

ARBORICULTURAL REPORT

LAR2605-ARB-REP-0140



Rear Extension at Rose Lodge
Rose Lodge, Broad Street, Cuckfield

Mr. & Mrs. Smith

Revision	Date	Description	By
P01	30/03/2026	Issued for planning	MZ

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1. INTRODUCTION

1.1 Instruction

LArch - Landscape Consultancy and Design Ltd (LArch) have been commissioned to undertake a survey of existing trees at the site to the rear of Rose Lodge, Broad Street, Cuckfield, and an Arboricultural Impact Assessment in relation to the proposed development.

The survey has been undertaken and the report produced by Michal Zarzecki (Landscape Architecture BEng CMLi; Biology BSc MSc), director and principal landscape architect at LArch with 12 years of experience in landscape and arboricultural services.

1.2 Purpose and Objectives

The purpose of this report and the associated attachments is to identify and explain any tree-related constraints, assess potential tree-related impacts and assist all parties involved in the development planning process to make balanced judgements about arboricultural features (trees and woody vegetation) in relation to the development proposal.

1.3 Limitations

This report has been prepared for the above named Client for the purpose of development planning and is specific to the surveyed site's conditions. No other warranty applies to the professional advice included in this report and the associated attachments provided by LArch.

This report is not a tree health and safety assessment and no recommendations have been provided regarding the condition of the surveyed trees in relation to their safety.

Trees grow and change over time, therefore the survey results and recommendations contained within this report are valid for maximum 12 months. A new survey and an update to the report may be required if this report is to be used more than 12 months after the survey.

1.4 Related documents

Other documents that have been produced within the scope of this commission are:

- ▶ LAR2605-ARB-DRA-0101 - Tree Constraints Plan - attached in **Appendix 3**
- ▶ LAR2605-ARB-DRA-0110 - Tree Protection and Removal Plan - attached in **Appendix 4**.

2. SITE INFORMATION

The proposed development site is a rear garden of Rose Lodge, Broad Street, Cuckfield (Grid Ref.: TQ31032470), which is a semi detached dwelling in a residential area.

The site context is illustrated in **Figure 1**.



Figure 1. Site location and context

3. DEVELOPMENT PROPOSAL

The proposed development is for the erection of a rear extension, as shown on plans by Clive Voller Associates (February 2026) is illustrated in **Figure 2**.

At the time of instruction, it was communicated that the Applicant's intention was to remove the existing trees within the garden.

