



ARBORICULTURAL HAZARD EVALUATION SURVEY

**54 Leylands Road
Burgess Hill
West Sussex
RH15 8AL**

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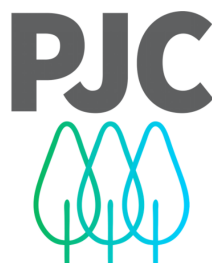
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arboriculture . ecology . landscape



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1 INTRODUCTION

1.1 Instruction

- 1.1.1 PJC Consultancy has been instructed by BHT Sussex to provide an arboricultural hazard evaluation of trees located within the curtilage of 54 Leylands Road, Burgess Hill, West Sussex, RH15 8AL.

1.2 Scope of report

- 1.2.1 This report is only concerned with trees located within the curtilage of the site as defined by the client on site and shown on the tree location plan in Appendix 1. The site boundaries have been defined with a red line on the Tree Location Plan in Appendix 1.

1.3 Purpose of report

- 1.3.1 This hazard evaluation survey has been commissioned as part of the site's cyclical arboricultural management strategy. The purpose of this report is to visually inspect all trees located within site record defects that may be/become hazardous to the general public within a period of two years.

1.4 Legal framework

- 1.4.1 The key statutory legislation (laws created by an Act of Parliament) relating to a duty of care for tree owners or those responsible for them is the Occupiers Liability Acts 1957 and 1984, the Health and Safety at Work Act 1974 and the Highways Act 1980.
- 1.4.2 The Occupiers Liability Act 1957 confers a duty on an occupier to take reasonable care to ensure that visitors to the property are safe from harm. In 1984 the scope of the act was extended to include uninvited visitors including trespassers. This duty to the uninvited is limited to those dangers which the occupier is aware of, those dangers that the uninvited are likely to be foreseeably exposed to (i.e. they will be in the area near hazardous trees) and those dangers which the occupier could be reasonably expected to take steps to protect visitors (invited or otherwise) from. The 1957 Act also indicates in section 2(3) (a) that occupiers need to be prepared for the fact that children may not be as risk aware or as careful as adults and finally it includes a consideration of the nature and circumstances of the occupier(s) and the reasonableness of any steps to help prevent injury.
- 1.4.3 The Health and Safety at Work Act 1974 places a duty of care on employers to those who are not employees. Employers (when conducting their business) must ensure as far as reasonably practicable that persons not in their employment are not exposed to risks to their health and safety. This legislation is typically used in criminal law cases and Birmingham City Council was successfully prosecuted under this act by the Health and Safety Executive (HSE) following a tree failure which killed three people in 1999.
- 1.4.4 The Highways Act 1980 places a statutory obligation on tree owners to prevent trees from causing an obstruction to roads and footpaths.
- 1.4.5 The Countryside and Rights of Way (CROW) Act 2000 indicates that those who utilise their right of public access (under the Act) are not deemed to be 'visitors', and therefore their protection comes under the 1984 amendment of the Occupiers Liability Act, however, conversely Section 1 (b) of the Act states that there is no duty owed associated with risks from natural features (which includes trees). The Act also infers that the right of access shouldn't place an unreasonable burden on the occupier and also identifies that maintaining the character of the countryside is important. In practice this could be interpreted to mean that higher risk trees could be retained as valuable habitat or natural features (i.e. veteran trees). This also suggests that any control measures to mitigate the risk



from trees is commensurate with the resources available to the owner (i.e. not an ‘unreasonable burden’).

- 1.4.6 Another Act which has some limited relevance to tree risk management is the Compensation Act 2006. This indicates that risk abatement measures shouldn’t lead to the stopping or infringement of a desirable activity taking place. This reinforces the idea that control measures shouldn’t be unnecessarily restrictive, and that some exposure to risk is acceptable, particularly when there are associated benefits.

1.5 Documents and information

- 1.5.1 The following documents were used to aid the preparation of this report:

- Google Maps 2025.



2 SITE VISIT AND OBSERVATIONS

2.1 Site visit

- 2.1.1 The site visit was undertaken during on 22nd August 2025 by professional tree inspector qualified arboriculturist N.Hollett. All trees were surveyed that fell within the agreed parameters of the survey.

2.2 Identification and location of trees

- 2.2.1 All trees were inspected. Only trees with defects that require remedial works were recorded and tagged with metal tree tags. The location of trees identified as requiring remedial work have been shown on the Tree Location Plan in Appendix 1 and have been given a what3words location in the Tree Survey Schedule at Appendix 2.

