



ARBORICULTURAL IMPACT ASSESSMENT, METHOD STATEMENT AND TREE PROTECTION PLAN

**Moatfield Farm Barns
Kings Lane
Cowfold
Horsham
West Sussex**

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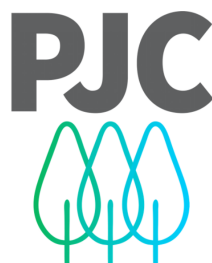
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arboriculture . ecology . landscape



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EXECUTIVE SUMMARY

PJC Consultancy has been instructed by ECE Planning to provide an arboricultural impact assessment and arboricultural method statement to support a full planning application at Moatfield Farm Barns, Kings Lane, Cowfield, Horsham, West Sussex for the removal of two existing barns and the construction of a main house and annex with associated soft and hard landscaping.

This report complies with the planning policies of Horsham District Council and complies with the recommendations of British Standard BS5837: 2012 Trees in relation to design, demolition and construction – Recommendations.

The survey was carried out on 14th January 2026. The tree constraints plan and tree survey schedule can be found at Appendix 1 and Appendix 2 respectively.

The key arboricultural features of the site are:

- The mature Oak (T1) located at the northern end of the site.

The proposed layout has been overlaid with the tree constraints plan in order to identify the impacts to the trees to inform this impact assessment and this information has formed the basis of the tree retention plan at Appendix 3, and the tree protection plan at Appendix 4.

No trees are proposed to be removed to facilitate the design.

Subject to the generic and specific tree protection measures recommended within the arboricultural method statement at section 3 of this report being adhered to, I consider that the proposals represent a minor impact on the amenity of the locality in so far as it is contributed to by trees.



1 INTRODUCTION

1.1 Instruction

- 1.1.1 PJC Consultancy has been instructed by ECE Planning to provide an arboricultural impact assessment and arboricultural method statement to support a full planning application at Moatfield Farm Barns , Kings Lane, Cowfield, Horsham, West Sussex for the removal of two existing barns and the construction of a main house and annex with associated soft and hard landscaping.
- 1.1.2 This report complies with the planning policies of Horsham District Council and complies with the recommendations of British Standard BS5837: 2012 Trees in relation to design, demolition and construction – Recommendations (the British Standard).

1.2 Objectives of report

- 1.2.1 This report has been undertaken with the following objectives:
- To identify the tree removals and pruning works that will be required as a result of the proposed development and to assess the impact of the tree works.
 - To assess the potential impact the proposed construction works will have on retained trees and provide recommendations for mitigation measures to reduce the impact on the trees.
 - To provide a protection methodology for retained trees throughout the demolition and construction period, including the above ground and below ground parts of the trees as well as their rooting medium.

1.3 Contents of report

- 1.3.1 This report includes:
- A tree constraints plan and tree survey schedule at Appendices 1 & 2 respectively.
 - An arboricultural impact assessment at section 2, and a tree retention plan at Appendix 3.
 - An arboricultural method statement at section 3 and a tree protection plan at Appendix 4.

1.4 Documents and information provided

- 1.4.1 The following documents were used to aid the preparation of this report:
- PJC Initial Arboricultural Report Ref: 7066/26-01
 - Sandy Rendel Architects Existing Block Plan ref. 268/PL/050
 - Sandy Rendel Architects Proposed Block Plan ref.268/PL/051

1.5 Limitations of report

- 1.5.1 The following arboricultural impact assessment and method statement have been prepared for the proposal stated in section 1.1 and using the plans and information listed in section 1.4. The report should not be relied upon if the stated proposal or proposed design changes unless the author confirms the changes do not have a bearing on the arboricultural impacts or recommended mitigation measures.



2 ARBORICULTURAL IMPACT ASSESSMENT

2.1 Site visit

2.1.1 The survey was carried out on 7th January 2026. The tree constraints plan and tree survey schedule can be found at Appendix 1 and Appendix 2 respectively.

2.1.2 The key arboricultural features of the site are:

- The mature oak (T1) located at the northern end of the site.

2.2 The proposals

2.2.1 The proposed layout has been overlaid with the tree constraints plan in order to identify the impacts to the trees to inform this impact assessment and this information has formed the basis of the tree retention plan at Appendix 3, and the tree protection plan at Appendix 4.

2.3 Tree removals

2.3.1 No trees are to be removed for the proposed development.

2.4 Mitigation planting

2.4.1 The detailed soft landscape proposals for the proposed development are to be confirmed on the date of this report but could readily be secured by a planning condition.

2.5 Access facilitation pruning

2.5.1 Based on the information currently available, it is anticipated that the crowns of all remaining retained trees will be located a sufficient distance from proposed construction activities and expected construction access routes so as not to require pruning.

2.5.2 Any additional requirements for pruning that cannot be predicted at this stage in the design process (e.g. for contractor compound or movement of large or specialist plant machinery) shall be discussed at the pre-commencement meeting with the project arboriculturist and agreed with the local authority arboricultural officer.

2.6 Levels

2.6.1 The levels of the site are flat and level. The existing levels have been incorporated into the design process, and no change of levels are proposed.

2.7 Building footings in proximity to trees

2.7.1 All proposed buildings will be located outside the root protection areas of retained trees, therefore use of specialist foundations for root protection is not deemed necessary.