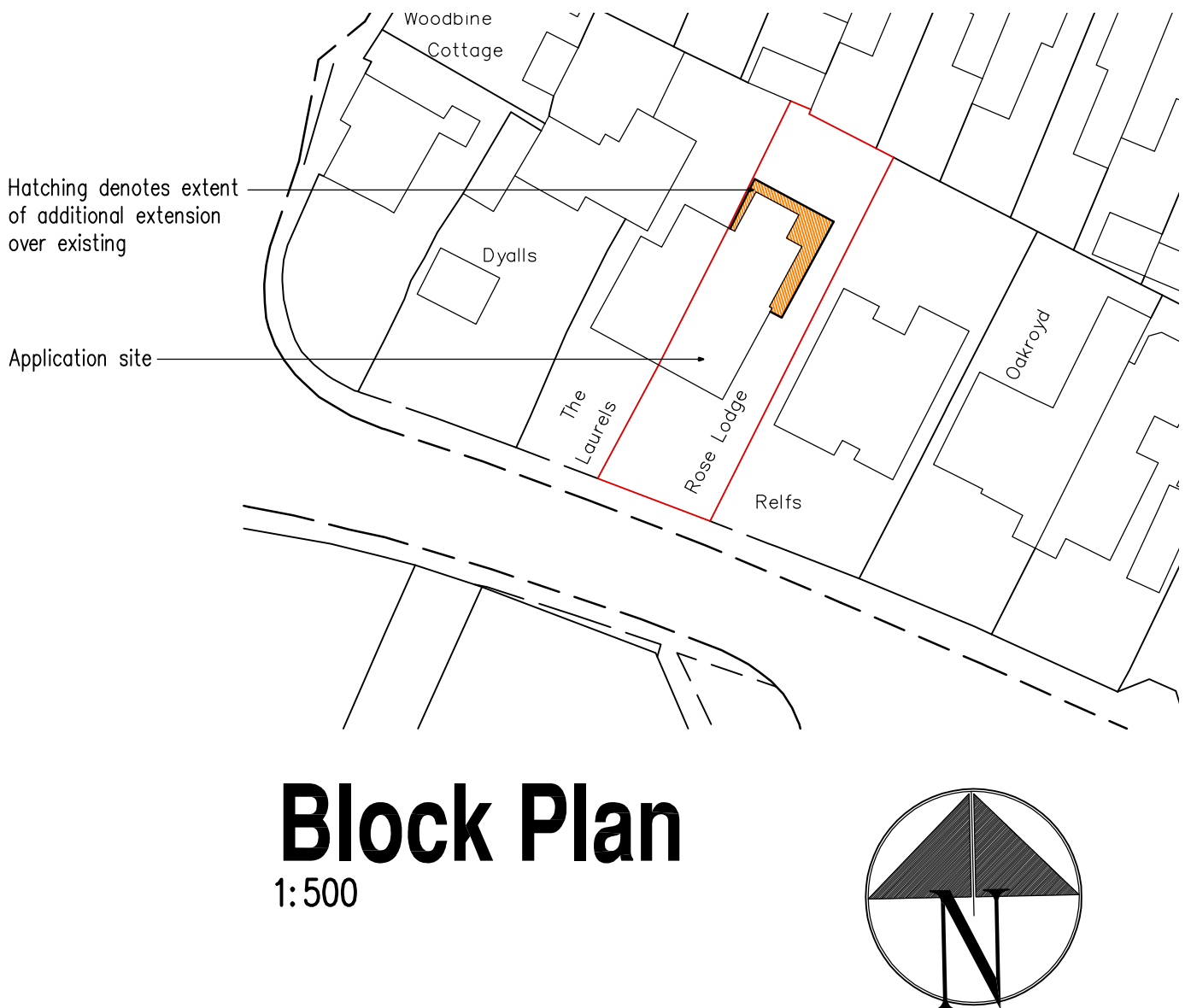


Figure 2. Proposed Block Plan - extract (CVA, February 2026)

4. THE SURVEY

4.1 Scope of survey

The tree survey was undertaken during a site visit on 25 March 2026 and encompassed all trees around the site which could potentially be impacted by the development proposal.

4.2 Survey method overview

The arboricultural (tree) survey was undertaken in accordance with BS 5837:2012. 'Trees in relation to design, demolition and construction – Recommendations'.

Only trees with a stem diameter of 75 mm or more, measured at 1.5 m above highest adjacent ground level, were surveyed and assessed. Each surveyed tree or group was given a reference number, measured and assessed for quality and condition. The following parameters were recorded:

- ▶ Species name (common and scientific, latin name);
- ▶ Stem girth (taken at 1.5 m above the ground, following Figure C.1 in Annex C of BS 5837) to calculate stem diameter;
- ▶ Overall height (m);
- ▶ Height above ground level of first significant branch and direction of growth (m);
- ▶ Life stage (e.g. young, early mature, semi mature, mature, over-mature, veteran, ancient);
- ▶ Physiological and structural condition;
- ▶ Observations regarding tree's roots, stem and crown as well as general observations;
- ▶ Estimated remaining contribution, in years (<10, 10+, 20+, 40+);
- ▶ Quality category U or A, B, C.

Hedgerows and shrubs are recorded separately providing the plant names, relevant dimensions as well as general observations.

All height measurements were undertaken using a combination of techniques, depending on the level of access, including direct measurement with tape measure, using a laser rangefinder or estimation by eye.

Stem measurements of all surveyed trees have been used to determine the radii of nominal circles delimiting the Root Protection Areas (RPAs), following Table D.1 in Annex D of BS 5837. A deviation from the original circular plot of the RPA may occur in case of existing physical obstacles, such as, but not limited to, topography, hydrology, drainage, soil conditions, presence of impenetrable structures and past human interventions.

Categorisation of the trees and assignment of quality categories was undertaken regardless of the development proposal and its potential impact on the retention of trees. Details of tree quality categorisation is included in **Appendix 1**.

4.3 Surveyed trees

There were two trees located in the garden - one Leyland cypress (*xCupressocyparis leylandii*) and one sycamore (*Acer pseudoplatanus*). A coniferous hedge (recorded indicatively as *Cupressus macrocarpa* 'Goldcrest') in the adjacent garden was also recorded. There were several small trees and ornamental shrubs in the garden which were of the size below the scope of the survey.

Details of all surveyed specimens are included in the Existing Tree Schedule in **Appendix 2**.

