

Tree Survey Schedule
Site: 17 Lewes Road, Haywards Heath, Rh17 7:
Ref: 2335
Date: October 2025



Condition	Explanation
Good	Fully functioning biological system, showing average or above average vitality for the species and its age, usually with a life expectancy of greater than 40 years.
Fair	Fully functioning biological system showing below average vitality for the species and its age, usually with a life expectancy of greater than 20 years
Poor	A biological system of significantly reduced vitality for the species and age, usually with a life expectancy of less than 10 years.
Dead	A dead tree
Structural	
Good	Tree free from significant visual defects.
Fair	Tree with significant visual defects, remedial by intervention.
Poor	Tree with significant defects requiring either substantial works or removal.
Dead	A dead tree
Timescale	
Inspection period	The period of time from the survey date to when the works should be carried out. The period of time from the survey date to the re-inspection should be completed.

Ref.	Species	Description	Measurements	Survey Notes	Condition	Structural	Inspect Period	Risk Rating	Timescale	Discussion / Recommendations
T001	Giant Sequoia (Sequoiadendron giganteum)	Large tree located in the grounds of 15 Lewes Road. 2m from the boundary of 17 Lewes road with a lean to the north east towards the property at 17 Lewes Road.	Height (m): 30 Crown Radius (m): 8 DBH (mm): 1830 Trees: 1 Life Stage: Mature	Very large tree located on ground which is >1m higher than the patio and drive within 17 Lewes Road. The topography of the ground may have impacted the structural integrity of the root plate. Tree has a lean towards the property at 17 Lewes road with sparse canopy cover on the northwest aspect. At ground level a void on the northeast aspect was observed with a depth of 300mm and dead wood present. Badgers are known to be in the area with signs of digging activity around the base.	Fair	Fair	1 Year	High	1 year	Location The Giant Sequoia located between 15 and 17 Lewes Road exhibits a pronounced lean towards the property at 17 Lewes Road. The tree stands on elevated ground relative to the property, with voiding noted around the root plate and evidence of mammal activity (likely badger disturbance) contributing to possible root instability. Canopy While the tree retains some canopy vitality, the combination of structural lean, elevated ground position, and observed voiding presents a foreseeable risk of partial or total failure towards the dwelling at 17 Lewes Road. Given the tree's size and proximity to residential areas, any such failure could result in significant harm to persons or property. Root-plate instability indicators The combination of slope loading, lean and mammal excavation constitutes evidence of differential root-plate movement. According to BS 5837 Annex A and AFAG 401, trees on raised ground adjacent to excavation or erosion should be regarded as higher risk for rotational failure. Soil moisture and seasonal heave Given the elevated position and the property's lower ground level, soil moisture variation could accelerate downslope movement during prolonged wet periods. This connects the lean and voiding to foreseeable seasonal triggers. Mass and target severity At an estimated mass exceeding 25 t, even partial failure of the main stem or root-plate could cause structural damage to the dwelling or present life-threatening injury to occupants, placing this tree within the 'high consequence' category under the HSE's tree-safety zoning principles (SIM 01/2007/05). Further surveys Further investigation by sonic tomography or static load testing may assist in quantifying the extent of any internal decay or root-plate compromise. Recommendations In accordance with the duty of care placed upon landowners and occupiers under the Occupiers' Liability Acts 1957 and 1984, the tree owner should take reasonable steps to identify and manage risks associated with trees on their land. In this instance, appropriate and proportionate risk management would include: Carry out a crown reduction (up to 20% or 1.6m from each aspect) to reduce sail area and loading on the root plate. The crown reduction will leave a crown radius of 6.4m Reinspection following significant meteorological events (e.g. wind speeds exceeding Beaufort Scale 6) and at least annually, or sooner if further ground movement or canopy change is observed.", and after any remedial works, to monitor for further ground movement or canopy decline. All operations should comply with BS 3998:2010 – Tree Work – Recommendations



