-Survey:

- 4.6 Due to the intensity of site usage and to allow for inspection of seasonal features it is recommended that trees are inspected on a 15-month cycle, and after a significant, strong wind event or as per surveyor recommendation regarding specific trees.

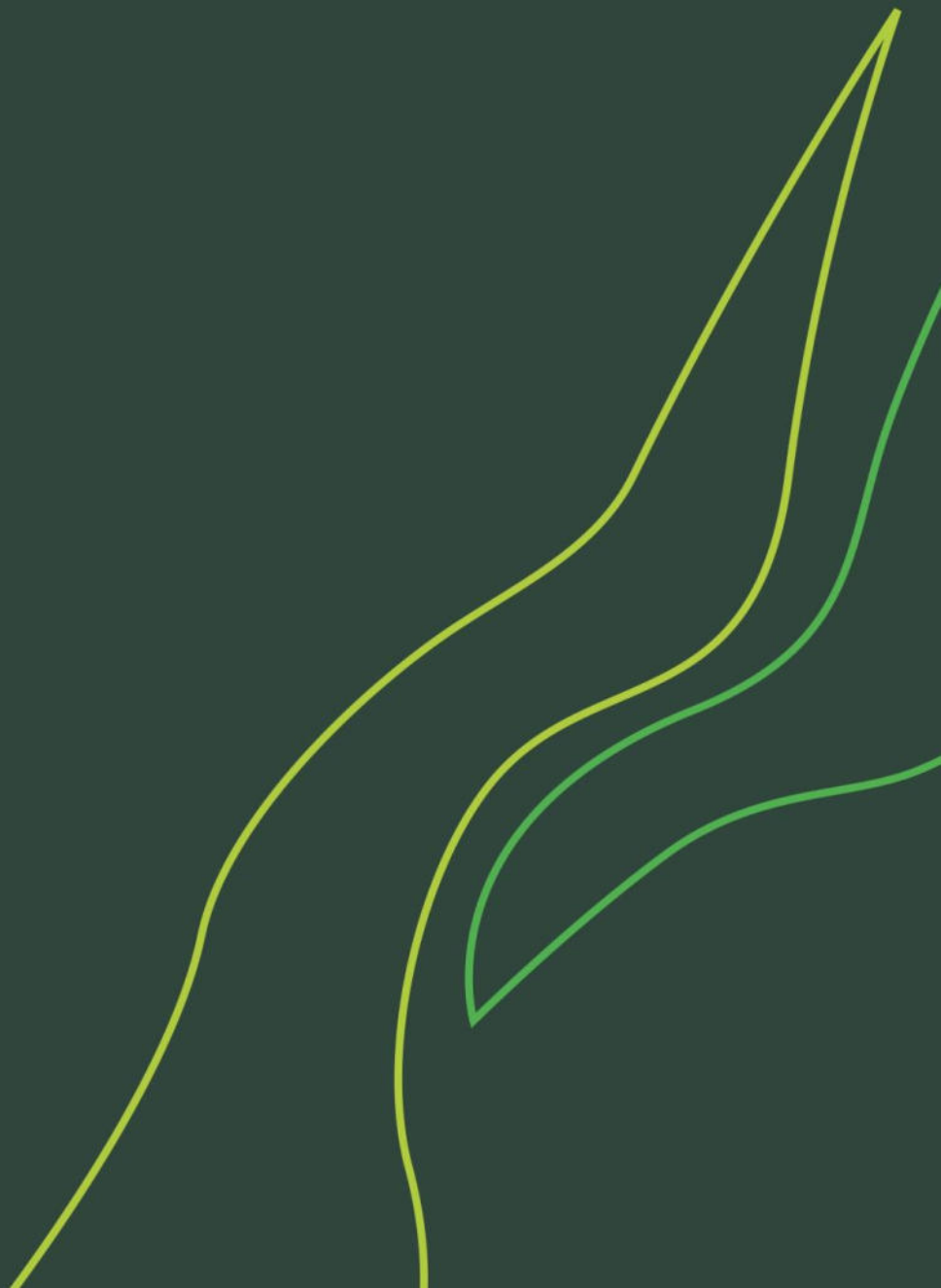
Appendix A – Tree Survey Schedule

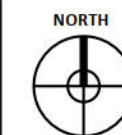


Tree Survey Schedule																	
Tree ID	Tag No	Common Name	Scientific Name	Tree Height (bands)	Stem Diameter (mm)	Life Stage	Physiological Condition	Structural Condition	Observation Comments	Root/Base Observations	Trunk Observations	Crown Observations	Pests, Pathogens & Diseases	Target	Risk Zone	Access	Ownership
1	4462	Sycamore	Acer pseudoplatanus	11-15m	380	Early-mature	Good	Good	Historical record of fungal fruiting body on tree not seen this inspection. Blocking streetlight.	No access	Bark Wounding/Damage, Climber Present - Ivy	Crown Close to Building and/or Infrastructure, Minor Dead Wood Under 50mm Diameter	None Observed	Car park, Fence, Footpath, Road, Street light/furniture	High	No access to base/stem	Client
2		Sycamore	Acer pseudoplatanus	16-20m	400	Early-mature	Good	Good	Growing on bank.	None Significant	Leaning Stem - Minor	None Significant	None Observed	Building, Footpath, Road, Street light/furniture	High	Good	Client
3		Sycamore	Acer pseudoplatanus	16-20m	300	Early-mature	Good	Good	Monitor cavity yearly. Growing on steep bank.	None Significant	Climber Present - Ivy, Cavity in Stem, Occluding Tissues/Wood, Leaning Stem - Minor	None Significant	None Observed	Building, Footpath, Road, Street light/furniture	High	Good	Client
4		Sycamore	Acer pseudoplatanus	16-20m	500	Early-mature	Good	Fair	Ivy restricting inspection of union at tree base. Previous works completed but not maintained and has regrown.	No access	Co-dominant Stem, Ivy Covered Stem, Multi-Stem	None Significant	None Observed	Building, Footpath, Road, Street light/furniture	High	No access to base/stem	Client
5	No access to stem to tag.	Sycamore	Acer pseudoplatanus	11-15m	400	Mature	Poor	Poor	No access to base due to dense vegetation wounding on northern stem at 3m exposing heartwood will require yearly monitoring. 3 co-dominant stems.	No access	Bark Wounding/Damage, Climber Present - Ivy, Co-dominant Stem	Major Dead Wood Over 50mm Diameter	None Observed	Building, Open space, Inaccessible woodland	High	No access to base/stem	Client
