

## **DISCHARGE OF PRE-COMMENCEMENT ARBORICULTURAL CONDITION**

### **Planning reference DC/26/0597**

Demolition of an existing agricultural building and erection of a replacement dwelling (as an alternative to Prior Approval Ref. DC/25/0707), Gorelands Farm, Stane Street, North Heath, Pulborough, West Sussex RH20 1DN

For the attention of: Mr A. Clout, Assistant Arboricultural Officer, Horsham District Council

From: Alfie Allingham BSc (Hons), FdSc, PTI | Date: 21 August 2026

This submission is made to discharge (or to be acknowledged at the point of grant) the pre-commencement arboricultural condition attached to the above application, which requires an Arboricultural Method Statement detailing all trees to be retained and the measures for their protection throughout construction, to be approved in writing before any development (including demolition, ground clearance or the bringing of plant or materials onto the site) commences.

This is a revised submission (Version 10.0) responding to the Tree Officer's further consultation response of 21 August 2026. Each point of that response is answered in full, point by point, at Section 13.3 of the enclosed report. In summary, the Tree Protection Plan and Method Statement now provide the full construction-logistics detail - a scheduled site compound, office and welfare, operative parking, material and spoil storage, plant standing and bunded refuelling, wheel-wash and concrete wash-out, deliveries and traffic routing, and craneage/scaffolding (Section 11.13), together with the construction exclusion zones and ground-protection extents - all located outside the Root Protection Areas and drawn on the Tree Protection Plans. The drainage, service runs, ground protection and any incursions into Root Protection Areas are specified now, with technical detail (no-dig cellular confinement, guided thrust-bore at  $\geq 600$  mm, tanked permeable paving outside the RPAs), as fully resolved and enforceable approved details, not deferred for later confirmation.

### **Documents enclosed**

- Arboricultural Impact Assessment, Method Statement & Tree Protection Plan (DC/26/0597) - full report incl. tree schedule (Appendix A), staged method statement (Appendix G) and condition-compliance summary (Section 13). The client's supplementary site-protection requirements are incorporated within the Method Statement (Sections 11.13-11.16).
- GF-TPP-001 Rev E - Tree Protection & RPZ Fencing Plan (protective fencing alignment on the architect's layout).

- GF-TPP-002 Rev C - Tree Protection Construction Details (BS 5837 barrier, ground protection, no-dig surfacing, root/service protocol).
- GF-TPP-003 Rev D - Demolition-phase Tree Protection Plan; GF-TPP-004 Rev D - Construction-phase Tree Protection Plan.
- Editable GIS data (GeoPackage / shapefiles / DXF) on British National Grid (EPSG:27700).

### **How each requirement of the condition is met**

- All retained trees detailed: four surveyed trees on the architect's layout (drawing 154\_2502 Rev A) - the Pedunculate oaks T3 and T6 and the Field maple T5 (all Category B) and the Apple T4 (Category C) - all retained and protected within the Construction Exclusion Zone. No tree is removed. Species, category and RPA are scheduled at Appendix A; positions plotted to the architect's layout 154\_2502 Rev A.
- Protection measures throughout construction: BS 5837:2012 Figure 2 protective fencing erected at each retained tree's RPA extent BEFORE any demolition or plant (GF-TPP-001 / GF-TPP-002), ground protection where an RPA overlies retained hard standing, sensitive top-down demolition, NJUG root management, and drainage/services routed clear of the RPAs (no open-cut trenching; thrust-bore any unavoidable crossing).
- Phase-specific plans to scale: scaled Demolition (GF-TPP-003) and Construction (GF-TPP-004) plans, and the staged method statement (Appendix G), show the actual barrier alignment, ground protection and service routes per phase - directly addressing the Officer's consultation comments of 6 May, 22 July and the further response of 21 August 2026 (viable/plotted protection; services within RPAs; a method and plan for each phase).
- Implementation & enforcement: the works will be implemented strictly in accordance with the approved details, under arboricultural supervision of operations within RPAs and monitoring at intervals not exceeding 8 weeks, with records available to the LPA; any tree or hedge damaged during construction will be replaced on a like-for-like or better basis for the LPA's written approval.

On the basis of the enclosed, it is respectfully requested that the pre-commencement arboricultural condition be discharged, or the details acknowledged at the point of grant.

One matter is drawn to the Council's / applicant's attention for completeness: any separate ecological (reptile / mobile-species) pre-commencement condition is a distinct matter requiring an ecologist and is not addressed by this arboricultural submission.

**Alfie Allingham BSc (Hons), FdSc, PTI**

07379 785544 | [Alfie.Allingham@hotmail.com](mailto:Alfie.Allingham@hotmail.com)