2.7.2 NHBC guidelines on foundation depth in proximity to trees should be followed. This will be determined by a structural engineer and should be guided by information in this report as well as appropriate sampling to determine soil profiles at the site.

2.8 Hard standing in proximity to trees

2.8.1 The existing concrete access road and hardstanding to the front of the existing barn will be removed and replaced with a more suitable surfacing for a residential dwelling.

2.8.2 Where hard standing is constructed within the root protection areas of retained trees, an engineered solution is required to mitigate harm to the roots and the viability of the rooting medium. The design of the hard standing should therefore result in the following three outcomes:



1. The hard standing should be constructed without the need to sever or prune shallow roots (most tree roots are usually found near to the surface).
2. Compaction of the underlying soil should be avoided both during the construction period and post development.
3. The hard standing should not significantly inhibit moisture ingress and gaseous diffusion into or out of the soil.

2.8.3 The detailed specification (including levels) for the new hard standing to be constructed within root protection areas shall be provided by an engineer but must be signed off by the project arboriculturist before implementation to ensure the roots and rooting medium are adequately protected. To achieve the three outcomes described above, the design for hard standing within root protection areas must adhere to the following basic specification (see also Appendix 4):

- Within the root protection areas, the hard standing shall be constructed directly onto the existing ground level without soil stripping. The surface vegetation (e.g. grass sward) shall be carefully removed using hand tools but the underlying soil must be fully retained and protected. If necessary, a layer of sharp sand (or other inert granular fill) may be used to fill divots to create a level surface onto which the hard standing can be constructed.
- The hard standing must be constructed onto a three-dimensional cellular confinement system (such as CellWeb TRP or equivalent product signed off by the project arboriculturist) filled with no-fines angular stone. This will provide a permeable base for the surface that will spread loads to reduce compaction of the soil beneath (compacting the rooting medium will have a significant detrimental impact on root function and the health of surrounding trees).
- CellWeb TRP is available from 75mm-200mm depth, depending on the soil conditions and the load it is designed to support. Further guidance should be sought from the geocell manufacturer when specifying the detailed surface design. In some cases, it may be necessary to lay additional sub-base beneath the cellular confinement system, however this must also be permeable and laid onto the existing ground level.
- The cellular confinement system shall be installed directly onto a geotextile membrane (such as a TreeTex® 300). A second membrane shall be installed above the cellular confinement system as well. These membranes will prevent soil, construction debris and other materials migrating through the cellular confinement system, which would otherwise impact on the porosity of the completed surface.
- The wearing course for the new surface must be permeable (loose gravel, resin bound gravel, porous asphalt or permeable block paving) to allow continued moisture ingress and gaseous diffusion with the rooting medium.
- Although a three-dimensional cellular confinement system should not in itself require edge supports, edge restraints may be needed for the wearing course. Standard kerb stones set in concrete haunches that are usually dug into the ground will not be suitable for use within root protection areas due to the likely damage to shallow tree roots. As an alternative, one of the following edging types may be used:
 1. Treated timber, peg and board edging.
 2. Proprietary metal or plastic edging strips.
 3. Railway sleepers affixed to the ground.



4. Standard concrete kerbs on concrete-filled geocells (this method is only suitable if the concrete-filled geocells are installed above the existing ground level).
5. Small concrete kerbs set in concrete (above existing ground level) and potentially also pegged into place.

2.9 Services

- 2.9.1 Details of the routing of services for the proposed development are not currently available. All underground services should be located outside the root protection areas of retained trees and above ground services should be located outside the anticipated mature crown spreads. Sympathetic methodology to enable the installation of services within root protection areas (in certain instances) is available, however there will always be a potential arboricultural impact and arboricultural advice must be sought regarding the suitability of these methods before they are relied upon. If it is achievable, root protection areas should always be completely avoided.
- 2.9.2 Once details of the routing of new services become available, prior to commencement, these shall be reviewed by the project arboriculturist. The arboriculturist shall then confirm either that no works will be carried out within root protection areas or provide details of the methodology required to ensure the works are carried out in accordance with NJUG4 'Guidelines for the planning, installation and maintenance of utilities in proximity to trees' and BS5837: 2012.

2.10 Landscaping in proximity to trees

- 2.10.1 The detailed specification for soft landscaping is to be confirmed on the date of this report, however it is anticipated that tree/shrub planting and turfing may occur within the root protection areas of retained trees. In order to protect both tree roots and the condition of the rooting medium, these works must occur sensitively.

2.11 Post development tree pressures and management

- 2.11.1 The proposed development has been assessed to determine the likely impact of tree shade, and also the likely future pressure to prune or remove additional trees.
- 2.11.2 None of the proposed dwellings are expected to be shaded to the extent that it inhibits future residents reasonable use or enjoyment of the properties, thereby leading to pressure to fell or severely prune the trees in a manner the local planning authority could not reasonably resist.

2.12 Conclusions

- 2.12.1 No trees require removal to facilitate the proposed development.
- 2.12.2 The proposed site layout involves the removal of existing surfacing and construction of new surfacing within the same footprint within the root protection area of Tree T1. Due to the condition and amenity value of this tree, engineered solutions have been provided to minimise the impact of construction works, therefore allowing its retention and continued contribution to the site.
- 2.12.3 All proposed buildings will be located outside the root protection areas of retained trees. Provided the exclusion zones and methodologies described in the arboricultural method statement and tree protection plan are followed, trees proposed for retention should not be adversely affected by the construction works.