6	4461	Goat willow	Salix caprea	11-15m	300	Mature	Fair	Fair	No access to base due to dense vegetation. 9 stems.	No access	Bark Wounding/Damage, Co-dominant Stem, Multi-Stem	Low Crown, Minor Dead Wood Under 50mm Diameter	None Observed	Car park, Inaccessible woodland	High	No access to base/stem	Client

Tree Group Survey Schedule																		
Group ID	Tag No	Common Name	Scientific Name	Number of Trees	Tree Height (bands)	Stem Diameter (bands)	Life Stage	Physiological Condition	Structural Condition	Observation Comments	Root/Base Observations	Trunk Observations	Crown Observations	Pests, Pathogens & Diseases	Target	Risk Zone	Access	Ownership
1		Sycamore, Common hawthorn, Willow species, Elder	Acer pseudoplatanus, Crataegus monogyna, Salix sp, Sambucus nigra	Approx 15	11-15m	300-450mm	Early-mature	Good	Good	No access to base due to dense vegetation on trees to the rear of grouping.	None Significant	Included Bark, Item Stuck On or In , Co-dominant Stem, Multi-Stem	Low Crown, Minor Dead Wood Under 50mm Diameter	None Observed	Building, Car park, Open space, Street light/furniture	High	No access - crown health only assessed	Client
2		Field maple, Lawson cypress, Common ash, Wild cherry, Elder	Acer campestre, Chamaecyparis lawsoniana, Fraxinus excelsior, Prunus avium, Sambucus nigra	Approximately 30	11-15m	150-300mm	Early-mature	Good	Good	No access to base due to dense vegetation.	No access	Co-dominant Stem, Multi-Stem	Low Crown	None Observed	Car park, Inaccessible woodland	High	No access to base/stem	Third Party
3		Wild cherry, Elder	Prunus avium, Sambucus nigra	Approx 15	11-15m	150-300mm	Semi-mature	Good	Good	Previous works completed.	None Significant	Leaning, Ivy Covered Stem	Branch/Limb Failure	None Observed	Car park, Fence	High	Good	Client
4		Field maple, Common hawthorn, Wild cherry, Cherry laurel	Acer campestre, Crataegus monogyna, Prunus avium, Prunus laurocerasus	8	11-15m	150-300mm	Semi-mature	Good	Good		None Significant	Bark Wounding/Damage, No Visible Issues or Defects	Crown Close to Building	None Observed	Building, Footpath, Street light/furniture	High	Good	Client