5. ARBORICULTURAL IMPACT ASSESSMENT

5.1 Statutory protection of trees

Tree Preservation Orders

Through reference to Mid Sussex District Council's Tree Preservation Order (TPO) Map online viewer, **there are no trees subject to TPOs** within the site.

Trees in conservation areas

Through reference to Mid Sussex District Council's Tree Preservation Order (TPO) Map online viewer, **the site is not a conservation area.**

5.2 Impact on trees

The existing trees are intended to be removed, therefore no detailed assessment of an alternative scenario is undertaken.

The proposed works would cause no direct incursion into the RPA of the hedge in the adjacent garden.

APPENDIX 1. THE BS5837:2012 SURVEY

The tree (arboricultural) survey encompassed a ground-level visual tree assessment and a set of measurements. No climbed inspections nor specialist decay examination were undertaken. Only trees with a stem diameter of 75 mm or more, measured at 1.5 m above highest adjacent ground level, were surveyed and assessed. The survey included individual trees along the proposed development boundaries and notes were taken about any tree stumps and other vegetation. Each surveyed tree was given a reference number, measured and assessed for quality and condition.

Dimensions of all accessible trees were obtained using tape measures, a measure wheel or a laser distance meter. All height measurements should be treated as approximate. Trees not accessible for direct inspection were visually assessed from the best accessible vantage point and any dimensions or observations are suffixed in the Existing Tree Schedule with a hash symbol ('#') and should be treated as approximate.

Stem measurements of all surveyed trees (taken at 1.5 m above the ground, following Figure C.1 in Annex C of BS 5837), have been used to determine the radii of nominal circles delimiting Root Protection Areas (RPA), following Table D.1 in Annex D of BS 5837.

The surveyed trees were categorised based on their size and shape, condition, estimated remaining safe useful life expectancy (SULE) and value (in a non-fiscal sense; landscape, amenity and/ or cultural) to allow informed decisions about the retention or removal in the event of development. The quality categorisation is independent of the development proposal. Detailed criteria for categorisation are given in the BS 5837 and here our interpretation is explained:

Category A - Depicted in green - Trees of high quality and amenity, conservation or historic value. Usually mature trees that are good examples of their species; with naturally shaped crowns; that contribute to the local landscape. In a location and condition lending them an estimated remaining safe useful life expectancy of at least 40 years. Defects or constraints that do not reduce their safe lifespan below that threshold are acceptable.

Category B - Depicted in blue - Trees of moderate quality but still with some conservation or other cultural value. They may be large or otherwise good quality trees but they may lack those special qualities of Cat A trees, be in an impaired condition or grow in a constrained situation which reduces their safe life expectancy but it is still at least 20 years. Groups or woodland can be in this category even though their trees individually present lower quality.

Category C - Depicted in grey - 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, without material conservation or cultural value. From arboricultural perspective, not remarkable trees or in an impaired condition.

Category U - Depicted in red - Trees in such a condition that their useful remaining life expectancy is less than 10 years. These are trees that are dead, dying or that have serious structural defects and are dangerous. Such trees may not be viable to survive but still have conservation potential as deadwood habitats for wildlife. Some dead or dying trees may still have structural integrity to remain safely in place many more years but may require monitoring. Cat U trees are not normally considered a constraint to development.

The BS 5837 suggest that trees in categories A to C, it should qualify under one or more of subcategories: 1 to reflect arboricultural qualities, 2 to reflect mainly landscape qualities and 3 to intended cultural values.

All the recorded parameters are included in the Existing Tree Schedule (**Appendix 2**) and shown in the Tree Constraints Plan drawing (**Appendix 4**).

APPENDIX 2. EXISTING TREE SCHEDULE

Ref	Species	DBH [mm]	RPA Radius [m] Area [m²]	Height [m] First Branch Ht [m]	Crown Spread	Age Group	Structural Cond. Physiol. Cond.	Quality Category/ Retention Perspective	Comments and Recommendations
T01	Leyland cypress <i>xCupressocyparis leylandii</i>	446	R: 5.3 A: 89.6	6.5 3.0	N: #4.0 E: 2.0 S: 3.0 W: #3.0	SM	Not visible G	C1 10+ years	Stem: Ivy clad Stem: No comments Roots: No comments Tree planned for removal by Applicant.
T02	Sycamore <i>Acer pseudoplatanus</i>	600	R: 7.2 A: 162.9	8.0 1.8	N: #4.0 E: 4.5 S: 4.0 W: #4.5	SM	F G	C1 10+ years	Crown: 6 leaders. Crown historically reduced and regenerating. Regrowth and remaining branches ‘untidy’/ criss-crossing. Numerous cavities after branch removal but occluding. Instances of exposed heartwood in places. Stem: No comments Roots: No comments Tree planned for removal by Applicant.
H03	Golden cypress <i>Cupressus macrocarpa</i> ‘Goldcrest’	300	R: 3.6 A: 40.7	5.0 1.5	Width: 1.5-2.0	EM	N/A	N/A	Hedgerow in neighbouring garden

