

ARBORICULTURAL SURVEY, IMPACT ASSESSMENT, METHOD STATEMENT AND TREE PROTECTION PLAN

For the

Demolition of an existing agricultural building and erection of a replacement dwelling
(as an alternative to Prior Approval Ref. DC/25/0707)

at

**Gorelands Farm, Stane Street, North Heath,
Pulborough, West Sussex, RH20 1DN**

Planning reference: DC/26/0597

Client: Mrs Georgina Obbard

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Prepared in accordance with BS 5837:2012

Version 10.0 - 21 August 2026

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1. EXECUTIVE SUMMARY

- 1.1 Gorelands Farm lies in a rural setting off Stane Street, North Heath, Pulborough, West Sussex. The proposal is the demolition of an existing agricultural building and the erection of a single replacement dwelling, as an alternative to the prior-approval scheme DC/25/0707 (planning reference DC/26/0597).
- 1.2 A tree survey was carried out on 8 November 2025 in accordance with BS 5837:2012. Four individual trees influence the development: two Pedunculate oak (T3 and T6), one Field maple (T5) and one Apple (T4). Tree numbering follows the architect's site and block plan (Simon Harvey Designs, drawing 154_2502 Rev A).
- 1.3 The two oaks and the field maple are moderate-quality Category B trees; the apple is a low-quality Category C tree. No Category A or Category U trees are present, and no hedgerows are removed by the proposal.
- 1.4 The layout has been designed around the retained trees. The replacement dwelling is sited between the footprints of the demolished buildings and set out specifically to sit outside the Root Protection Areas (RPAs) of the retained trees. No tree is to be removed to implement the development.
- 1.5 The principal arboricultural sensitivities are the demolition of the existing building, whose footprint and hard standing partly coincide with the RPAs of T5 and T6, and the installation of the foul and surface-water drainage shown on drawing 1048_1001. Both are addressed by a resolved, enforceable methodology in this document.
- 1.6 Facilitation pruning is limited to a reduction of the lateral spread of oak T6 over the development by up to 4 m, together with ivy severance on T5. A phased crown reduction of oak T3 is recommended on tree-management (risk) grounds, independent of the development.
- 1.7 Impacts to the retained trees are controlled through BS 5837:2012 Figure 2 protective fencing forming Construction Exclusion Zones, ground protection where an RPA overlies retained hard standing, a sensitive top-down demolition methodology, NJUG-compliant root management, and drainage and service runs routed and constructed clear of the RPAs.
- 1.8 The tree protection information is presented on scaled Demolition-phase and Construction-phase Tree Protection Plans, overlaid on the architect's Proposed Layout Plan and georeferenced to the surveyed tree positions.
- 1.9 Provided the recommendations set out in this report are implemented and adhered to, the proposal is acceptable from an arboricultural perspective and the information provided is sufficient to discharge the pre-commencement arboricultural condition.

2. INTRODUCTION

- 2.1 Alfie Allingham (Arboricultural Consultant) was instructed by the applicant, Mrs Georgina Obbard, to undertake a tree survey and to prepare an arboricultural impact assessment, method statement and tree protection plan in relation to land at Gorelands Farm, Stane Street, North Heath, Pulborough. Hereafter this is described as 'the site'.
- 2.2 The proposal is the demolition of an existing agricultural building and the erection of a single replacement dwelling, as an alternative to the prior-approval scheme DC/25/0707, together with the associated access, drainage and hard-surfacing.
- 2.3 The scope of the instruction was to survey the relevant trees in accordance with BS 5837:2012 'Trees in relation to design, demolition and construction – Recommendations', to assess the

impact of the proposal on those trees, and to specify the measures required for their protection throughout demolition and construction.

- 2.4 The specific purpose of this document is to satisfy the pre-commencement arboricultural condition recommended for the permission, which requires an Arboricultural Method Statement detailing the retained trees and the measures for their protection to be submitted to, and approved in writing by, the Local Planning Authority before any development commences.
- 2.5 In preparing this document regard has been had to the consultation responses of the Council's Assistant Arboricultural Officer, Andy Clout, dated 6 May 2026, 22 July 2026 and the further response of 21 August 2026. This Version 10.0 provides the fully resolved construction-logistics detail (Section 11.13) and the enforceable, phase-specific protection strategy sought by those responses, and answers the further response point by point at Section 13.3.
- 2.6 To support the application this document provides: all survey data in tabular form (Appendix A); an assessment of the arboricultural impact of the proposal (Section 10); an Arboricultural Method Statement (Section 11); a Tree Protection Plan and phase-specific plans (Section 12 and Appendices C–F); and a staged method statement (Appendix G).

3. LIMITATIONS OF THE REPORT

- 3.1 This arboricultural report has been drafted in relation to the current development proposals and should be read in conjunction with the Tree Protection Plan and phase-specific plans at Appendices C to F.
- 3.2 It is written from an arboricultural standpoint and does not offer specific technical engineering competence. It is not, and should not be taken to be, a detailed assessment of the structural or physiological health of individual trees, nor a tree-risk assessment.
- 3.3 Any management recommendations set out within this report are of an advisory and preliminary nature only and relate to the site in its current context.
- 3.4 It is beyond the scope of this report to evaluate direct or indirect damage that existing trees could cause to structures on site, whether through annual growth or tree-related subsidence.
- 3.5 In order to comply with their duty-of-care responsibilities, tree owners should maintain a schedule of periodic tree-risk management by a competent person.
- 3.6 Trees are living organisms and self-supporting dynamic structures whose physiological and structural condition can change rapidly in response to biotic and abiotic factors. They can fail structurally without prior manifestation of reasonably observable symptoms, and it is therefore not possible to state categorically that any tree is 'safe'.
- 3.7 Physical alterations to site conditions subsequent to the date of the survey could change or invalidate the findings and recommendations of this report.
- 3.8 The authority of this report ceases two years from the date of fieldwork (8 November 2025), or earlier if site conditions change or if works not specified in this report are carried out to or affecting the trees.

4. INFORMATION PROVIDED

- 4.1 To allow the survey and this report to be prepared, the following information was provided and relied upon:
 - Tree Survey and Report – Gorelands Farm (A. Allingham, November 2025);
 - Proposed Site and Block Plan – Simon Harvey Designs, drawing 154_2502 Rev A;

- Planning, Design and Access Statement (in support of DC/26/0597);
- Flood Risk and Drainage Strategy – Flood Risk Environmental, ref FRE-GORELANDS-2026 Rev 1.1, and drainage drawing 1048_1001;
- Surveyed tree positions (GPS / KML), transformed to British National Grid (EPSG:27700);
- Horsham District Council arboricultural consultation responses, ref DC/26/0597, A. Clout, 6 May 2026, 22 July 2026 and 21 August 2026.

