



Project: 25_VTA_02_10
Site: Fleur-de-lis, 2 Bolnore Road, Haywards Heath, West Sussex RH16 4WH
Client: Pegasus



Document Title:	Tree Safety Survey & Management Plan
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Project Title:	Fleur-de-lis, 2 Bolnore Road, Haywards Heath, West Sussex RH16 4WH

Revision History.

Date:	Version number:	Summary of changes:
12/03/2025	1.0	First Draft
12/03/2025	1.0	First Issue

Distribution.

Approved by:	Signature	Date:	Version:
Peter Haine	PH	12/03/2025	1.0
Georgia Shepperd	GS	12/03/2025	1.0

Re-Survey Date.

Survey Type:	Lifecycle:	Re-survey Date:
Tree Safety Survey	3-Years	February 2028
Management Plan	10 Years	2035

Summary:

Scope of the Survey

ROAVR was instructed in February 2025 to conduct a tree assessment at Fleur-de-lis, 2 Bolnore Road, Haywards Heath, West Sussex RH16 4WH. The survey provides a baseline for future inspections, allowing for the monitoring of tree condition over time. A visual tree assessment methodology, as developed by Claus Mattheck, was used. The inspection was carried out on 21st February 2025 by Connor Harmsworth, an arboricultural technician with an intermediate tree inspection certificate. Despite wet conditions, visibility was good, allowing for a thorough assessment.

Site Conditions

- The site is a care home with associated landscaping, located within Mid Sussex District Council's jurisdiction.
- The site falls within a Conservation Area and is covered by an Area Tree Preservation Order (TPO).
- Any tree works will require consent from the local planning authority, with TPO applications taking up to 8 weeks and Conservation Area notifications taking 6 weeks.
- Exemptions exist for deadwood removal and dangerous trees, subject to notifying the authority.

Protected species legislation applies, including:

- Bats – Trees must be checked for potential roosting features before removal.
- Birds – Works must avoid disturbing nesting birds (March–August).

Tree Population and Condition

- The tree stock includes mature remnant trees, established hedgerows, and ornamental species.
- Key species: Leyland Cypress, Sycamore, Horse Chestnut, Common Oak, Yew, Beech, Holly, and Hawthorn.
- Trees are primarily located along the periphery, with some growing near buildings, footpaths, and phone lines.
- The mature trees provide high amenity value and should be considered irreplaceable, despite minor defects.

Recommended Remedial Works

- Tree Reduction and Crown Lifting
 - Leyland Cypress – Reduce height to improve light access.

- Sycamore – Crown lift to 3m over footpath and prune away from phone cables.
- Horse Chestnut – Reduce crown by 1m to clear phone line.
- Common Oak – Prune to clear building by 1m within 3 years.
- Hawthorn & Holly – Prune clear of phone lines.
- Deadwood Removal and Safety Works
 - Lawson Cypress – Remove major deadwood.
 - Holly – Remove stems and retain coppice stool due to suppression and poor vitality.
 - Yew – Remove minor deadwood.
- Annual Monitoring
 - Holly – Shows signs of stress; recommend annual inspections.

The required interventions are low to moderate, ensuring tree health and minimising risks to site users and infrastructure.

Management Plan

The long-term management strategy aims to:

1. Protect and enhance the landscape and ecological value of the tree population.
2. Maintain tree health and safety through proactive arboricultural practices.
3. Support biodiversity and habitat connectivity.

A structured 10-year plan is in place, including:

- Short-term (0–12 months) – Completion of remedial works, annual walkover surveys.
- Medium-term (1–3 years) – Further tree surveys, ongoing monitoring, and consideration of additional planting.
- Long-term (3–10 years) – Scheduled tree safety surveys and remedial actions.

Contractor Requirements

All tree works should be undertaken by qualified and insured professionals, preferably Arboricultural Association members, to ensure best practice and compliance with regulations.

This report provides a clear framework for ongoing tree management, balancing safety, ecology, and site aesthetics.

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1. Scope

- 1.1 We were instructed in February 2025 to assess the site at Fleur-de-lis, 2 Bolnore Road, Haywards Heath, West Sussex RH16 4WH following instruction from Pegasus.
- 1.2 This survey is to be considered a time mark for all future inspections. The data within the report will allow us to monitor decline (or improvement) of stems.
- 1.3 To undertake this assessment we have used the visual tree assessment methodology developed by Claus Mattheck. This technique is widely recognised as the benchmark and is the most widely used approach.