- 2.12.4 Based on the above assessment, trees recommended for retention in this report can be protected during the construction period and successfully integrated into the site post development.



3 ARBORICULTURAL METHOD STATEMENT

3.1 General requirements

- 3.1.1 The arboricultural method statement and tree protection plan shall remain on site for the duration of demolition, construction and landscaping works and be available to site operatives at all times. All operatives at the site shall be briefed about tree related factors as part of their site induction.
- 3.1.2 Any variation from the methodology described in this method statement shall be discussed with the supervising arboriculturist and agreed with the local authority arboricultural officer.

3.2 Phasing of works

- 3.2.1 To ensure trees are protected throughout the development, the proposed development shall occur in the following order:

Table 1: Phasing of works

Works Order	Operation	Notes
1	Installation of tree protection barriers.	Tree protection fencing shall be installed in the locations shown on the tree protection plan and to the specification described in this method statement.
2	Demolition phase.	The tree protection barriers shall be maintained, and the construction exclusion zones observed throughout the demolition phase.
3	Construction phase.	The tree protection barriers shall be maintained, and the construction exclusion zones observed throughout the construction phase. The existing surfacing will be removed and replaced with new surfacing constructed sensitively within the root protection areas of Tree T1 as described in this method statement.
4	Soft landscaping phase.	The tree protection barriers shall be dismantled when external construction and hard landscape operations have been completed and plant machinery or excess construction materials have been removed from site. Soft landscape operations shall occur sensitively.

3.3 Tree protection barriers

- 3.3.1 The root protection areas of retained trees must be left free from disturbance and protected from contamination or compaction during the proposed works.
- 3.3.2 The tree protection fencing shall be installed before any plant activity, ground works or demolition/construction activities commence at the site. They shall be maintained in situ until the soft landscaping phase of development when all other construction activities in the vicinity have been completed, and excess construction materials and plant machinery have been removed from site. Any damage that occurs to the tree protection barriers during the construction period must be rectified immediately, prior to other construction activities recommencing in the vicinity.
- 3.3.3 Tree protection fencing shall be installed in the locations shown on the tree protection plan. The specification for tree protection fencing shall be metal welded mesh panels (e.g. Heras panels), in concrete or rubber feet. The panels shall be supported by metal stabiliser struts mounted on either a base plate secured by ground pins, or in a block tray (refer to Appendix 2). Any variation from this specification for tree protection fencing shall be discussed with



the project arboriculturist and agreed in writing with the local authority arboricultural officer.

3.3.4 Signs shall be affixed to the fencing as shown in Appendix 3 to explain its purpose. The signs shall be affixed at a reasonable size and frequency to ensure they are easily visible to operatives at the site.

3.3.5 The areas protected by tree protection fencing shall be referred to as the construction exclusion zones. The following restrictions shall apply within the construction exclusion zones:

- No vehicular access shall be permitted unless on adequate temporary ground protection measures that have been agreed with the project arboriculturist.
- Regular pedestrian access shall be restricted unless on suitable ground protection measures agreed with the project arboriculturist.
- No storage of construction materials shall occur.
- No storage of building spoil or construction debris (including short-term temporary stockpiling) shall occur.
- No harmful chemicals shall be stored or handled.
- No fires shall be permitted.
- No mechanical excavation including regrading of levels shall occur.
- There shall be no change in ground level unless undertaken under the supervision of the project arboriculturist.
- No construction activities including installation of new permanent hard standing shall be undertaken unless otherwise specified in this method statement.

3.4 Storage and handling of harmful chemicals

3.4.1 Provision must be taken to prevent the storage and handling of harmful chemicals within the root protection areas of retained trees. Harmful chemicals include fuels, oils, bitumen, builder's sand (which has a high salt content) and cement. Provision shall also be made to prevent the storage and handling of harmful chemicals in areas proposed for further planting if the existing soil is intended to be retained.

3.4.2 Cement mixing shall always occur outside the construction exclusion zones. If cement mixing is to occur close to the construction exclusion zones, or there is the potential for cement washings to leech into a root protection area, adequate, bunded ground protection measures must be used. This could comprise impermeable plastic sheeting under wooden boards (to prevent tears) surrounded by a raised lip.

3.4.3 All other chemicals that are harmful to trees must be stowed in suitable containers and stored away from the construction exclusion zones unless adequate, bunded ground protection measures are implemented to prevent spillages leeching into root protection areas.

3.5 Contractor facilities

3.5.1 A suitable location for site cabins, contractor parking and site facilities for operatives shall be agreed with the project arboriculturist during the pre-commencement meeting if not already specified in a construction management plan that has been signed off by the project arboriculturist. These facilities must be located outside the root protection areas of all retained trees unless on adequate ground protection measures that have been signed off with the project arboriculturist (potentially including existing hard standing). Provision must be taken to prevent exhaust fumes or hot air from generators or kitchen facilities from damaging foliage within the crowns of retained trees.