5. STATUTORY TREE AND WILDLIFE PROTECTION

- 5.1 It has been confirmed that the site lies outside any Conservation Area and that no Tree Preservation Order (TPO) applies to the trees identified on the site. Accordingly, no separate consent is required for the facilitation pruning and management works described in this report.
- 5.2 During the survey no trees on or adjacent to the site were identified as Ancient or Veteran, and none constitutes a material designation constraint to the development.
- 5.3 For completeness, the following general advice on statutory protection is provided. A TPO prevents the cutting down, uprooting, topping, lopping, wilful damage or wilful destruction of a protected tree without the prior consent of the Local Planning Authority; it is also an offence to carry out works to a tree with a stem diameter greater than 75 mm at 1.5 m within a Conservation Area without formal notification to the LPA.
- 5.4 Although preliminary visual checks of likely wildlife habitat are made at the time of surveying, detailed ecological assessment is the province of a suitably qualified ecologist and falls outside the scope of the arboriculturist. Any separate ecological pre-commencement condition (for example a precautionary method statement for reptiles or other mobile species) is a distinct deliverable and is not addressed by this document.
- 5.5 Trees which contain holes, splits, cracks or cavities can provide habitat for bats, birds and small mammals. Where such features are present, tree works should be preceded by an inspection for protected species; if any are found, works should stop and appropriate advice obtained before proceeding.
- 5.6 Tree and hedgerow works should be planned with the understanding that birds generally nest between March and August inclusive. Works within that period should be preceded by a check for active nests by the contractor, and any active nest left undisturbed until vacated. All tree works are to be carried out in accordance with BS 3998:2010 and current wildlife legislation.

Sources: Town and Country Planning Act 1990; Wildlife and Countryside Act 1981 (as amended); Countryside and Rights of Way Act 2000 (as amended); Conservation of Habitats and Species Regulations 2017.

6. SITE DESCRIPTION

- 6.1 Gorelands Farm occupies a rural setting typical of the local context, off Stane Street, North Heath, to the north of Pulborough, West Sussex (RH20 1DN).
- 6.2 The application site comprises an existing agricultural building with associated hard standing, set within a plot bounded by hedgerows and field boundaries. Hedgerow oak trees form the dominant arboricultural features of the setting.
- 6.3 An ordinary watercourse (ditch) runs along the eastern boundary of the site and receives the surface-water outfall from the drainage strategy.
- 6.4 The land within the site is reasonably level. Vehicular access is taken from the existing farm access off Stane Street.

- 6.5 To the south-east of the building group is the site of a former caravan, which provides an area of previously disturbed ground away from the retained trees suitable for the construction compound and welfare.

7. SURVEY FINDINGS

- 7.1 The survey was undertaken on 8 November 2025 in accordance with BS 5837:2012. Four individual trees influence the development. The survey findings are summarised below:

Category / survey items	Individual trees	Groups	Hedgerows	Total
A (high quality)	0	0	0	0
B (moderate quality)	3	0	0	3
C (low quality)	1	0	0	1
U (unsuitable for retention)	0	0	0	0
Total	4	0	0	4

- 7.2 Three of the four trees – the Pedunculate oaks T3 and T6 and the Field maple T5 – were assessed as moderate-quality (Category B), with a remaining contribution to the arboricultural resource of at least 20 years. They are retained as landscape features.
- 7.3 The remaining tree, the Apple T4, was assessed as low-quality (Category C); it is nonetheless retained and protected within the Construction Exclusion Zone.
- 7.4 No trees were assessed as Category U, and no removals are required to implement the development. Full survey attribute data and the survey methodology are provided at Appendix A.

8. PRELIMINARY TREE CONSTRAINTS – GENERAL

- 8.1 Below-ground constraints, or Root Protection Areas (RPAs), for the surveyed trees have been plotted onto the tree protection drawings. Each RPA is a circle centred on the stem with a radius of 12 times the stem diameter measured at 1.5 m above ground level (BS 5837 clause 4.6).
- 8.2 With reference to BS 5837:2012, an RPA is defined as “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 should be treated as a priority”. The default position is that structures are located outside the RPAs of trees to be retained – the position adopted for the replacement dwelling here.
- 8.3 Where pre-existing site conditions indicate asymmetric rooting, BS 5837 (4.6.2) allows a polygon of equivalent area to be substituted for the circular plot, reflecting a soundly based assessment of likely root distribution, topography and drainage, soil type, and the tree's likely tolerance of root disturbance.
- 8.4 Tree root systems can be damaged in a number of ways relevant to this development:
- severance of a root destroys all parts beyond the cut, which can affect the tree's function and, critically, its stability;
 - soil compaction from stored materials or the passage of heavy plant restricts gaseous exchange and can lead to decline; raising soil levels has the same effect;
 - lowering the soil level strips out the mass of fine roots near the surface;
 - spillage of fuels, oils, cement washings or other chemicals is toxic to roots.

9. ARBORICULTURAL CONSTRAINTS – ON SITE

- 9.1 The retained trees stand to the margins of the developed area. Oak T3 is an open-grown tree to the south-west of the buildings and a dominant landscape feature; oak T6 and field maple T5 stand adjacent to the building group and access, with RPAs that partly coincide with the existing structures and hard standing; the apple T4 stands within the north-eastern group.
- 9.2 The principal on-site constraints are therefore: the coincidence of the RPAs of T5 and T6 with the building to be demolished and its hard standing; the proximity of the surface-water and foul drainage on drawing 1048_1001 to the retained trees; and the crown spread of T6 over the footprint of the proposed works.
- 9.3 These constraints are capable of being managed through careful demolition, drainage design that keeps excavation outside the RPAs, and the tree protection measures set out in Sections 11 and 12. The RPAs, canopy spreads and potential for shading have all been taken into account in the siting of the replacement dwelling.

10. ARBORICULTURAL IMPACT ASSESSMENT (AIA)

- 10.1 With reference to BS 5837:2012, this assessment evaluates the direct and indirect effects of the proposed design on the site's trees, considering any tree loss required and any potentially damaging activities proposed in the vicinity of retained trees – including demolition of the existing building and hard surfacing, installation of the new dwelling and hard surfacing, installation of underground drainage and services, excavation and changes in ground level, and the provision of working space and storage.