Tree Data Key

ID reference - Sequential number prefixed by a letter referring to the type of vegetation: T - tree; TG - tree group; TL - tree line; H - hedge; SH - shrub/ scrub.

Species - Botanical (in Latin) and common name.

- Denotes estimated dimensions.

DBH - Diameter at breast height. Measured as girth (circumference) at 1.5 m (hence 'breast height') above the highest ground level around the tree and converted to diameter. For multi-stem trees, the British Standard introduces two formulas for calculating a combined stem diameter (CSD), depending whether the tree has 2-5 stems or more than 5.

Height - Measured from the ground level to the tree top.

Height of First Branch - Measured from the ground level to where the lowest branch is attached to the stem (trunk).

Crown Spread - Measured from the centre of the stem in four cardinal directions, north, east, south, west, and rounded to the nearest 0.5 m.

Age Groups:

Y - young

SM - semi-mature

EM - early mature

M - mature

V - veteran

OV - over-mature

Physiological Condition categories:

G - Good; healthy tree with no symptoms of pests or disease.

F - Fair; pests or disease present or otherwise vigour is impaired.

P - Poor; significant impact of pests or disease on tree's vigour.

D - Tree in decline or dead.

Structural Condition categories:

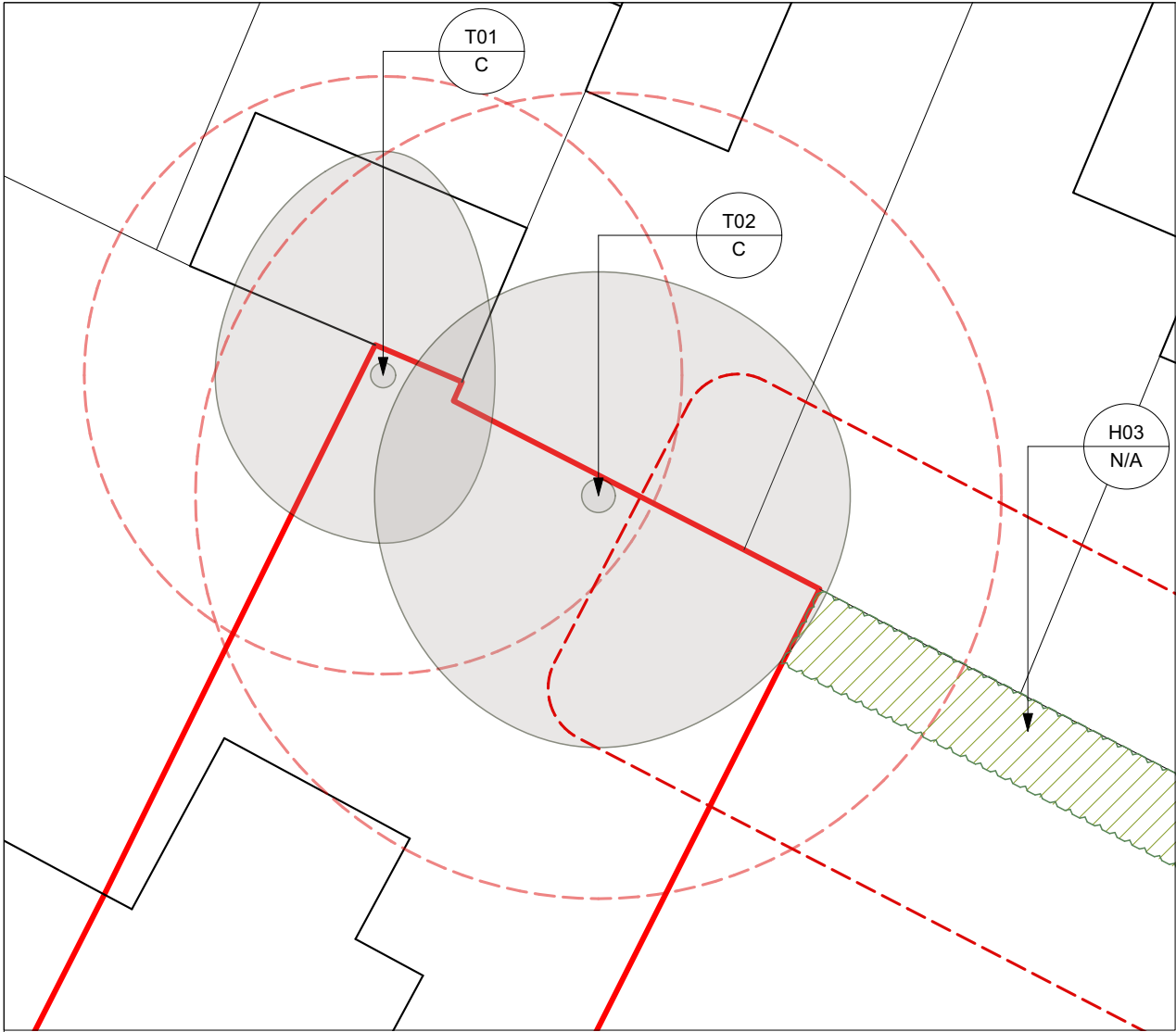
G - Good; no significant structural defects observed.