It consists of the following stages:

- Visual inspection of the tree for defect symptoms and overall vitality. If there are no signs of any problems the assessment is concluded.
 - If a defect is suspected on the basis of the symptoms, the presence or absence of that defect must be confirmed by thorough examination.
 - If the defect is confirmed, it must be quantified and the strength of the remaining part of the tree evaluated.
- 1.4 It should be noted that a visual tree assessment is visual only (although it is often undertaken with the aid of a probe, a sounding mallet and a pair of binoculars). The quantification and evaluation (stage 3) may be beyond the scope of a visual inspection and require the use of diagnostic decay equipment and/or a separate climbing assessment.
 - 1.5 The trees within the scope were inspected on the 21/02/2025 by Connor Harmsworth a field arboricultural technician who holds an intermediate tree inspection certificate and has had suitable training in all aspects covered within this report.
 - 1.6 The weather was wet but visibility was good, allowing for a full and thorough inspection to take place.
 - 1.8 The site is a care home, as such a risk based approach has been adopted, if a tree was to fall in this environment, the chances of it striking people or property are high.

Photographic Plates.



Photographic plate showing H41752. (ROAVR, 2025)



Photographic plate showing T41753. (ROAVR, 2025)



Photographic plate showing T41754 (centre). (ROAVR, 2025)



Photographic plate showing T41757 (centre). (ROAVR, 2025)



Photographic plate showing T41758 (left) to T41761 (right). (ROAVR, 2025)



Photographic plate showing T41762 (centre). (ROAVR, 2025)

2. Site Conditions & Site Surroundings

- 2.1 The site is situated in Haywards Heath in the Mid Sussex's District Council control area.
- 2.2 The site totals 3,562.25 as measured using Google earth and is home to a detached care home with associated hard and soft landscape.
- 2.3 The wider locality is predominantly residential housing. The site is accessed via a private entrance driveway and a pedestrian gate.
- 2.4 A desktop assessment has highlighted that site is within a Conservation Area and that the site is covered by an area tree preservation order.
- 2.5 All desktop assessment data was cross checked and validated on the 27/02/2025 using the web portal provided by the local planning authority.

<https://www.midsussex.gov.uk/planning-building/trees-and-hedgerows/tree-preservation-order-tpo-map/>

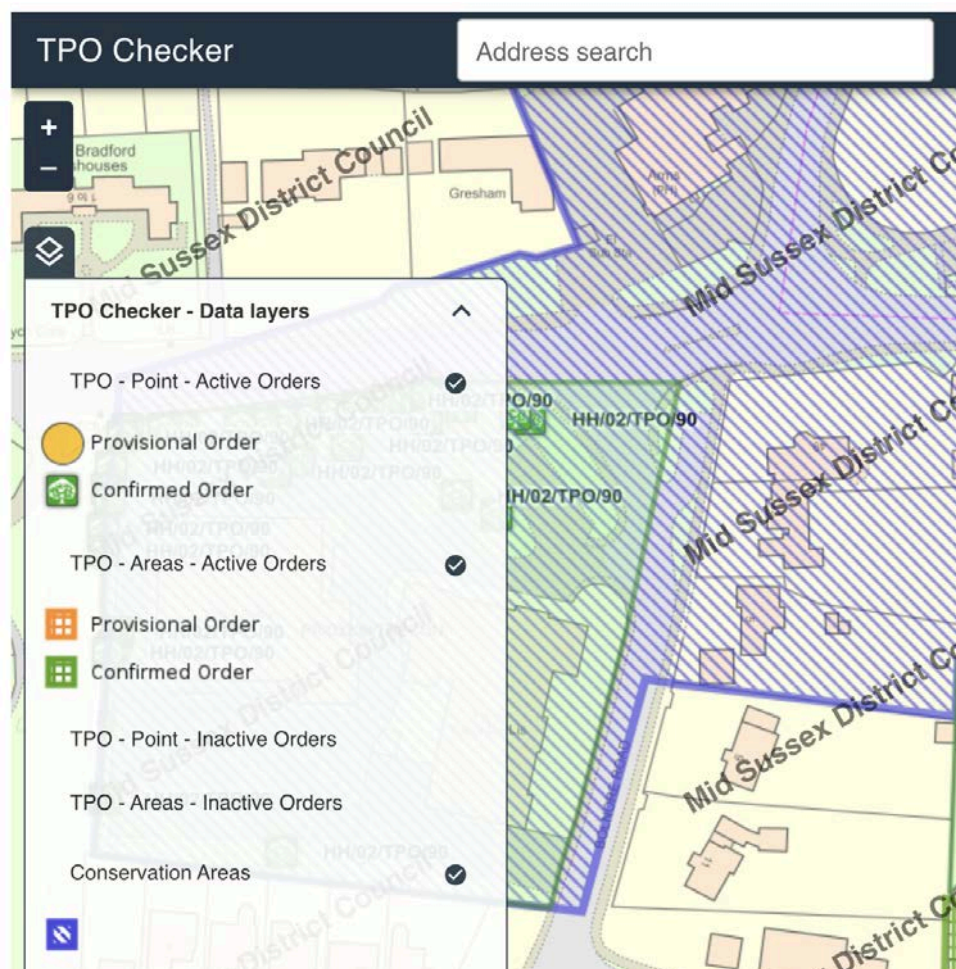


Image plate showing the desktop analysis results of the surveyed plot. (Mid Sussex's District Council, 2025)