Approach

- 10.2 The impacts of the proposal have been assessed against the baseline survey by overlaying the proposed works – including the drainage layout on drawing 1048_1001 – on the plotted tree positions and RPAs on the architect's Proposed Layout Plan (154_2502 Rev A), georeferenced to the surveyed tree positions (EPSG:27700).

Proposed tree losses

- 10.3 No tree is to be removed. All four surveyed trees – the Pedunculate oaks T3 and T6, the Field maple T5 and the Apple T4 – are retained and protected within the Construction Exclusion Zone. No hedgerows are affected: the boundary hedgerows adjacent to the working area fall behind the protective barrier alignments and are protected by the same measures. The significance of tree and hedgerow loss is therefore nil.

Pruning of retained trees

- 10.4 Two categories of pruning are identified and, for the avoidance of doubt, distinguished. Facilitation pruning (development-driven) is limited to oak T6: reduction of the lateral spread on the side over the proposed development by up to 4 m, to provide clearance for demolition, scaffolding and the completed dwelling, together with ivy severance on field maple T5. Management pruning (condition-driven, independent of the development) is the phased crown reduction and monitoring of oak T3 recommended by the survey on account of the hollow stem at 1.5 m. All pruning is to BS 3998:2010 by NPTC-certificated operatives.
- 10.5 All pruning of retained trees will be completed before protective barriers are erected and before any demolition plant arrives on site, so that no access within the Construction Exclusion Zone is required once the barriers are in place.

Root protection areas, demolition and drainage

- 10.6 The RPAs of T5 and T6 partly coincide with the existing agricultural building and its hard standing. The replacement dwelling is sited between the footprints of the demolished buildings and set out specifically to sit outside the RPAs of the retained trees; no new foundations are proposed within any RPA. The demolition of the existing building and the installation of the foul and surface-water drainage (drawing 1048_1001) are the principal impacts, and are controlled by the sensitive demolition methodology and the drainage/services provisions in Section 11.

Indirect effects, mitigation and replacement

- 10.7 The retained trees stand to the margins of the developed area. Once the facilitation pruning of T6 is complete, the relationship between the dwelling and the crowns of T5 and T6 is such that post-occupation pressure for further works is not anticipated. By way of mitigation, and in accordance with the second limb of the condition, any tree or hedge on the site which dies or is damaged during construction will be replaced, on a like-for-like or better basis, with a tree of the same species and of not less than heavy-standard size (12–14 cm girth) or a native hedge whip of equivalent length and species mix, planted in the first available planting season following the loss and submitted to the Local Planning Authority for written approval.

Summary of impacts and mitigation

Tree	Species	Cat.	Proposed action and impact	Mitigation / control
T3	Pedunculate oak	B	Retained; at the margin of the working area. RPA kept clear of the driveway, attenuation and service runs. Management pruning on condition grounds only.	CEZ barrier at full RPA extent; drainage/hard-surfacing outside the RPA (11.10). Management pruning to BS 3998.
T4	Apple	C	Retained; small apple protected within the CEZ. No development-driven works.	CEZ fencing at the RPA extent; RPA kept clear of all works.
T5	Field maple	B	Retained; RPA partly coincident with the building and hard standing. Potentially affected by demolition and adjacent drainage. Ivy severance and monitoring.	Sensitive demolition (11.5); retained hard standing as ground protection; barrier/ground protection (Sec. 12); supervision.
T6	Pedunculate oak	B	Retained; RPA partly coincident with building/access. Facilitation pruning up to 4 m over the development.	Facilitation pruning before commencement; sensitive demolition (11.5); barrier/ground protection (Sec. 12); supervision.

11. ARBORICULTURAL METHOD STATEMENT (AMS)

- 11.1 BS 5837 (clause 3.2) defines the Arboricultural Method Statement as the methodology for the implementation of any aspect of development that is within an RPA or has the potential to result

in loss of or damage to a tree. This section, read with the Tree Protection Plan (Section 12) and the phase-specific plans at Appendices E and F, forms the approved methodology.

Phasing and sequence of operations

- 11.2 The works are undertaken in two phases – Phase 1 (Demolition) and Phase 2 (Construction, including drainage, services and hard-surfacing) – each preceded by approval of the relevant phase-specific Tree Protection Plan. The overall sequence is:

Stage	Operation
1	Written approval of this document and, before each phase, of the relevant phase-specific Tree Protection Plan. No commencement – including demolition, ground clearance or bringing equipment, machinery or materials onto site – before approval.
2	Statutory check complete (para 5.1): outside any Conservation Area, no TPO; no separate consent required for the tree works.
3	Tree works: facilitation pruning of T6 (lateral reduction up to 4 m, BS 3998) and ivy severance on T5, by NPTC-certificated operatives. No felling is required.
4	Erection of protective barriers and ground protection (Section 12); CEZ signage; pre-commencement meeting and contractor induction; photographic record issued to the LPA on request.
5 (Phase 1)	DEMOLITION of the agricultural building under the sensitive methodology at 11.5, with arboricultural supervision of all operations within/adjacent to the RPAs of T5 and T6, and supervised decommissioning/removal of the redundant cesspit.
6 (Phase 2)	CONSTRUCTION of the dwelling and installation of drainage, services and hard-surfacing per 11.10 and drawing 1048_1001, with the site rules at 11.7 in force and monitoring per 11.9.
7	Removal of ground protection and barriers only on practical completion of the works that could affect the retained trees, and only after the project arboriculturist's final inspection - not merely to facilitate later construction, storage or access. Any damage recorded and remedial measures agreed; landscape and replacement planting in the first available planting season.

Protective barriers and construction exclusion zones

- 11.3 The primary control is a barrier fence creating a Construction Exclusion Zone (CEZ) that prevents access by site traffic to the soil where the retained trees' roots may be found, protecting stems, crowns and rooting environment. Barriers are to the BS 5837 Figure 2 specification: a 2.0 m high scaffold framework with welded mesh panels braced internally, or a free-standing equivalent where erected over retained hard standing. The alignment is scheduled at Section 12 and plotted on GF-TPP-001 (Appendix C).

Ground protection

- 11.4 Where site constraints mean construction activity cannot be fully excluded from part of a tree's RPA, BS 5837 (clause 6.2.1.1) requires appropriate ground protection. Existing hard standing within an RPA is retained in place to act as ground protection; where an unsurfaced part of an RPA must be accessed, proprietary temporary ground protection (interlocking load-spreading panels over a geotextile) is laid before access. The extents are shown on the phase plans.