3.6 Demolition of existing building adjacent to trees H2 and G3

- 3.6.1 Demolition of the above ground parts of the building adjacent to H2 and G3 must occur carefully to avoid accidental contact with the trees. Where possible the building shall be dismantled by hand, however if plant machinery is used, a banksman must always be present to spot overhanging branches that are not visible to the machine operator. The machine must be of a reasonable size so it can be controlled safely in proximity to the trees, and must always be operated from outside the construction exclusion zones. Debris from the demolition works must also be stockpiled outside the construction exclusion zones.

3.7 Replacing existing surfacing within root protection areas

- 3.7.1 The existing concrete surface within the root protection area of T1 shall provide ground protection for construction traffic. Vehicular access across the root protection area shall be prohibited between the time the existing surface is removed and the new surface is installed.
- 3.7.2 The existing wearing course shall be broken up using controlled hand tools (e.g. pneumatic breaker) and removed from the root protection area by hand. If it is deemed impractical or unsafe to achieve this using hand tools only, plant machinery operated under the supervision of the project arboriculturist may be used instead. The machine must be fitted with a grading bucket (without teeth) and be operated from outside the root protection area unless on a retained area of hard standing. If roots are revealed during this operation, use of the machine must immediately cease and the operation shall be continued by hand.
- 3.7.3 The existing sub-base shall be reused (augmented as necessary) for the new surface. If it is deemed necessary to remove any of the sub-base to enable the correct levels for the finished surface (these must first be signed off by the project arboriculturist), removal of the sub-base must occur carefully in shallow increments following the same methodology required for removing the wearing course. Where the existing surface is removed from within the root protection area and replaced with soft landscaping, as much of the sub-base shall be retained below ground level as is feasible with a layer of topsoil imported.

3.8 Constructing new hard standing within root protection areas

- 3.8.1 Within the root protection areas of T1, the new surfaces shall be constructed to the basic specification described in the arboricultural impact assessment, once the existing surfacing is removed. The detailed specification (including levels) shall be provided by an engineer but must be signed off by the project arboriculturist before implementation to ensure compliance with arboricultural requirements.
- 3.8.2 Prior to construction of the surfaces, the existing ground vegetation (e.g. grass sward or up to 50mm of leaf litter) shall be removed using controlled hand tools such as a spade or turf cutter. The underlying soil must be fully retained and protected. Plant machinery may not be used to scrape vegetation unless under the supervision of the project arboriculturist and tree stumps should be removed from root protection areas carefully using a stump grinder. If obvious surface tree roots are present or if the soil is known to be shallow, then use of plant machinery will not be appropriate.
- 3.8.3 The surfaces shall be installed by a process of 'rolling out' the cellular confinement system. This means that as one section of the cellular confinement system is installed, it will provide ground protection and create access for plant machinery to allow the next section to be installed (a tracked excavator and dumper truck are usually required to install a cellular confinement system). Vehicular access onto exposed ground within the root protection areas of retained trees shall be prohibited at all times unless adequate temporary ground protection measures are agreed with the project arboriculturist.



- 3.8.4 If access is required onto a cellular confinement system before the wearing course installed, a temporary surface (such as thick plywood or metal boards depending on the load needing support) shall be installed above a geotextile membrane to prevent soil and other building debris blocking the airspaces in the cellular confinement system, which could otherwise reduce the porosity of the completed surface.
- 3.8.5 When the cellular confinement system has been filled with clean angular stone, this should not be compacted to the point it compacts the underlying soil. Four passes with a smooth roller (max weight 1000kg without vibration) or several passes by a tracked excavator should be sufficient. Checks should be made before laying the wearing course to ensure the infill is fully consolidated.
- 3.8.6 The finished level of the no-dig surface will be higher than the surrounding un-surfaced ground. To mitigate this, clean-screened topsoil may be banked around the edge of the surface. It is recommended that no less than a gradient of 1:3 is created as increasing the ground level within a root protection area can disrupt root function. It is also necessary to avoid banking soil around the buttresses or buttress roots of retained trees.

3.9 Services

- 3.9.1 The routing of new services for the development is not available on the date of this report. These must be signed off by the project arboriculturist before implementation. Wherever possible, the services must completely avoid the root protection areas of retained trees. Where this is not feasible, the arboriculturist shall provide an arboricultural method statement (to be signed off by the local authority arboricultural officer before implementation) detailing any sympathetic methodologies that are required to minimise damage to tree roots (as described in NJUG4 'Guidelines for the planning, installation and maintenance of utilities in proximity to trees' and BS5837: 2012).

3.10 Process if an unforeseen issue relating to trees arises

- 3.10.1 If significant root growth is disturbed during construction activities that are not within the scope of this report, the work shall cease until the project arboriculturist has been consulted. Roots greater than 25mm in diameter or dense/matted fibrous roots shall be considered significant root growth. It should be remembered that whilst root protection areas are part of industry best practice, tree root growth is influenced by a number of factors and may not conform to expected ideals.
- 3.10.2 If at any time during the construction process, damage is inadvertently caused to a tree, the project arboriculturist shall be notified to assess the likely implications and to prescribe potential remedial measures to be implemented. Damage can be in the form of chemical or fuel spillage, mechanical damage to either the above ground parts of the tree or the roots, fire or any other unforeseen circumstance.



