



MC Trees
26 Cromwell Road
Burgess Hill
RH15 8QH

Tel: 07835493266

10 Woodhall Close Cuckfield
RH17 5HJ

08/09/26

Arboricultural survey, Impact assessment and method statement

Tree surveyor and arborist:

Miles Collins

Qualifications:

Forestry & Arboriculture - Level 3 City & Guilds Advanced Technical
Extended Diploma.

Overview:

This tree report has been prepared to support a Householder Planning Application at 10 Woodhall Close, Cuckfield, RH17 5HJ.

The proposals comprise the demolition of the existing sun room, a two storey rear extension, and relocation and replacement of the garage.

Ref DM/25/1909.

Tree details:

Species

English oak (quercus robur)

Tree Location:

To the south-west of the development site, within the neighbouring garden at Winchester Lodge, Ardingly Road, RH17 5HF.

-At its closest point, the trunk of the oak is 11.025m from the proposed foundations.

-At its closest point, the root crown is 5.100m below the proposed finished floor level of the proposed extension.



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The tree is noted as 'T1' on the accompanying architectural drawings prepared by KM Architecture.

Preservation Order Reference CU/03/TPO/72

Age Veteran

Category

A (High Quality) - *Trees of high quality and value that can make a significant contribution to the local environment for many years.*

Characteristics

- Visually Impressive
- Good condition, healthy, with significant life expectancy. -Provides good habitats for wildlife.
- Has ecological, cultural, or conservation value.
- No signs of stress

Root Protection Area (RPA)

The expected RPA for a veteran tree is 15m. Every effort will be made to preserve a 15m RPA radius. This will involve the use of Tree Protection Heras fencing to BS5837. Example below:

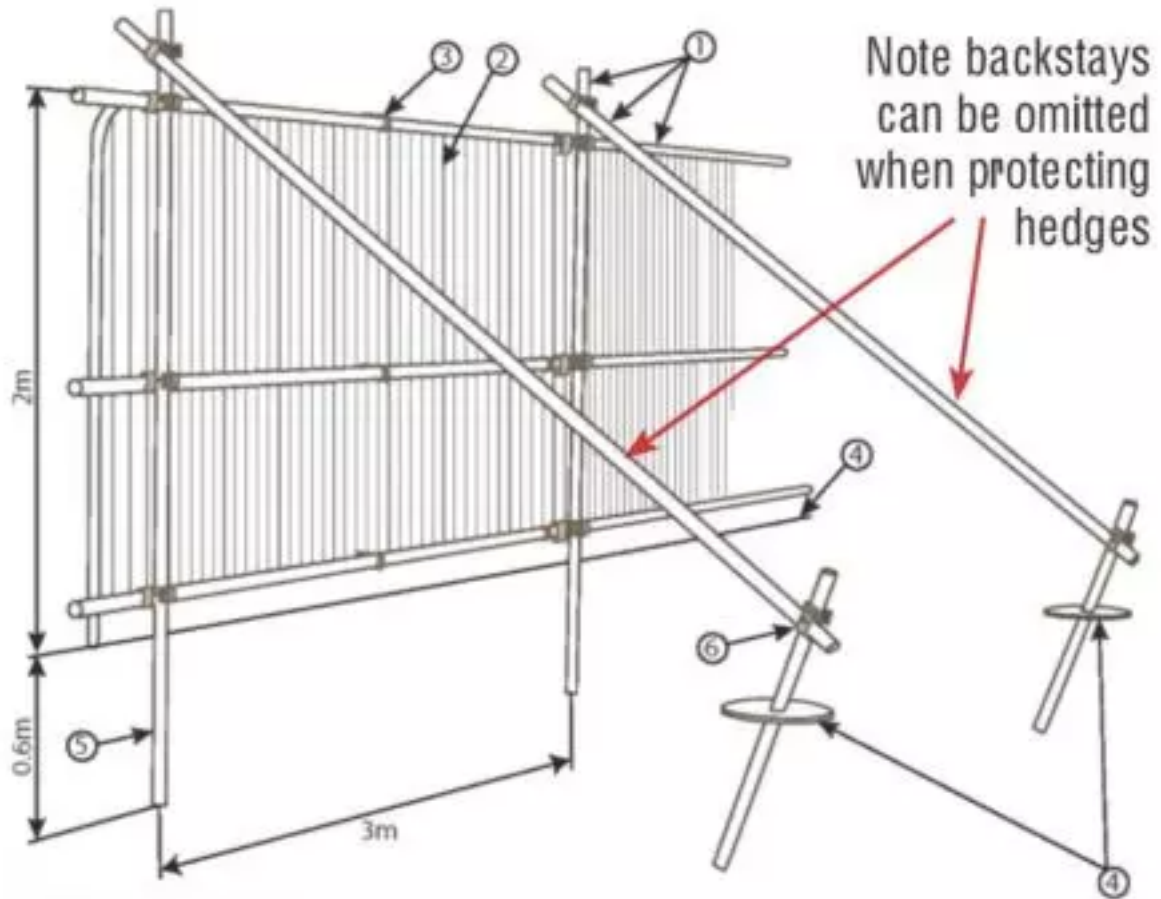
It should be noted that the ideal RPA *will be breached* to allow for construction within the 15m radius. Details of mitigation measures to protect the tree as reasonably practicable are noted below.



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- ① Standard scaffold poles
- ② Heavy gauge 2m tall galvanised tube and welded mesh infill panels
- ③ Panels secured to uprights and cross-members with wire ties
- ④ Ground level
- ⑤ Uprights driven into the ground until secure (minimum depth 0.6m)
- ⑥ Standard scaffold clamps



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Foundation construction methodology

The proposed foundations have been designed by AP Sherlock Associates Ltd, structural engineer. The foundations are intended to be a maximum of 2.5m deep trench fill at 0.6m width. The foundations would be a horizontal distance from the main trunk of 11.025m at the closest point, and at least 2.45m *above* the root crown.

Given the large distances noted above, it is highly unlikely that any significant roots (i.e taproots) will be within the foundation excavation area. To confirm this, an investigative trial pit is to be hand-dug prior to works commencing. This is marked as 'P1' on the accompanying architectural drawings prepared by KM Architecture.

If no roots are uncovered with the trial pit, then it is suggested that excavation with a mini digger would be appropriate.

If roots are uncovered, then excavation of the foundations within the 15m RPA would be entirely by hand, in 1m sections.

With either of the above methods of foundation excavation, and the subsequent general construction of the proposals, no soil, materials or equipment is to be stored within the RPA.

Post-construction

Once the project is completed, as general good practice (and subject to structural engineer approval), I suggest having the RPA within the development address injected with *VOGT geo* from the soil doctor to de-compact and enrich the soil. This is with the aim of boosting and improving the health of the tree in general.



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Impact Assessment

I have no concerns to the proposed works affecting any trees or shrubs.

Please note that this is a survey based on the tree in its current state and as a company MC Trees are not liable for any defects or issues that may arise. These are comments and suggestions based on the tree as of August 2025

Date of assessment: 08.09.25

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Tree Surveyor and arborist: Miles Collins

Qualifications: Forestry & Arboriculture - Level 3 City & Guilds Advanced Technical Extended Diploma.

Date of survey: 08.09.25