Sensitive demolition methodology (T5 and T6)

- 11.5 The following practices respond to the requirement for sensitive demolition to safeguard the retained trees and apply to all demolition works within or adjacent to the RPAs of T5 and T6:
- the structure is demolished top-down and progressively, with material pulled inward and away from the trees; no part is felled or pushed towards a retained tree;
 - demolition plant is stationed on the retained hard standing or outside the RPA; plant does not track over unprotected soil within any RPA at any time;
 - within the crown spread of T6 (as reduced by the facilitation pruning), plant with a restricted boom envelope or hand demolition is used, with a banksman, to eliminate the risk of contact with the retained crown;
 - the existing floor slab and hard surfacing within the RPAs are left in place as ground protection until the final stage, then broken out under arboricultural supervision using equipment operating from outside the RPA and lifted vertically;
 - any below-ground obstructions within an RPA are exposed by hand or air spade under arboricultural supervision and removed only to the minimum extent required for the permitted works, with roots managed per 11.6;
 - dust suppression is applied in dry conditions to limit deposition on retained foliage.

Excavations and root management

- 11.6 Any excavation required within or at the margin of an RPA is undertaken by hand or air spade under arboricultural supervision, and roots treated in accordance with NJUG Volume 4:
- roots, whilst exposed, are wrapped in dry, clean hessian to prevent desiccation and temperature change;
 - roots smaller than 25 mm diameter may be pruned back to a side branch with a sharp proprietary tool;
 - roots of 25 mm diameter or greater are severed only after consultation with the project arboriculturist, as they may be essential to health and stability;
 - before backfilling, hessian is removed and retained roots surrounded with sharp sand (not builders' sand) or other loose granular fill free of contaminants.

General site rules (in force for the duration of the project)

- 11.7 The site compound, welfare facilities, parking, material and spoil storage, plant standing, wheel-wash and concrete wash-out are located on the site of the former caravan to the south-east of the dwelling, outside all RPAs and Construction Exclusion Zones (see GF-TPP-003 and GF-TPP-004). In addition, throughout the works:
- no access, storage of materials, plant, spoil or fuel, siting of site accommodation, lighting of fires, or discharge or mixing of cement, concrete washings, fuels, oils or chemicals within any CEZ or RPA;
 - no changes to ground level within any RPA, and no alteration to the drainage or hydrology of the rooting environment within an RPA;
 - drainage runs, service routes and hard-surfacing dealt with strictly in accordance with 11.10; no open-cut trenching and no tanked (excavated) surfacing construction within any RPA;
 - scaffolding designed to stand clear of retained crowns; any unavoidable encroachment preceded by consultation with the project arboriculturist rather than ad-hoc pruning;
 - all site personnel receive a tree-protection induction identifying the retained trees, the CEZs and these rules; a copy of this document is held in the site office;

- any incident of damage to a retained tree, or any breach of a CEZ, reported to the project arboriculturist and the LPA without delay; any tree or hedge which dies or is damaged is replaced as agreed.

Responsibilities

- 11.8 The project arboriculturist is Alfie Allingham BSc (Hons), FdSc, PTI (07379 785544; Alfie.Allingham@hotmail.com). The principal contractor (to be appointed) is responsible for implementing this method statement, for briefing all operatives, and for giving the project arboriculturist reasonable notice of the operations requiring supervision.

Arboricultural supervision and monitoring schedule

- 11.9 Supervision and monitoring are provided as follows, with records available to the LPA on request:

Stage / activity	Arboricultural attendance	Record
Barrier and ground protection installation; contractor induction	Site attendance to verify alignment and specification before any demolition plant arrives	Photographic record and sign-off note
Demolition within/adjacent to the RPAs of T5 and T6, incl. slab break-out and cesspit removal	Supervision of all such operations	Site visit record
Drainage, service and hard-surfacing works within/adjacent to an RPA (11.10)	Supervision of any RPA crossing, hand/air-spade excavation and no-dig surfacing	Site visit record
Any excavation within an RPA; any roots >25 mm encountered	Attendance before severance decisions; supervision of hand/air-spade excavation	Site visit record
Construction phase generally	Periodic monitoring at intervals not exceeding 8 weeks, plus on-call attendance	Monitoring log, available to the LPA
Completion	Final inspection prior to barrier removal; confirmation of tree condition	Completion statement

Drainage, services and hard-surfacing within root protection areas

- 11.10 The Council's arboricultural officer sought confirmation of how the services connections and hard-surface engineering near the retained trees would be dealt with. The foul and surface-water strategy on drawing 1048_1001 has been assessed element by element, and is specified as follows as part of the approved details:

- Surface-water attenuation (permeable paving driveway): attenuated in a tanked (CIRIA C753 System C) permeable paving construction located outside the RPAs of the retained trees; any part of the driveway falling within an RPA is built as a no-dig (cellular confinement) surface over the existing grade, with no excavation;
- Surface-water carrier pipes and flow control chamber: routed and sited outside the RPAs; any unavoidable crossing of an RPA is installed by guided trenchless (thrust-bore) technique at a minimum depth of 600 mm beneath the rooting zone, with the launch and reception pits located outside the RPA, and no open-cut trenching;
- Foul drainage and package treatment plant: the foul drain, the package treatment plant and its outfall are routed and sited outside the RPAs of the retained trees;
- Outfall headwalls and watercourse works: located at the ordinary watercourse on the eastern boundary, clear of the RPAs; any working within an RPA is by hand under supervision;

- Levels, soil and drainage within RPAs: no soil level within an RPA is raised or lowered, and no soakaway, attenuation feature or drainage run is located within an RPA, so the hydrology of the rooting environment is unchanged;
- Redundant cesspit / inspection chamber: decommissioned and removed or grout-filled; where within an RPA this is carried out by hand under arboricultural supervision.

11.11 The Construction-phase Tree Protection Plan (GF-TPP-004, Appendix F) plots the RPAs against the drainage layout and the architect's layout and confirms that the drainage structures are outside the RPAs; it forms part of the approved details.

Phase-specific Tree Protection Plans

11.12 In accordance with the officer's requirement, the tree protection information is provided for each phase, overlaid on the architect's Proposed Layout Plan (154_2502) and georeferenced to the surveyed tree positions:

- Phase 1 (Demolition): the Demolition-phase Tree Protection Plan at Appendix E (GF-TPP-003), showing the set-back barrier alignment, ground-protection extents within the RPAs, the demolition plant standing area, the site compound and material/spoil storage – all outside the RPAs;
- Phase 2 (Construction): the Construction-phase Tree Protection Plan at Appendix F (GF-TPP-004), showing the barrier alignment for the construction period and the surface-water and foul service routes clear of the RPAs.