Appendix 1: Tree Constraints Plan



Key:

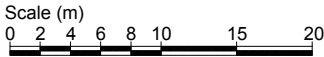
- Root protection area for category A* tree
- Root protection area for category B* tree
- Root protection area for category C* tree
- Root protection area for category U* tree
- Tree canopy

* Tree categorised in accordance with BS 5837:2012 '*Trees in relation to design, demolition and construction - Recommendations*'.

Tree survey schedule contained within the arboricultural report ref. PJC/7066/26-01 contains further information for each tree.

This drawing should be viewed in colour.

Tree numbers suffixed with PA indicate the tree position is approximate.



Drawing no: PJC/7066/26/A Rev: - Sheet number: 1 of 2

Client and site:
ECE Planning
Moatfield Farm Barns
Kings Lane
Cowfold
Horsham

Drawing title: Tree Constraints Plan

Date drawn: 09/01/2026

Scale: 1:500 at A3

Drawn by: NB **Checked by:** PD



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Appendix 2: Tree Survey Schedule

Site: Moatfield Farm, Kings Lane, Cowfold, Horsham

Survey date: 07/01/2026

Surveyor: Nick Betts

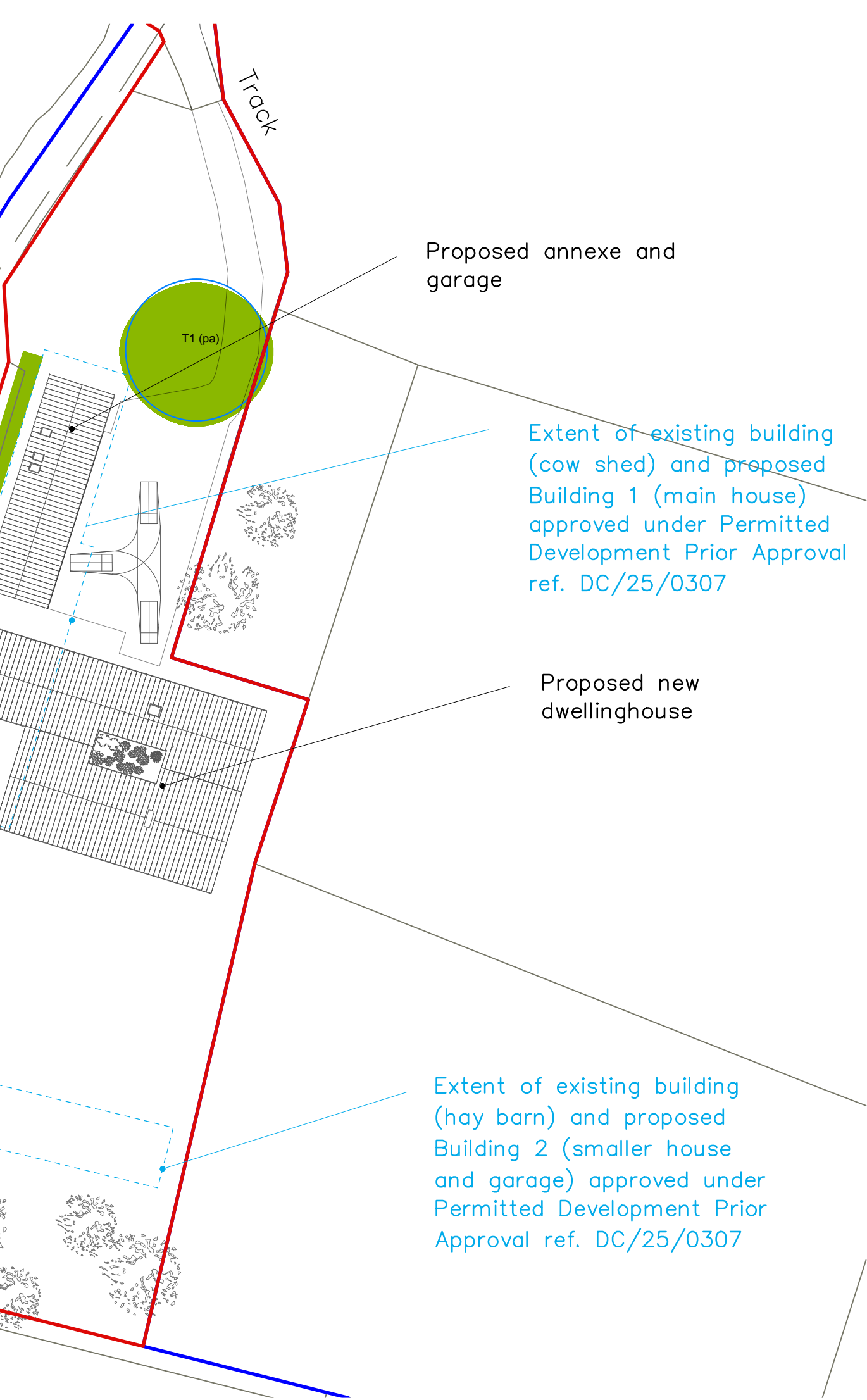
Tree Survey Schedule



Tree ref.	Species	Height (m)	Stem diameter (mm)	Branch spread (m)	Crown clearance (m)	Age class	Physiological condition	Structural condition	Comments	Preliminary management recommendation	Category grading	Root Protection Area (m ²)	Root Protection Radius (m)
T1	English oak, (<i>Quercus robur</i>)	12	620	N: 7 E: 7 S: 8 W: 8	Crown: 1 Branch: N	Mature	Good	Good	No major visible defects	No action required at date of survey	B1	173.9	7.4