2.3 Tree observations

- 2.3.1 The trees were visually inspected from within accessible areas. The survey methodology was restricted to a visual tree assessment from ground level. No tree climbing or ground investigation was carried out for this report. A sounding hammer was used to detect potential areas of decay or cavities. Binoculars were used to assess the crowns of trees.
- 2.3.2 Where existing site constraints are present such as ivy-covered trees, a very dense understorey, or where trees are located on third party land to which access was not granted, tree assessments and dimensions were estimated by eye as accurately as possible. No invasive decay detection or specialist decay detection methodologies were utilised as part of this survey.

2.4 Survey methodology

- 2.4.1 Tree inspection methodology is based on the Visual Tree Assessment (VTA) practices as defined in the publication Principles of Tree Hazard Assessment and Management by Dr David Lonsdale. This method has been applied to an area of land containing a significant population of trees and has been adopted accordingly.
- 2.4.2 The guidance as set out in the National Tree Safety Groups publication 'Common Sense Risk Management of Trees,' has been used to inform the risk management strategy behind the tree survey methodology. Frequency of use, size and location of tree or defective part of tree, and likely users within target area have been assessed and used to judge the priority of works.
- 2.4.3 Tree works are listed in the tree survey schedule at Appendix 2. Discussion of each tree's defect is not viable due to the number of trees identified as requiring works. Identified defects are listed in the defects column of the schedule. Where several defects are identified, the most severe defect is listed.



3 RECOMMENDATIONS

3.1 Management recommendations

3.1.1 The trees have been surveyed using a traffic light system for urgency of works. The classification for the coding is detailed below:

- Red – Works of high priority that should be carried out as soon as feasibly possible.
- Amber – Works to be carried out as part of scheduled maintenance or within 6 months, whichever is sooner.
- Green – Works to be undertaken within 21 months or if budget allows.

3.1.2 Only trees with significant defects that pose a hazard to the public have been recorded and included within the survey schedule in Appendix 2. Further information regarding tree defects and remedial tree works is included in the tree survey schedule at Appendix 2.

3.1.3 Where deadwood is recommended for removal, this only applies to deadwood that is judged to be able to cause harm or damage, usually larger than 50mm in diameter. Deadwood is ecologically valuable to a range of species and should be retained where safe to do so.

3.2 Implementation of works

3.2.1 Recommended works should be completed within a timely manner as prescribed within the tree survey schedule.

3.2.2 The contractors should carry out all tree works to BS 3998 *Recommendations for Tree Works* (2010) as modified by research that is more recent. They should also carry relevant, adequate, and up to date insurance.

3.2.3 It is also recommended that all tree works are carried out by an Arboricultural Association approved contractor. Approved contractors are expected to work to industry best standards, and the Arboricultural Association website contains contact details and information on engaging a suitable contractor.

3.3 Reinspection frequency

3.3.1 It is recommended that all trees within the survey area be resurveyed within two years of this report unless specified within the survey schedule in Appendix 1.



4 OTHER CONSIDERATIONS

4.1 Statutory tree protection

- 4.1.1 Mid Sussex District Council's online mapping tool was used on 21st August 2025 to check whether there are any tree preservation orders (TPOs) within the site. Tree preservation order Ref: BH/04/TPO/74, G2, was shown to partially cover the site. Mid Sussex District Council Planning Department was also contacted by email to further confirm what trees are covered by the preservation order, it was communicated that G2 of BH/04/TPO/74 protects 10 horse chestnuts that are located within and adjacent the site.
- 4.1.2 The online mapping tool can be updated at any time, therefore any persons proposing to undertake tree works should still check the status of the trees with the local planning authority prior to undertaking any tree works. Failure to adhere to the TPO legislation could lead to prosecution and if convicted a fine and criminal record. The crown of a tree and its roots are protected. The person carrying out the works, the person instructing the works and the Directors of that company are potentially liable. Failure to check whether tree/s are the subject of TPO/s could not be used as mitigation.
- 4.1.3 The site is not in a Conservation Area.

4.2 Ecology considerations

- 4.2.1 Full consideration must be given to the presence of species protected under the Wildlife and Countryside Act (1981 - as amended), the Countryside and Rights of Way Act (2000) and the Conservation of Habitats and Species Regulations (2017); in particular, the presence of bats and nesting birds. The advice of an ecologist must be obtained where works could impact protected species. It is recommended that wherever possible, significant tree / hedge works take place outside of the typical bird nesting season of March to September.