Construction logistics, site compound and material storage

11.13 So that the site operations are fully resolved before commencement, the location of every construction facility and activity is fixed as follows. All are located on the previously developed ground on the site of the former caravan to the south-east of the dwelling, wholly outside every Root Protection Area and Construction Exclusion Zone, and are plotted on GF-TPP-001, GF-TPP-003 and GF-TPP-004:

Construction facility / activity	Location and control (all outside the RPAs / CEZs)
Site compound, site office and welfare (WC, canteen, drying)	Within the compound on the former caravan hard standing; no siting of accommodation within any RPA.
Operative and visitor parking	Within the compound; no parking, turning or standing on unprotected ground within any RPA.
Material storage (bricks, blocks, timber, aggregates)	Designated storage bay within the compound; no materials stored within any RPA at any time.
Spoil and excavated material	Stockpiled within the compound on impermeable sheeting; no spoil placed or tracked within any RPA; surplus removed off site.
Plant standing and refuelling; fuel/oil store	Within the compound on the retained hard standing, banded; no refuelling, plant standing or chemical storage within any RPA.
Wheel-wash and concrete/mortar wash-out	Banded wash-out point within the compound draining to a settlement bay; no washings discharged to any RPA or the watercourse.
Deliveries and construction traffic route	Via the existing access, kept on the existing/retained hard standing and outside the RPAs; no new haul route across an RPA.
Demolition plant standing (Phase 1)	On the retained slab/hard standing or outside the RPA; plant does not track over unprotected soil within any RPA (11.5).
Cranage / scaffolding	Designed to stand and oversail clear of retained crowns; any unavoidable oversail agreed with the project arboriculturist before erection (11.7).

- 11.14 The compound and storage area, the ground-protection extents and the Construction Exclusion Zones are drawn on the Tree Protection Plans; the site rules at 11.7 are displayed at the site entrance and in the site office and are enforceable through this approved Method Statement.

Enforceable site controls and contractor responsibilities

- 11.15 The following controls are enforceable through this approved Method Statement. No demolition, ground clearance, construction activity, delivery of materials, installation of services or bringing of plant or machinery onto the site takes place until the protection measures in this document and on the approved Tree Protection Plans have been installed and inspected by the project arboriculturist; the measures remain in place for the duration of the relevant works and are removed only after the project arboriculturist's final inspection. In particular:
- building materials are not stacked against the protective fencing, and waste or demolition materials are not allowed to accumulate against the barriers;
 - excavated soil and spoil are not stored within any RPA or CEZ; cement, concrete, fuels, oils, chemicals and other contaminants are stored and handled outside the CEZ;
 - the following are prohibited within any CEZ/RPA: excavation or lowering of levels; raising of levels by deposition of soil or materials; storage of spoil; compaction by vehicles or plant; contamination by cement, fuel, oil or chemicals; and the burning or disposal of waste;
 - ground protection is inspected before use and any damage, displacement or deterioration is reported and rectified before further access; no unprotected vehicle or plant movement takes place over exposed soil within an RPA;
 - any accidental spillage is reported to the project arboriculturist without delay and appropriate remedial action taken;
 - the principal contractor / site manager ensures that all operatives, sub-contractors and delivery personnel are briefed on these requirements at the pre-commencement meeting and through the site induction / toolbox talks, and that: a copy of the Tree Protection Plan is held on site; the protective fencing remains intact; construction traffic follows the approved access; no unauthorised storage or excavation occurs within any RPA; the drainage and services are constructed strictly to GF-TPP-004 Rev D and this Method Statement; and any arboricultural issue is referred to the project arboriculturist before the affected work proceeds.
- 11.16 The building footprint, foundations, driveway, hard-surfacing, drainage and service routes are fixed by the approved layout and the Tree Protection Plans. The contractor does not alter the approved building footprint, foundation arrangement, driveway, hard-surfacing, drainage or service routes in any way that would result in additional encroachment into an RPA or CEZ. Any proposed change to the approved layout, construction access, drainage, services, surfacing or other operation that could affect an RPA or CEZ is subject to prior arboricultural review and written approval before it is implemented. This document is read together with the AIA, this AMS and the phase-specific Tree Protection Plans (GF-TPP-001 Rev E, GF-TPP-002 Rev C, GF-TPP-003 Rev D and GF-TPP-004 Rev D), which control the works at each stage. The client's supplementary site-protection requirements are incorporated within this Method Statement (Sections 11.3 to 11.16).
- ## **12. TREE PROTECTION PLAN**
- 12.1 A combined Tree Protection & RPZ Fencing Plan (GF-TPP-001 Rev E) is provided at Appendix C, superimposed on the architect's Proposed Layout Plan and based on the surveyed tree positions. It shows the surveyed tree positions and RPAs, the alignment of the protective fencing forming the Construction Exclusion Zones, and the ground-protection extents. Standard construction

details are at Appendix D (GF-TPP-002). On the drawings the trees are plotted to coincide with the architect's Proposed Layout Plan (154_2502 Rev A) so that the RPAs and protective fencing sit around each tree; the RPA radii are calculated from the surveyed stem diameters, and the true surveyed coordinates are retained in the editable GIS data.

- 12.2 The barrier alignment is scheduled below. Barriers are treated as fixed for the duration of the project; the RPAs are the design constraint governing the alignment. Where a retained tree's crown extends beyond its RPA (the field maple T5 and the oak T6), the barrier is set at the crown edge, so that the whole of each tree sits within the Construction Exclusion Zone; the RPA radii scheduled at Appendix A remain the arboricultural datum.

Tree	RPA r	Barrier alignment	Ground protection
T3	7.80 m	Full circumference at the RPA extent (12 × stem dia.), tied into the adjacent field fence; bracing inside the CEZ. No set-back – all activity, including driveway and drainage works, excluded from the RPA.	None required (RPA kept clear)
T4	4.80 m	At the RPA extent, within the combined north-eastern CEZ with T5 and T6.	Retained hard standing where applicable; proprietary ground protection over any unsurfaced RPA requiring access (11.4).
T5	4.80 m	At the crown edge (the crown extends beyond the RPA), on all open (soft-ground) sides; set back to the edge of the retained hard standing / building line where overlain by structures (cl. 6.2.3).	Retained hard standing; proprietary ground protection over any unsurfaced RPA requiring access (11.4).
T6	7.74 m	At the crown edge (the crown extends beyond the RPA), on all open sides incl. the access-track margin; set back to the edge of the retained hard standing / building line where overlain by structures.	Retained hard standing; proprietary ground protection over any unsurfaced RPA requiring access (11.4).