F - Fair; some minor defects observed but priority remedial work is not required.

P - Poor; significant defects observed that require monitoring or remedial work.

D - Defective; observed defects are so significant or major that are of risk to tree's stability or retention

APPENDIX 3. TREE CONSTRAINTS PLAN (EXTRACT)



Tree ID	Botanical Name	DBH [mm]	RPA Radius [m]	RPA [sqm]	Height [m]	First Branch Hgt [m]	Canopy N	Canopy E	Canopy S	Canopy W	Age	Str. Cond.	Physiol. Cond.	Remaining Contribution	Cat.
H03	Cupresus macrocarpa	300	3.6	40.7	5	1.5	2.5	2.5	2.5	2.5	EM	N/A	N/A	N/A	N/A
T01	Cupressocyparis leylandii	445.9	5.34	89.6	6.5	3	4	2	3	3	SM	Not visible	G	10	C
T02	Acer pseudoplatanus	600	7.2	162.9	8	1.8	4	4.5	4.5	4	SM	F	G	10	C

Legend

Application Boundary

Identification Label
ID/ Number and Retention Category
T - Tree; TS - Stump SH - Shrubs;
H - Hedge

Category A Trees
Trees of high quality
Estimated remaining life expectancy over 40 years

Category B Trees
Trees of moderate quality
Estimated remaining life expectancy over 20 years

Category C Trees
Trees of low quality
Estimated remaining life expectancy over 10 years, or young trees with a stem diameter below 150 mm

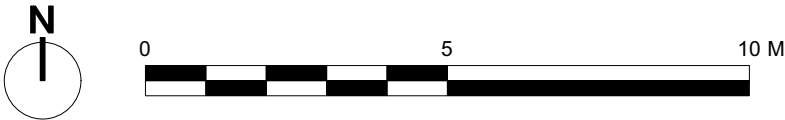
Category U Trees
Trees unsuitable for retention
Estimated remaining life expectancy less than 10 years
Trees with serious structural defects.
Trees that are dying, dead or dangerous

Tree Root Protection Areas (Calculated)

RPA is a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority. In contentious situations, the actual extent of the root system can be confirmed using Ground Penetrating Radar ('root radar'), compressed air soil displacement ('air spade') or hand-held tools with care.

Existing Vegetation and Hedgerows

- Notes:
- For best performance, drawing to be viewed in colour.
 - Drawing is not to be scaled from or relied upon for other purposes than planning.
 - Location of trees plotted following manual measurements on site. If required, precise location to be determined on site by a Site Surveyor/ Contractor/ Setting Out Engineer.
 - Drawing is to be read in conjunction with all relevant Arboricultural Consultant's documentation.
 - Differences between this drawing and site conditions encountered must be reported to the Arboricultural Consultant.



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PLANNING



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Rear Extension at Rose Lodge
Broad Street, Cuckfield

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Rev	Date	Description	By
Drawing Title Tree Constraints Plan			
<i>Scale</i> 1:100 @ A3	<i>Drawn</i> MZ	<i>Date</i> 30/03/2026	
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