4.3 Limitations of report

- 4.3.1 The trees were assessed for their condition and safety in relation to the average range of weather conditions that the region experiences. Any weather events that exceed the average norm cannot be predicted, and so PJC Consultancy cannot be held liable for damages associated with tree failure that may occur post survey.
- 4.3.2 Hazard evaluation surveys are completed by a competent arboricultural consultant using visual ground-based surveys only. They are completed to detect defects that are visibly evident during the survey and are based on industry best practice and risk management methodologies. Trees are biological, self-optimising structures and their structural integrity cannot be guaranteed, therefore PJC Consultancy cannot be held liable for damages associated with tree failure that may occur post survey.



Appendix 1: Tree Location Plan



Key:



Green priority tree (Works to be completed if budget allows. Not safety critical work).



Amber priority tree (works to be completed within 6 months)



Red priority tree (Works of high priority that should be carried out as soon as feasibly possible)

Drawing no: PJC/6936/25/A Rev: - Sheet number: 1 of 1

Site:

54 Leylands Road
Burgess Hill
West Sussex
RH15 8AL

Drawing title: Tree Location Plan

Date drawn: 26/08/2025

Scale: Not to scale

Drawn by: PD

Checked by: PD



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Appendix 2: Tree Survey Schedule

Tree Survey Schedule



Site: Leylands Road

Survey date: 22/08/2025

Surveyor: N.Hollett

Tree No.	Species	Height (m)	Age class	Physiological condition	Structural condition	Frequency of use of target area	Target	Comments/Defects	Management Recommendation	Location	Priority
1033	Norway maple (Acer platanoides)	15	Mature	Good	Good	High	Leylands Road and footpath.	Deadwood within upper crown.	Remove deadwood over 75mm in diameter or 1m in length.	///cave.punt.senses	Amber
1034	Horse chestnut (Aesculus hippocastanum)	14	Mature	Good	Fair	High	Leylands Road and footpath.	Minor damage in south of crown. Historically reduced to 4m and now lapsed in formal pruning. Included bark within the new growth unions potentially compromising the structural integrity of the tree, as the included bark may create weak points where the branches unite.	To enhance the structural integrity of the trees and mitigate the effects of wind on their crowns, it is recommended to reduce the canopy by approximately 30%. This reduction will help to diminish the sail effect created by the tree crowns, which can place undue stress on the included unions—areas where branches or stems are closely joined.	///apple.solo.soak	Amber
1035	Ash (Fraxinus excelsior)	16	Mature	Good	Good	High	Leylands Road and footpath.	Crown bias over road and power cables. No major visible defects.	It is advisable to conduct a lateral reduction of the southern crown aspects by 3 meters, trimming back to appropriate growth points. This action aims to mitigate the encroachment on power cables and ensure safer passage for vehicular traffic. While this task is not deemed critical for safety, it is recommended to proceed with it if the budget permits.	///overnight.voting.station	Green

Tree Survey Schedule



Site: Leylands Road

Survey date: 22/08/2025

Surveyor: N.Hollett

Tree No.	Species	Height (m)	Age class	Physiological condition	Structural condition	Frequency of use of target area	Target	Comments/Defects	Management Recommendation	Location	Priority
1036	Pedunculate oak (Quercus robur)	17	Mature	Fair	Fair	High	Leylands Road and footpath.	Sparse crown with minor deadwood. Several large pruning points at 6, 8 and 10m from recent limb drop. Recent fallen limb displays internal decay is present combined with sounding hammer indicating hollowing in stem. Over extended 4m south limb has small cavity on underside of main union.	To address the significant stress and strain on the internal branches of the tree, it is advisable to perform a crown reduction of approximately 40%. This measure is particularly important given the recent dry conditions, which have exacerbated existing weaknesses within the tree's structure, alongside the presence of internal decay. By reducing the crown, the overall weight and load on the compromised branches will be lessened, thereby promoting better health and stability for the tree. This proactive approach not only mitigates the risk of branch failure but also enhances the tree's resilience against environmental stressors, ultimately contributing to its longevity and vitality.	///normal.letter.thanks	Red
1037	Horse chestnut (Aesculus hippocastanum)	15	Mature	Fair	Fair	Moderate	Garden	Dual stemmed from 2m with minor bark inclusion. Sounding hammer indicates some hollowing within stem. Historic fail point at 6m north. Small hazarded beam at 6m north above fail point.	Remove deadwood over 75mm in diameter or 1m in length and remove limb with hazarded beam at 6m north.	///fries.grants.spell	Amber
1038	Sycamore (Acer pseudoplatanus)	14	Semi mature	Fair	Fair	High	Dwelling, garden.	Minor deadwood within upper crown.	Remove deadwood over 75mm in diameter or 1m in length.	///voters.area.dirt	Amber



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