- 2.6 Works to protected trees require consent from the local planning authority. In the case of TPO's 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/ukxi/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/advice/wildlife-and-the-law/wildlife-and-countryside-act/>

3. The Trees

- 3.1 Tree cover at the site is predominantly located around the periphery and is in a good/poor condition.
- 3.2 Data was recorded within our mobile GIS database and then exported in a desktop exercise to form the appended arboricultural data tables. Work within the tables is prioritised over a three-year period from ASAP to <3 years. Additionally, tree condition has been classed in a colour coded system with red being poor or dangerous, fair being orange and good being green.
- 3.3 Tree positions were captured with our survey handset and have been applied to a Google Map extract to enable contractors to locate and price the works.
- 3.4 Full details of the surveyed trees are located within the data tables in appendix 2, with general comments in the paragraphs below and the appended video walkthrough and a data summary in the tables below.
- 3.5 The tree population includes a number of mature remnant trees, as well as established hedgerows and ornamentals. The mature trees in particular have high amenity value and should be considered irreplaceable. Some minor defects were identified, however these are not indicative of poor health or condition.
- 3.6 Tree Population Overview
 - The site contains a mix of mature, early mature, and over-mature trees.
 - Predominant species include Leyland Cypress, Sycamore, Horse Chestnut, Common Oak, Yew, Beech, Holly, and Hawthorn.
 - Trees are primarily located around the periphery, with some growing near infrastructure such as buildings, footpaths, and phone lines.
 - Some trees show signs of declining vitality, while others are in good condition but require maintenance.

4. Recommendations

4.1 Recommendations for safety works are included within the data tables, with an overview in the paragraphs below.

4.2 Remedial Works Required

- Tree Reduction and Crown Lifting
 - Leyland Cypress (41752, 41753) – Reduce height to improve light access.
 - Sycamore (41755, 41758) – Crown lift to 3m over footpath and prune away from phone cables.
 - Horse Chestnut (41756) – Reduce crown by 1m to clear phone line.
 - Common Oak (41757) – Prune to clear building by 1m within 3 years.
 - Hawthorn & Holly (41760) – Prune clear of phone lines.
- Deadwood Removal and Safety Works
 - Lawson Cypress (41763) – Remove major deadwood.
 - Holly (41764) – Remove stems, retain coppice stool due to suppression and low vitality.
 - Yew (41765) – Remove minor deadwood.
- Annual Monitoring
 - Holly (41754) – Shows signs of stress; recommend annual inspections.

Most works are low to moderate intervention, ensuring long-term tree health and safety while minimising risk to infrastructure and residents.

5. Management Plan

- 5.1 Vision: The site is to be managed with the aim of maintaining or increasing the amenity value of the tree population in the long term.
- 5.2 The owners objective is to manage the tree population in such a way that it will enable them to achieve complementary environmental and other public health benefits over the long term.
The main objectives are:
1. Manage the trees in ways that protect, maintain and where feasible enhance the local landscape, the biodiversity values and ability to contribute to carbon sequestration.
 2. Conserve the innate character, health, condition and safety of the trees using proactive arboricultural methods as a means of ensuring the trees, site users, and the built environment can coexist harmoniously.
 3. Help promote ecological value and habitat connectivity.

Management Action	Timing	Progress Indicator
Short Term (0-12 months)		
Carry out remedial works	12 months	Urgent tree works completed
Medium Term (1-3 years)		
Annual Walkover Survey	12 months	Inspect tree works and specified trees requiring annual inspection
Annual Walkover Survey	24 months	Inspect specified trees requiring annual inspection
Tree Safety Survey	3 years	Tree survey commissioned and completed
Consider additional tree planting to ensure continuous canopy coverage	3 years	New trees planted
Long Term (3-10 years)		
Tree Safety Survey	6 years	Tree survey commissioned and completed, and remedial works actioned
Tree Safety Survey	9 years	Tree survey commissioned and completed, and remedial works actioned

6. Contractors

- 6.1 Tree works should be carried out by suitable qualified and insured operators who are preferably members of the Arboricultural Association which demonstrates commitment to best practise.