H2	Hawthorn, (<i>Crataegus monogyna</i>) Blackthorn, (<i>Prunus spinosa</i>)	2-3	100	N: 2 E: 2 S: 2 W: 2	Crown: Branch:	Semi mature	Fair	Fair	Hedgerow that has lapsed due to lack of pruning	Flail to bring back into management	B2	4.5	1.2
G3	Hawthorn, (<i>Crataegus monogyna</i>) Elm, (<i>Ulmus</i> spp.)	3-5	100	N: 1 E: 1 S: 1 W: 1	Crown: Branch:	Juvenile/ Semi mature	Fair	Fair	Small group of self sown trees to rear of existing barn	Fell if constraint to design	C2	4.5	1.2



Appendix 3: Tree Retention Plan



Key:

- Root protection area for category A* tree to be retained
- Root protection area for category B* tree to be retained
- Root protection area for category C* tree to be retained
- Root protection area for category U* tree to be retained
- Canopy of tree to be retained
- Canopy of category A* tree to be removed
- Canopy of category B* tree to be removed
- Canopy of category C* tree to be removed
- Canopy of category U* tree to be removed

* Tree categorised in accordance with BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.

Tree Survey Schedule contained within the arboricultural report ref. PJC/7066/26-02 contains further information for each tree.

This drawing should be viewed in colour.

Tree numbers suffixed with PA indicate the tree position is approximate.

Drawing no: PJC/7066/26/B Rev: - Sheet number: 1 of 1

Client and site:
ECE Planning
Moatfield Farm Barns
Kings Lane
Cowfold
Horsham

Drawing title: Tree Retention Plan

Date drawn: 14/01/2026

Scale: 1:500 at A3

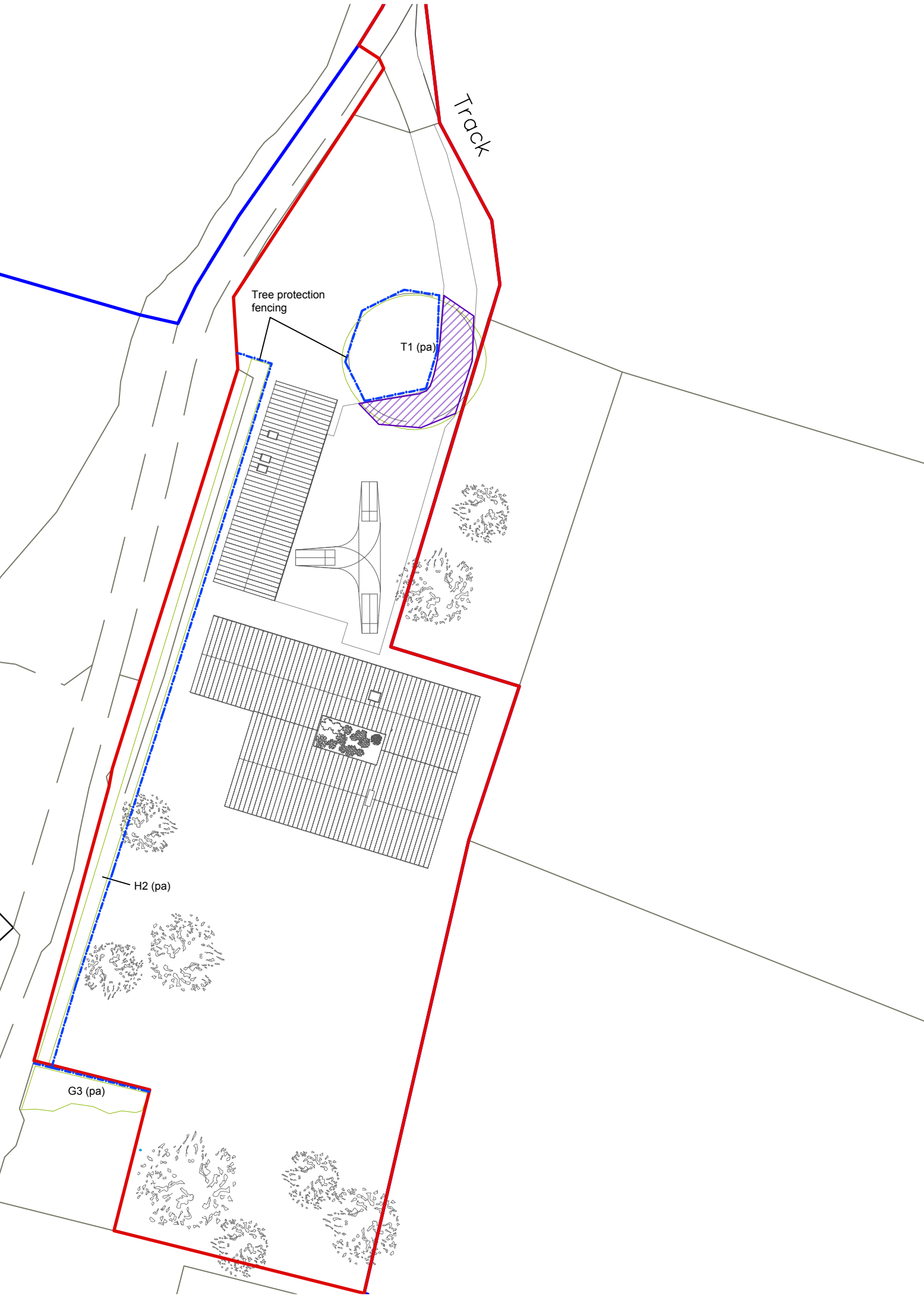
Drawn by: NB Checked by: PD



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Appendix 4: Tree Protection Plan