13. COMPLIANCE WITH THE PRE-COMMENCEMENT CONDITION

- 13.1 This document and the phase-specific plans at Appendices E and F are submitted to satisfy the pre-commencement arboricultural condition, in the following terms: “No development shall commence, including demolition pursuant to the permission, ground clearance, or bringing equipment, machinery or materials onto the site, until an Arboricultural Method Statement detailing all trees to be retained and the measures for their protection throughout construction has been submitted to and approved in writing by the Local Planning Authority; the development shall thereafter be carried out in accordance with the approved details, and any trees or hedges which die or are damaged shall be replaced as agreed.” Each requirement is addressed as follows:

Condition requirement	Where addressed
AMS submitted and approved before any commencement, including demolition, ground clearance or bringing equipment/materials onto site	This document; sequencing at 11.2 (Stages 1 and 4 precede all demolition and construction)
Detailing all trees/hedgerows on and adjacent to the site to be	Sections 7 and 10; Appendix A (schedule); Appendix C (GF-

retained	TPP-001 Rev E)
Measures for their protection throughout all construction works	Sections 11.3–11.12 (barriers, ground protection, sensitive demolition, root management, drainage/services within RPAs, site rules, phase plans); Section 12; supervision at 11.9
Development implemented and carried out strictly in accordance with the agreed details	Sections 11.7–11.9 (site rules, responsibilities, monitoring and records available to the LPA)
Any trees/hedges which die or are damaged replaced as agreed	Section 10.7 (replacement commitment) and 11.7 (incident reporting and replacement rule)

13.2 The specific matters raised in the arboricultural consultation response of 22 July 2026 are addressed as follows:

Matter raised (22 July 2026)	How addressed in this Version 10.0
Tree protection measures indicative and not clearly plotted / viable	A firm barrier specification (2.0 m, BS 5837 Fig. 2) and a defined alignment are given at 11.3 and 12.2, plotted on GF-TPP-001 Rev E (Appendix C), with scaled Demolition- and Construction-phase plans at Appendices E and F
No assessment of services connections and hard-surface engineering within the RPAs	Section 11.10 assesses each element of the drainage scheme (1048_1001): the tanked permeable paving and all excavated structures are kept outside the RPAs; any unavoidable crossing is trenchless; any surfacing within an RPA is no-dig; no level changes or drainage features within RPAs; all under supervision
A detailed AMS and accompanying plans required for each phase	The methodology is structured in two phases (11.2) with scaled Demolition- and Construction-phase Tree Protection Plans at Appendices E and F, showing the actual set-back barrier alignment, ground protection and service routes for each phase
Strategy relied on measures to be confirmed later, rather than resolved and enforceable	The drainage, service runs, ground protection and any RPA incursions are now specified as approved details in Sections 11.4–11.10; the compound, storage and plant standing are fixed outside all RPAs; no element is deferred

13.3 The Council's further arboricultural consultation response (Horsham District Council, A. Clout, 21 August 2026) maintained that the Tree Protection Plan did not fully accord with BS 5837:2012, lacked detail on site operations and construction logistics, was not fully consistent with the AIA and AMS, and relied on measures to be confirmed or agreed at a later stage. Each point of that response is answered below, with the paragraph or drawing that resolves it. No element of the tree protection strategy is deferred:

Point raised in the Council's further response	How it is fully resolved and where
TPP does not fully accord with BS 5837:2012	The TPP (Section 12; GF-TPP-001 Rev E) is prepared to BS 5837:2012: RPAs to cl. 4.6, protective fencing to Figure 2 (11.3), ground protection to cl. 6.2.3 (11.4), and the CEZ shown for each retained tree; construction details to BS 5837 at GF-TPP-002.
Insufficient detail on site operations	Section 11.13 fixes every site operation (compound, welfare, parking, storage, spoil, plant, wheel-wash, wash-out, deliveries, crantage) and its location; all are plotted on GF-TPP-001/003/004 outside the RPAs.
Insufficient detail on construction exclusion zones	The CEZ is defined for each tree and plotted as the fenced area on GF-TPP-001/003/004; specification and signage at 11.3; the CEZ is fixed for the whole project (12.2).
Insufficient detail on ground protection measures	Section 11.4 specifies the ground protection (retained hard standing, or proprietary load-spreading boards/geogrid over geotextile) with the build-up detailed on GF-TPP-002; the

	extents are plotted on the phase plans.
Insufficient detail on site compounds and material storage	Section 11.13 and the compound shown on the plans fix the compound, welfare, and material and spoil storage on the former-caravan hard standing, outside all RPAs and CEZs.
Other construction-related activities not addressed	Section 11.13 addresses parking, refuelling, wheel-wash, concrete wash-out, deliveries/traffic routing, cranes and scaffolding, each located or controlled to exclude the RPAs.
TPP not fully consistent with the AIA and AMS	The TPP, AIA (Section 10) and AMS (Section 11) share one tree schedule (Appendix A), one barrier alignment (12.2) and one set of phase plans (Appendices E-F); cross-references are given throughout so the three read as a single, consistent package.
Reliance on measures to be confirmed / agreed / implemented later	The strategy is fully resolved before commencement: barrier specification and alignment, ground protection, drainage and service routes, no-dig and trenchless methods, and the compound and storage are all specified now as approved details (11.3-11.13). The only outstanding appointment is the principal contractor, who implements (not defines) this approved Method Statement.
Drainage, service runs, ground protection and RPA incursions largely conditional / lack technical detail	Section 11.10 assesses each element of the FRE scheme (drawing 1048_1001) with technical specification: permeable paving as tanked CIRIA C753 System C outside the RPAs; carrier pipes, flow-control chamber, foul drain and package treatment plant sited outside the RPAs; any unavoidable RPA crossing installed by guided thrust-bore at ≥ 600 mm depth with no open-cut; any surfacing within an RPA built no-dig (3-D cellular confinement over geotextile, no excavation); no changes of level and no drainage feature within any RPA. There are no unassessed incursions.

- 13.4 On the basis of Sections 11 to 13 and the Tree Protection Plans at Appendices C to F, the tree protection strategy is fully resolved and enforceable prior to commencement, and provides the certainty required by BS 5837:2012 that the retained trees will be adequately protected throughout demolition and construction. It is therefore considered sufficient to satisfy the pre-commencement arboricultural condition.

