



Tree condition Survey

Client details: Hunters Property Management

Site: Luscastes Court, 6 Paddockhall Rd, Haywards Heath, RH16 1HH

Date of inspections: 03.08.25

Inspected by: Duncan Armstrong L4Arb, Tech ArborA, BSc Hons

Table of Contents

Table of Contents	Page 1
Introduction	Page 2
Objectives	Page 2
Survey Categories	Page 3
Key to Recommended Works	Page 3
Key to abbreviations within recommended works listings	Page 3
References	Page 3
Appendices	Page 4

Introduction

I have been instructed by the Hunters Block Management team at Hunters Property management to conduct a tree condition assessment at this address.

Objective

To visually assess the trees condition, to address any safety concerns, and ensure they have an acceptable level of risk.

Method of Inspection.

This was a walked, thorough inspection of the one specific Sycamore tree, as pictured in appendix 1. The tree is in the southwest corner of the car park, overhanging the neighbouring property: Winnals Park.

Observed targets.

People or property which occupy the area below a given tree are here referred to as targets. Targets were specified per tree within the survey schedule, but generally were roads and drives.

Survey categories

The categories which were chosen to be recorded are as follows:

Tree number. Where tagged, tag number.

Species: Common name

Height: Estimated in meters.

Stem Diameter: Estimated at 1.5m above ground level.

Age Class: Young, Semi Mature, Mature, Over Mature, Veteran

Condition: As stated.

Recommended Works. Stated as one of four options:

- Arboricultural – primarily to address an Arboricultural rather than safety issue.
- Safety.
- Facilitative: To improve access, or visibility to parts of the tree, for example.
- Unspecified

Work Priority: As stated, within a given time period.

Re-inspection: As stated, within a given time period.

Cost: As stated

Risk. This was assessed by looking at three features of the tree:

- The potential for the tree, or a section of the tree, to fail. This is assessed as either low, medium, high or severe risk.
- The size of the tree or section of tree which has the potential to fail.
- The target area at risk.

The target area refers to the area around the tree into which it could fall should it the tree has, i.e. how often are there people or property occupying this space. This is expressed as either occasional, intermittent, frequent or constant.

For the purposes of this survey, assessment of the frequency of occupation of the target area below the tree is an estimate, based on observed usage, the presence of roads, car parks, hard surfaced footpaths and desire lines. A more detailed examination of usage for specific trees can be arranged, where risk reduction requirements dictate.

Luscaters Court Survey:

Tree number. 1

Species: Sycamore

Height: 18m

Stem Diameter: 550mm

Age Semi-mature

Condition: Physiology: Good.

Structure: Average. Tree is relatively drawn up and wind exposed. Historically, mature adjacent tree or trees of a similar height have been removed. (No stumps were observed – information as advised by managing agent/residents).

Horizontal limb to at approx. 10m crossing through adjacent Cypress tree. Could be causing some isolation of movement of the tree, with consequential reduction in strengthening of anchoring in roots.

Low secondary epicormic growth at approx. 3m shows evidence of squirrel damage – further squirrel damage may be present in upper crown.

2/3 visible sections of major deadwood - >50mm diameter.

Risk. Low.

Target area occupation: Frequent.

Size of tree/tree section: 550mm stem diameter tree.

Recommended Works. Arboricultural:

Reduce tree height to approx. 15/16m – as indicated in Appendix 1, pic 4.

Remove/ reduce crossing horizontal limb to west, to release from adjacent Cypress tree.

Safety: Deadwood. Aerially inspect for squirrel damage. Reduce/remove any limbs where attachment is compromised by squirrel damage.

Work Priority: 3 months.

Re-inspection: Within 3 years

Cost: £750

Mapping

As this is a single tree, several pictures accurately locate the tree on the site. See Pictures of the tree in Appendix 1.

References

National Tree Safety Council Common Sense Risk Management of Trees 2024

Principles of Tree Hazard Assessment David Lonsdale 1999

Field Guide for Visual Tree Assessment C. Mattheck 2007

Appendix 1 Pictures



Pic 1: Tree location



Pic 2: Tree viewed from North, looking south, from Winnals Park.



Pic 3. Tree viewed from east looking west, from Luscatess Court.



Pic 4. Tree viewed from south looking north, from Winnals Park. Arrow indicates position of horizontal limb crossing through adjacent Cypress tree. Arc marked on picture indicated relative location of proposed extent of reduction.



Pic 5. Lower stem at approx 3m. Indicating location and extent of squirrel damage.



Pic 6. Lower stem approx. 0-2m. No visual defects.