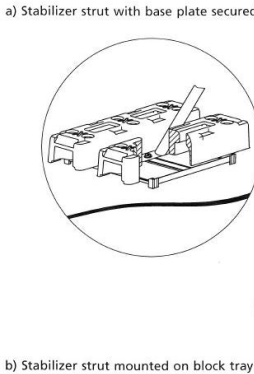
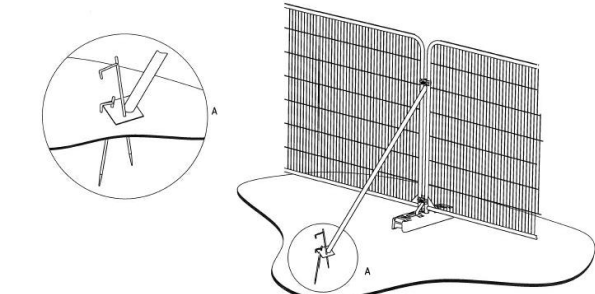
Key:

-  Root protection area for tree to be retained
-  Canopy of tree to be retained
-  Tree protection fencing
-  Area of removal of existing surfacing and replacement surfacing within root protection area of T1

Tree Survey Schedule contained within the arboricultural report ref. PJC/7066/26-02 contains further information for each tree.

This drawing should be viewed in colour.

Specification for tree protection fencing:



Drawing no: PJC/7066/26/C Rev: - Sheet number: 1 of 1

Client and site:
ECE Planning
Moatfield Farm Barns
Kings Lane
Cowfold
Horsham

Drawing title: Tree Protection Plan

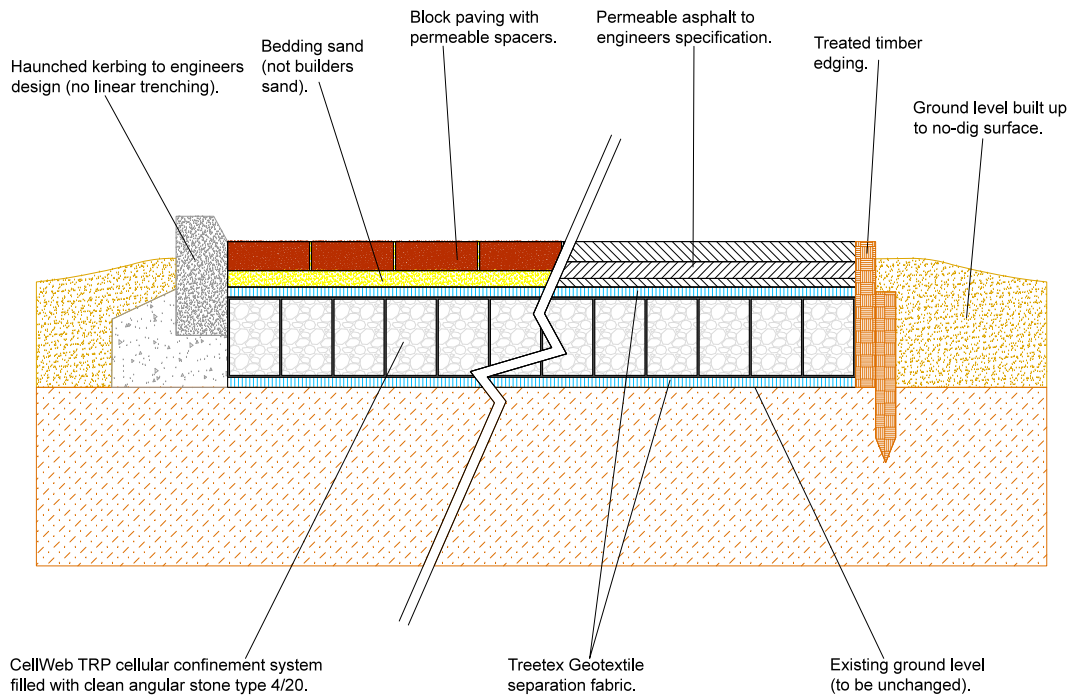
Date drawn: 14/01/2026

Scale: 1:500 at A3

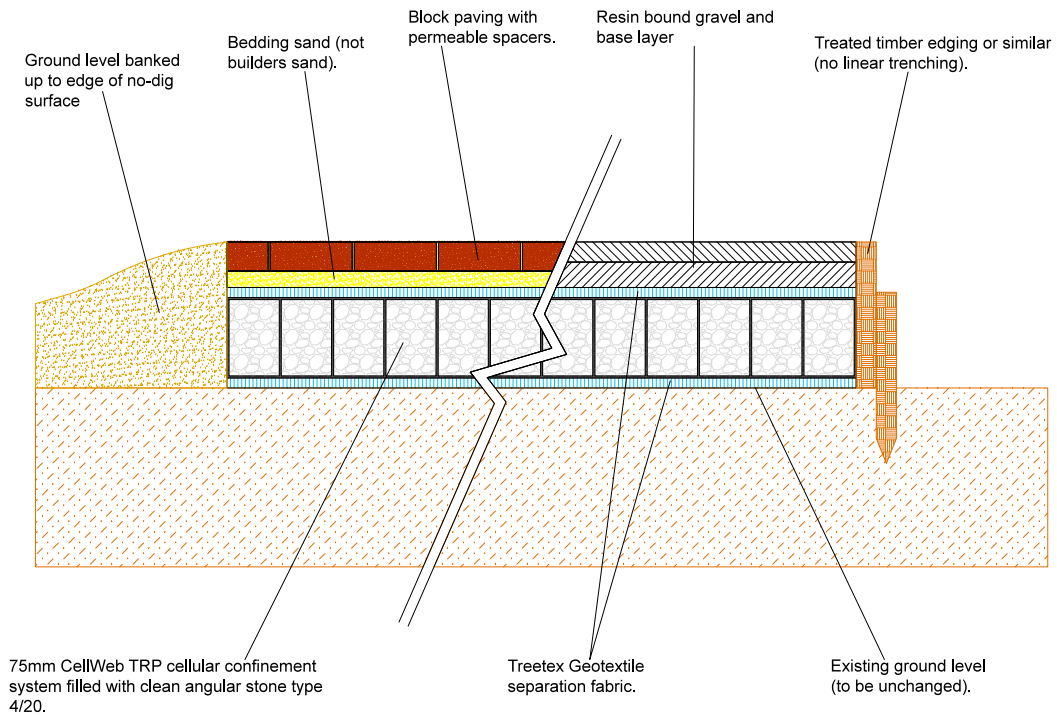
Drawn by: NB **Checked by:** PD



Appendix 5: Example No-dig Surface Specification

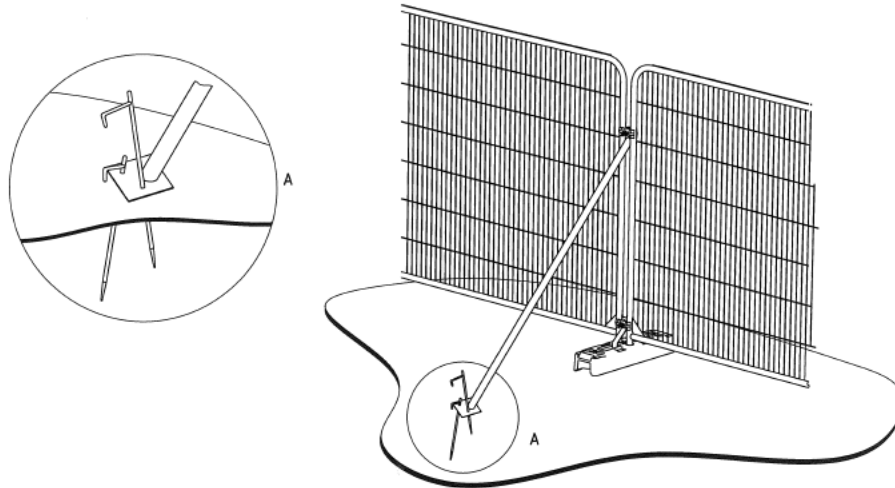


Additional sub-base may be required provided depending on CBR% rating and maximum size of vehicle expected on surface. This must be permeable and installed above ground level.

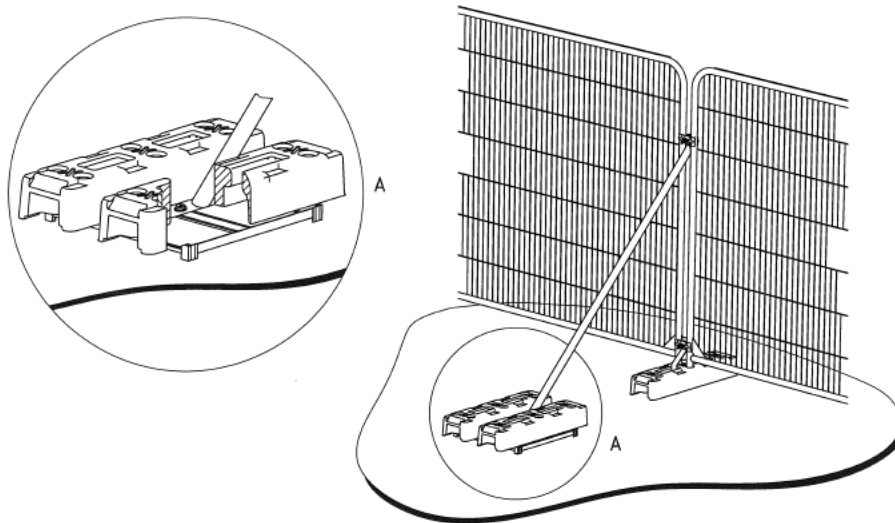




Appendix 6: Tree Protection Fencing Specification



a) Stabilizer strut with base plate secured with ground pins



b) Stabilizer strut mounted on block tray



Appendix 7: Example Protective Fencing Sign





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