7. Limitations

- 7.1 ROAVR Group 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.
- 7.2 This Report may not be relied upon by any other party without the prior and express written agreement of ROAVR Group. The assessments made assume that the land use will continue for their current purpose without significant change. ROAVR Group has not independently verified information obtained from third parties.
- 7.3 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.

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

- 7.4 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.

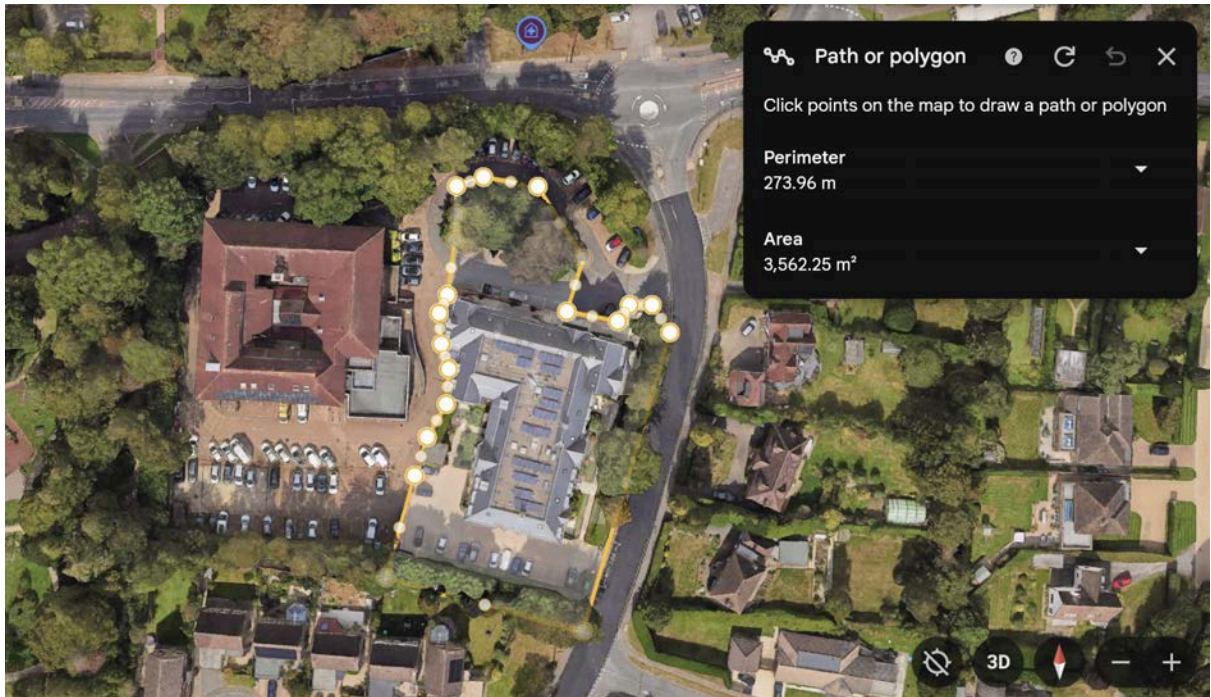
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Checked by: Matt Harmsworth

