

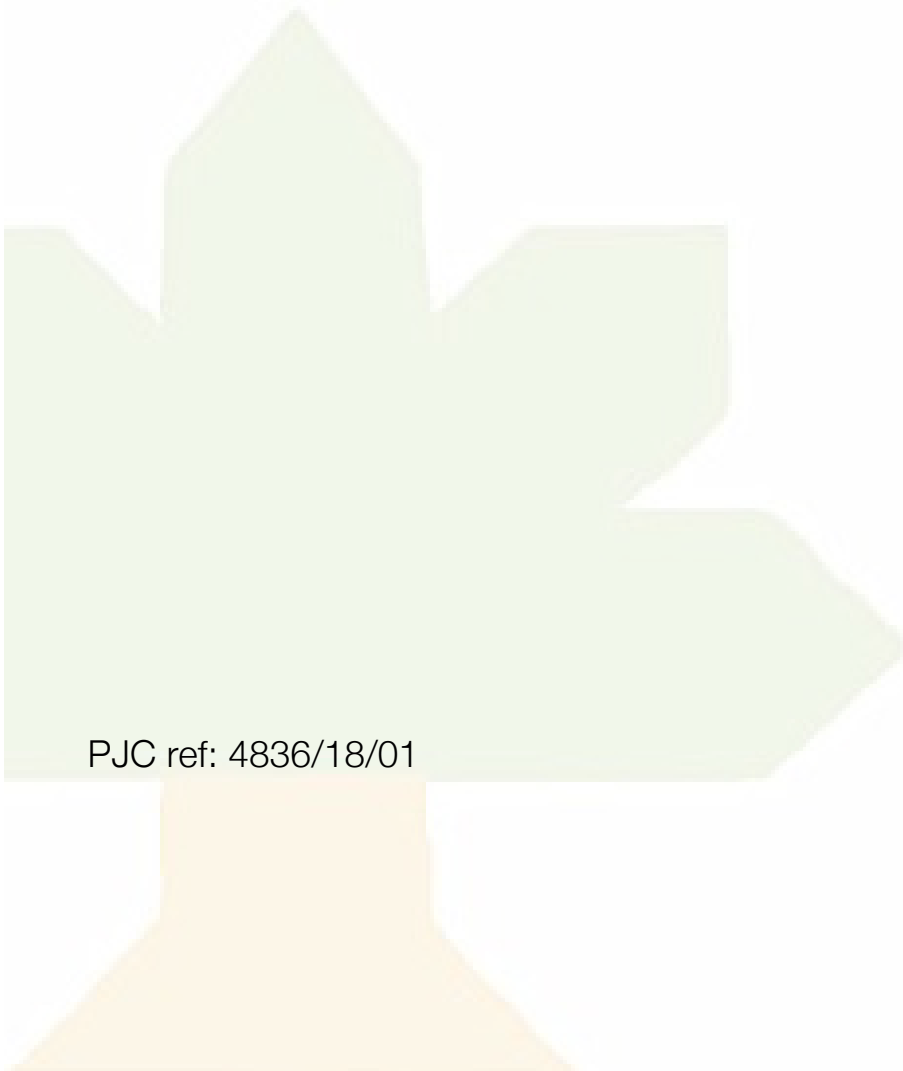
# Arboricultural Hazard Evaluation Survey

Ratton Estate  
Eastbourne  
East Sussex

13<sup>th</sup> April 2018



PJC ref: 4836/18/01



**This report has been prepared by**  
**PJC Consultancy Ltd**  
**on behalf of**  
**Old Ratton Residents Association**

**Prepared  
by**

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## 1 INTRODUCTION

1.1 **Instruction:** PJC Consultancy has been instructed by Old Ratton Residents Association to provide an arboricultural hazard evaluation of the Ratton Estate, Eastbourne.

1.2 **Scope of this report:** This report is only concerned with the trees situated throughout the estates tree lined avenues.

1.3 **Purpose of report:** This hazard evaluation survey has been commissioned as part of Old Ratton Residents Association arboricultural management strategy. The purpose of this report is to visually inspect all trees located within impact distance of the supplied areas and record defects that may be/become hazardous to the general public within a period of two years.

1.4 **Legal framework:** Tree owners/managers owe a duty of care to those who, should have been reasonably contemplated, could be affected by a dangerous tree. Under the duty of care, the person or organisation responsible for the tree must take reasonable care to avoid acts or omissions, that could reasonably be foreseen, would be likely to cause harm to persons or property. Failure to meet this standard of care could mean the tree owner is found negligent in Common Law and may result in a claim for damages.

1.5 Under the Occupiers Liability Act 1957 and 1984 there is a duty upon the occupier to take such care as is reasonable to ensure that visitors to their land shall be safe from harm. The duty extends also to unlawful trespassers, but only in so far as risks of which the occupier is aware.

1.6 The Health and Safety at Work Act 1974 also states "It shall be the duty of every employer to conduct his undertaking in such a way as to ensure, so far as is reasonably practicable, that persons not in his employment who may be affected thereby are not exposed to risks to their health and safety."

1.7 **Documents and information provided:** The following documents were provided by the client to produce this report:

- Previous tree survey undertaken by PJC Consultancy.

## 2 SITE VISIT AND OBSERVATIONS

2.1 **Site visit:** The dates of the site visits were 23<sup>rd</sup> March and 13<sup>th</sup> April 2018.

2.2 **Identification and location of trees:** Trees have previously been tagged with metal tree tags, and the positions annotated on site plans.

2.3 **Tree observations:** The trees were visually inspected from ground from within the publicly accessible areas. The survey methodology was restricted to a visual assessment from the ground. A sounding hammer was used to detect potential areas of decay or cavities. Binoculars were used to assess the crowns of trees.

2.4 **Limitations of site visit:** 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. Where existing site constraints are present such as ivy covered trees, a very dense under-storey, or where trees are located on third party land to which access was not granted, tree 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.

2.5 **Re-inspection frequency:** It is recommended that all trees within the highlighted survey area be resurveyed within two years of this report unless specified within the survey schedule in Appendix 1.

### **3 SURVEY METHODOLOGY**

3.1 All trees surveyed as part of the previous survey were included within this survey.

3.2 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.

3.3 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.

3.4 Tree works are listed in the Tree Survey Schedule in 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.

## 4 RECOMMENATIONS

4.1 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 required are of the lowest priority and may be done if budget allows.

4.2 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 in Appendix 2.

4.3 Where deadwood is recommended for removal, this only applies to deadwood that is judged to be able to cause harm or damage. Deadwood is ecologically valuable to a range of species. It may also be appropriate to stack deadwood removed on the bank adjacent to Ratton Drive.

## 5 CONCLUSIONS

5.1 Prior to works being undertaken, Eastbourne Borough Council planning department should be consulted to ensure that the trees are not covered by a Tree Preservation Order (TPO,) or fall within a conservation area.

5.2 Financial penalties and/or criminal proceedings can result if tree works are carried out without consent. The entirety of the tree is protected, both above and below ground.

5.3 Trees should be checked for protected species before works are undertaken. It is against the law to disturb bats or their roosts under the Conservation of Habitat and Species Regulations. Nesting birds are protected by the Wildlife and Countryside Act 1981. If protected species are discovered, Natural England should be contacted for advice.

5.4 The trees at this site 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 their effects are not considered within this report.

5.5 The views and opinions contained within this report are entirely those of the author.



## 6 IMPLEMENTATION OF WORKS

6.1 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.

6.2 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.

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## APPENDIX 1 Tree Location Plans

## APPENDIX 2

### Tree Survey Schedule