14. CONCLUSIONS AND RECOMMENDATIONS

- 14.1 The arboricultural impact of the proposed development is limited and acceptable. All four surveyed trees – the Pedunculate oaks T3 and T6, the Field maple T5 and the Apple T4 – are retained and protected, and no hedgerows are removed. The replacement dwelling is set out to sit outside the RPAs of the retained trees.
- 14.2 The principal construction-phase risks – the demolition of the existing building within and adjacent to the RPAs of T5 and T6, and the installation of the foul and surface-water drainage – are controlled by a resolved, enforceable methodology: sensitive top-down demolition, retention of the existing hard standing as ground protection, drainage and services kept clear of the RPAs, and arboricultural supervision of all works within an RPA.
- 14.3 It is recommended that this document, with the Tree Protection & RPZ Fencing Plan at Appendix C (GF-TPP-001 Rev E) and the phase-specific Tree Protection Plans at Appendices E and F (GF-TPP-003 and GF-TPP-004), be approved to discharge the pre-commencement arboricultural condition, and that the development be implemented strictly in accordance with the approved details under the supervision and monitoring set out at Section 11.9.

Report prepared by:
Alfie Allingham BSc (Hons), FdSc, PTI

07379 785544 | Alfie.Allingham@hotmail.com

I confirm that I have made clear which facts and matters referred to in this report are within my own knowledge and which are not; those within my own knowledge I confirm to be true, and the opinions expressed are my true and complete professional opinions.

APPENDIX A

Tree Survey Schedule and Methodology

Tree	Species	Ht (m)	Stem (mm)	Life stage	Condition and management	Cat.	RPA r (m)
T3	Pedunculate oak (<i>Quercus robur</i>)	23	650	Mature; 20+ yrs	Hollow trunk at 1.5 m; physiological condition average. Retain; phased crown reduction and monitor (management, independent of development).	B	7.80
T4	Apple (<i>Malus domestica</i>)	12	400	Mature	Small apple; retain within protective fencing (routine tree-owner management).	C	4.80
T5	Field maple (<i>Acer campestre</i>)	12	400	Mature; 20+ yrs	Weak V-shaped union at base. Remove ivy and monitor.	B	4.80
T6	Pedunculate oak (<i>Quercus robur</i>)	20	645	Mature; 20+ yrs	Minor basal decay. Retain; reduce lateral spread over proposed development by up to 4 m (facilitation pruning, BS 3998:2010).	B	7.74

RPA radius calculated as $12 \times \text{stem diameter}$ per BS 5837 clause 4.6. RPA areas: T3 = 191.2 m²; T4 = 72.4 m²; T5 = 72.4 m²; T6 = 188.1 m². Survey data valid for two years from the date of fieldwork (8 November 2025).

Methodology: each tree was assessed from ground level in accordance with BS 5837:2012. Stem diameters were measured at 1.5 m; height and crown spread were estimated; life stage, structural and physiological condition, estimated remaining contribution and BS 5837 quality category were recorded, and the RPA calculated. Tree numbering follows the architect's site and block plan (154_2502 Rev A) and drainage drawing 1048_1001.

On the tree protection drawings the trees are plotted to coincide with the tree positions shown on the architect's Proposed Layout Plan (154_2502 Rev A), so that the Root Protection Areas and the protective fencing sit around each tree as drawn and read directly against the proposed works. The RPA radii are calculated from the surveyed stem diameters (12 x stem diameter, BS 5837 clause 4.6). The true surveyed coordinates are retained in the editable GIS data (EPSG:27700).

APPENDIX B

BS 5837:2012 Tree Quality Categories

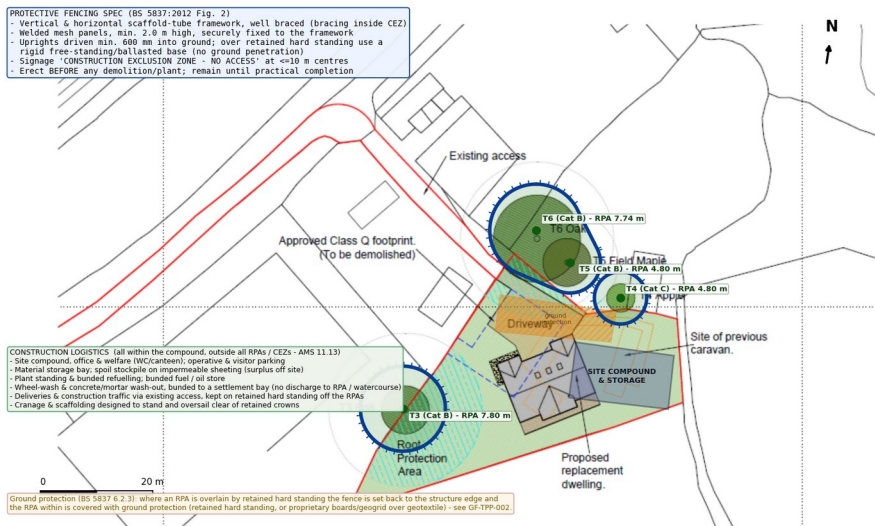
- Category A: trees of high quality with an estimated remaining life expectancy of at least 40 years.
- Category B: trees of moderate quality with an estimated remaining life expectancy of at least 20 years.
- Category C: trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.
- Category U: trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.

The full cascade chart at Table 1 of BS 5837:2012 was applied in the field assessment.

APPENDIX C

Tree Protection & RPZ Fencing Plan

Drawing GF-TPP-001 Rev E: the surveyed tree positions and Root Protection Areas, and the alignment of the protective fencing (Construction Exclusion Zone), on the architect's Proposed Layout Plan. Scale bar to govern.



DRAWING TITLE
TREE PROTECTION & RPZ FENCING PLAN
BASE
Architect Proposed Layout Plan (154_2502 / Fig 4.1)
PROJECT
Replacement dwelling, Gorelands Farm
CLIENT
Mrs Georgina Obbard
PLANNING REF
DC/26/0597
DRAWING No
GF-TPP-001 Rev E
SCALE
Scale bar to govern (A3)
DATE
21 August 2026
PREPARED BY
Alfie Allingham BSc (Hons), FdSc, PTI
LEGEND
RPZ fence = Construction Exclusion Zone (CEZ)
Root Protection Area (= fenced RPZ area)
Ground protection within RPA
Site compound & storage (outside RPAs)
Tree retained
NOTES
1. RPZ / protective fence set at each tree's RPA boundary, or the crown edge where larger; radii in Appendix A / Section 12.2. Trees plotted to the architect layout 154_2502 so the fencing is centred on each tree.
2. Site compound, welfare, parking, material & spoil storage, plant, wheel-wash & concrete wash-out located OUTSIDE all RPAs & CEZs (AMS 11.7).
3. Ground protection where an RPA overlies retained hard standing: fence set back to structure edge there (GF-TPP-002).
4. No excavation/storage/plant within any RPA; drainage & services routed clear of RPAs (AMS 11.10).
5. All works within RPAs under arboricultural supervision.