Appendix 1 – Site Location



Google Earth, 2025

Appendix 2 – Arboricultural Data Tables

Tree ID	Species	Tree Height	Maturity	DBH	Life Expectancy	Phys Cond	Defects	Defect details	Management Recommendations	Priority	Date Works Completed
41752	<i>X Cupressocyparis leylandii</i> (Leyland Cypress)	12	250	M	20+	Good	Ivy on tree.	Minor deadwood throughout hedgerow.	Reduce by 1.5m in height to allow more light into the carpark area and residents windows.	6-12 months	
41753	<i>X Cupressocyparis leylandii</i> (Leyland Cypress)	11	1000	OM	<10	Poor	Low vitality. Declining. Dieback in crown. Low bud/leaf density. Major deadwood in crown.	Has been topped to 3m on the south side, Crown mass north, Crown mass dead and caught within H41753	Reduce to 3m standing stem to match the southern stem.	3-6 months	
41754	<i>Ilex aquifolium</i> (Holly)	9	200	M	10+	Fair	Low vitality. Dieback in crown. Low bud/leaf density.	Stress showing with the crown.	Annually inspect.	12-24 months	
41755	<i>Acer pseudoplatanus</i> (Sycamore)	12	300	M	20+	Good	Stem divides at ground level. Low branches over road/footpath.	Phone cable runs through the crown, prune smaller branches away from phone cable, Crown lift to 3m over public footpath (East).	Phone cable runs through the crown, prune smaller branches away from phone cable, Crown lift to 3m over public footpath (East).	6-12 months	
41756	<i>Aesculus hippocastanum</i> (Horse Chestnut)	7	200	EM	40+	Good	None	Tree encroaching on phone cable.	Reduce crown by 1m N,E,S,W to clear phone line.	12-24 months	
41757	<i>Quercus robur</i> (Common Oak)	16	500	M	40+	Good	Stem divides at ground level. Branches encroaching upon building.	No works required.	Prune to clear building by 1 metre	within 3 years	
41758	<i>Acer pseudoplatanus</i> (Sycamore)	15	250	M	20+	Good	Cavity on stem. Branches encroaching upon building.	Pruning wound cavity at 4.5m West.	Prune clear of phone lines by 1 metre	6-12 months	
41759	<i>Taxus baccata</i> (Yew)	12	550	M	20+	Good	Ivy on tree. Stem divides above 1.5 m.	No works required.	No works required.	n/a	
41760	<i>Crataegus monogyna</i> (Hawthorn), <i>Ilex aquifolium</i> (Holly)	6	150	EM	10+	Fair	None	Crown touching phone line.	Prune clear of phone lines by 1 metre	12-24 months	
41761	<i>Taxus baccata</i> (Yew)	12	500	M	20+	Good	Ivy on tree. Stem divides above 1.5 m.	No works required.	No works required.	n/a	
41762	<i>Fagus sylvatica</i> (Beech)	20	900	M	40+	Good	None	Has been reduced within the last couple of years, no works required.	No works required.	n/a	
41763	<i>Chamaecyparis lawsoniana</i> (Lawson Cypress)	8	200	M	10+	Fair	Low bud/leaf density. Broken branches in crown. Major deadwood in crown.	Five stems at ground level, deadwood throughout	Remove deadwood.	6-12 months	
41764	<i>Ilex aquifolium</i> (Holly)	7	200	EM	<10	Poor	Low vitality. Major deadwood in crown.	Suppressed by surrounding trees, low footfall (roundabout).	Remove stems and retain coppice stool.	6-12 months	
41765	<i>Taxus baccata</i> (Yew)	15	500	M	20+	Good	Ivy on tree. Stem divides above 1.5 m.	Minor deadwood throughout the crown.	Remove minor deadwood.	6-12 months	

Tree Safety Survey Data Tables Terms.

Tree ID	Reference no. T1, T2 etc. for trees; H for hedgerows; G for Groups and W for woodlands. If the tree has been tagged with an 'arbo' tag then the physical tag number is listed in this column. The tree's position is also marked on the Tree Survey Plan along with its unique tag ID number.
Species	Tree Species (Common or Latin Name)
Tree Height	Height of tree in metres
Maturity	The estimated age class of the tree (relative to species) • NP - Newly Planted • Y - Young • SM - Semi-mature • M - Mature • OM - Over-mature • V - Veteran
Phys Condition	Physiological Condition: Condition considering the tree structure, form and vitality. • Good • Fair • Poor • Decline • Dead
Life Expectancy	Estimated safe, usable life expectancy.
Defects	Any defects observed during the Visual Tree Inspection process
Defect Details	Further details on defects observed.
Management Recommendations	Recommendations for remedial works due to defects, or to manage the tree within its environment.
Comments	A brief description of the tree which refers to tree form, condition, health and significant defects. Comments regarding environmental conditions affecting the tree (e.g. ground conditions) will also be included where relevant.
Priority	The timescale in which works should be completed.
Date Works Completed	To be filled in with date of completion by contractor or site manager.

Arboricultural data tables are record of the information collected during the Visual Tree Inspection process. They should be read in conjunction with the Tree Survey Plan.

Appendix 3 – Arboricultural Plans

General Notes
Do not scale off drawing.
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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Key

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

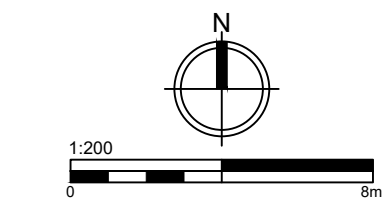
Category A
Trees of high quality with an estimated remaining life expectancy of at least 40 years.

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



Drawing Title				
Tree Survey Plan				
Client				
Pegasus Haywards Heath				
Site/Project				
Fleur-de-lis, 2 Bolnore Road, Haywards Heath, West Sussex RH16 4WH				
Scale/Sheet		Date		
1:200 @ A2		24/02/2025		
Drawing No		Rev	Drawn By	Chkd By
25_VTA_02_10		1	PH	MH
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