Status

Safety Survey

Project

17 Lewes Road

Drawing title

Tree Constraints plan

Rev	Description	Date
-	-	-
-	-	-

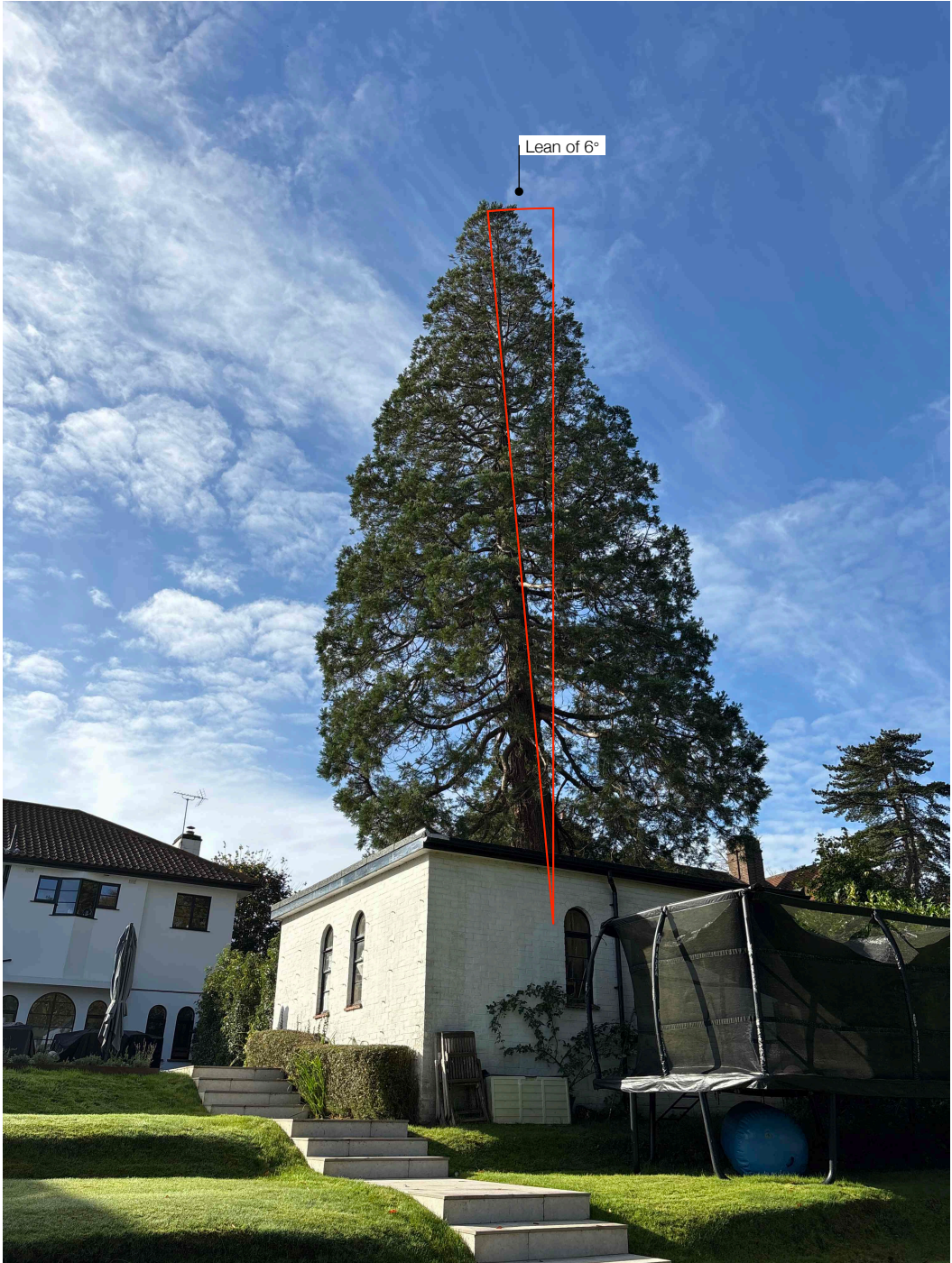
Scale	Date	Drawing Number
NTS	22/10/25	2335_01

Legend

- Properties
- Trunk Location
- RPA
- Fall Zone



Giant Sequoia as seen from front garden of 17 Lewes Road.



Giant Sequoia as seen from rear garden of 17 Lewes Road.

Status

Safety Survey

Project

17 Lewes Road

Drawing title

Tree Constraints plan

Rev	Description	Date
-	-	-
-	-	-

Scale	Date	Drawing Number
NTS	22/10/25	2335_02