Appendix B – Tree Survey Plans





LEGEND

-  Tree
-  Tree Group
-  Site Boundary



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Client:

Workman LLP

Project (Address):

**Angmering Medical Centre, Station Road,
Angmering, West Sussex BN16 4HL**

Figure No.:

Site Layout Plan

GC Project ID:

J250869

Issue Date:

26/08/2025

Notes:

1. © This drawing is the copyright of Ground Control Ltd and cannot be reproduced in any form without express consent of the company.
2. Tree positions are approximate only and based upon mobile GPS and/or site features.
3. Do not scale off this drawing. All written dimensions are to be checked on site prior to commencing works.
4. All discrepancies, errors or omissions are to be reported for clarification before proceeding.

Appendix C – Photographs

Sycamore Tree ID #4

3 Mill Road Avenue

Tree Details

Common Name:	Sycamore
Scientific Name:	Acer pseudoplatanus
Genus:	Acer
Tree Height [m]:	
Number of Stems:	
Stem Diameter [mm]:	500
(N) Branch Spread [m]:	
(E) Branch Spread [m]:	
(S) Branch Spread [m]:	
(W) Branch Spread [m]:	
Height of First Significant Branch [m]:	
Height of Canopy Above Ground Level [m]:	
Physiological Condition:	Good
Structural Condition:	Fair
Quality Category:	
Quality Sub-Category:	
Status:	Alive
Comments:	
Recommendations:	

Tree Location

Address:	3 Mill Road Avenue
City:	Angmering
Land Use:	
Longitude:	-0.486109
Latitude:	50.827594

Photos Street View Map View



20230110_112629.jpg
10/01/2023

Sycamore Tree ID #5

1 Mill Road Avenue

Tree Details

Common Name:	Sycamore
Scientific Name:	Acer pseudoplatanus
Genus:	Acer
Tree Height [m]:	
Number of Stems:	
Stem Diameter [mm]:	400
(N) Branch Spread [m]:	
(E) Branch Spread [m]:	
(S) Branch Spread [m]:	
(W) Branch Spread [m]:	
Height of First Significant Branch [m]:	
Height of Canopy Above Ground Level [m]:	
Physiological Condition:	Poor
Structural Condition:	Poor
Quality Category:	
Quality Sub-Category:	
Status:	Alive
Comments:	
Recommendations:	

Tree Location

Address:	1 Mill Road Avenue
City:	Angmering
Land Use:	
Longitude:	-0.486880
Latitude:	50.827578

Photos Street View Map View



1000026945.jpg
19/08/2025

Goat willow Tree ID #6

Tree Details

Common Name: Goat willow

Scientific Name: *Salix caprea*

Genus: *Salix*

Tree Height [m]:

Number of Stems:

Stem Diameter [mm]: 300

(N) Branch Spread [m]:

(E) Branch Spread [m]:

(S) Branch Spread [m]:

(W) Branch Spread [m]:

Height of First
Significant Branch [m]:

Height of Canopy
Above Ground Level
[m]:

Physiological
Condition: Fair

Structural Condition: Fair

Quality Category:

Quality Sub-Category:

Status: Alive

Comments:

Recommendations:

Tree Location

Address:

City: Angmering

Land Use:

Longitude: -0.486793

Latitude: 50.827806

Photos Street View Map View



1000026946.jpg
19/08/2025

Group ID #2

Group Details

Common Name: Field maple

Life Stage: Early-mature

Physiological
Condition: Good

Estimated Remaining
Contribution:

Quality Category:

Recommendations:

Comments:

Site: Workman LLP -
Angmering Medical
Centre

Photos Street View Map View



1000026947.jpg
19/08/2025



Ecology
Arboriculture
GIS and Mapping
Landscape Architecture

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