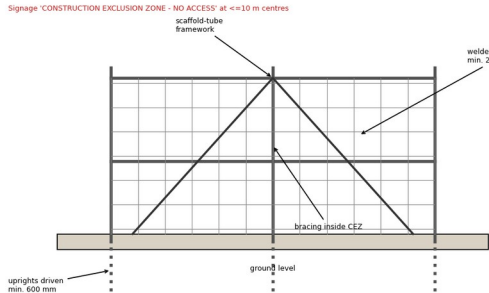
APPENDIX D

Tree Protection Construction Details

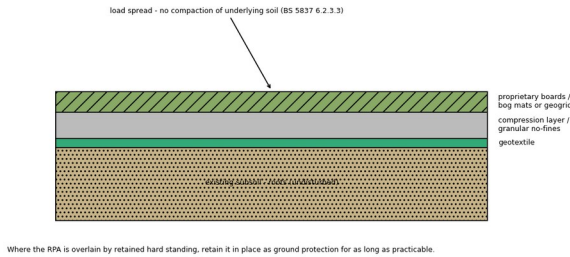
Drawing GF-TPP-002 Rev C: standard details for the protective barrier / RPZ fence (BS 5837 Figure 2), the ground protection used where an RPA must be accessed, and the no-dig surfacing and root/service protocol. Not to scale.

GF-TPP-002 Rev C - Tree Protection Construction Details (BS 5837:2012) | Gorelands Farm | DC/26/0597 | 21 August 2026

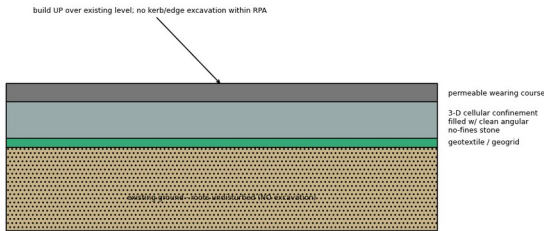
(a) Protective barrier - BS 5837 Figure 2



(b) Temporary ground protection within RPA



(c) No-dig surfacing within RPA (BS 5837 cl. 7.4)



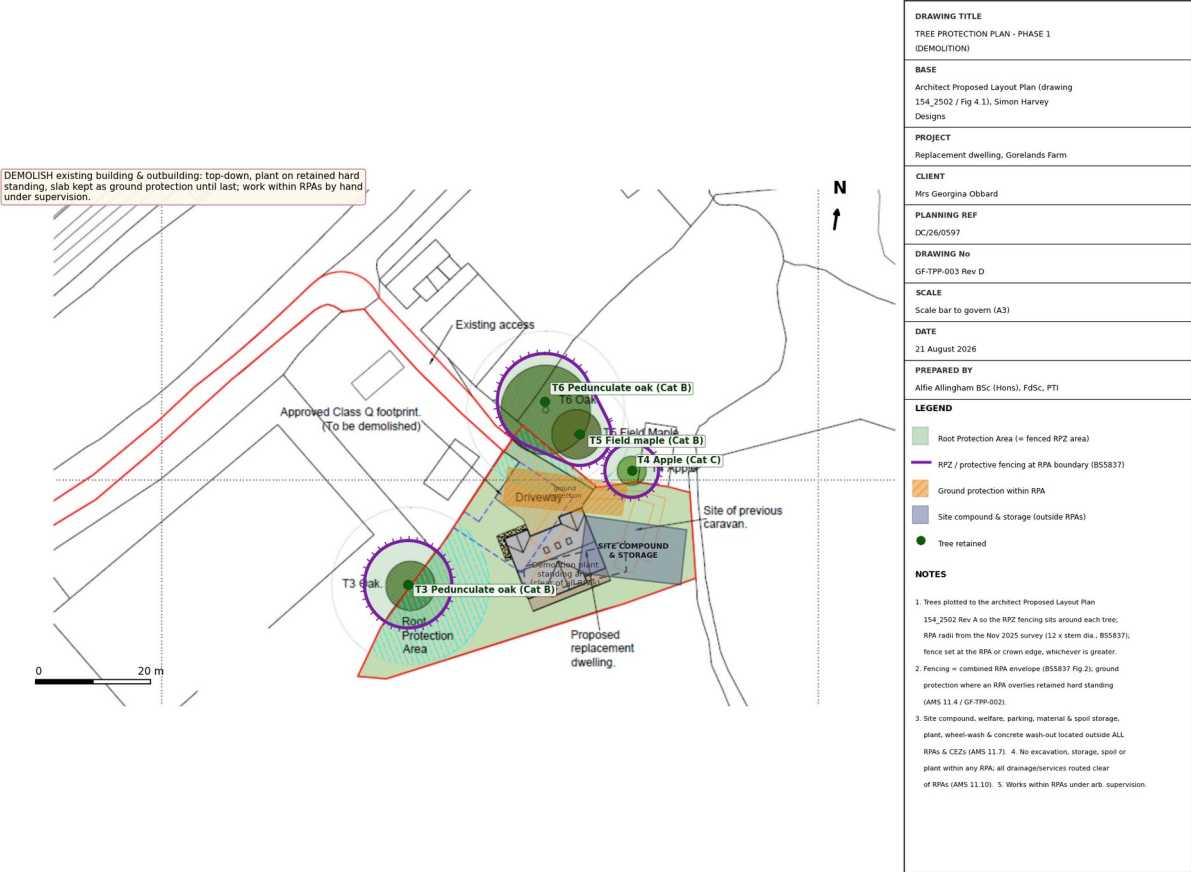
(d) Root & services protocol

- Any excavation within/at the margin of an RPA by hand or air-spade under arboricultural supervision.
- Roots < 25 mm may be pruned to a side branch with a sharp tool; roots >= 25 mm retained - stop and consult the arboriculturist before any severance (NJUG Vol.4).
- Exposed roots wrapped in dry hessian; backfill with sharp sand (not builders' sand) / clean granular fill.
- Service crossings of an RPA by trenchless means (thrust-bore) beneath the rooting zone; launch/reception pits outside the RPA; NO open-cut trenching within any RPA.
- No storage, spoil, fuel, mixing, fires or level changes within any CEZ / RPA.
- Details indicative of specification; not to scale. Read with the AMS (DC/26/0597) and GF-TPP-001/003/004.

APPENDIX E

Tree Protection Plan: Phase 1 (Demolition)

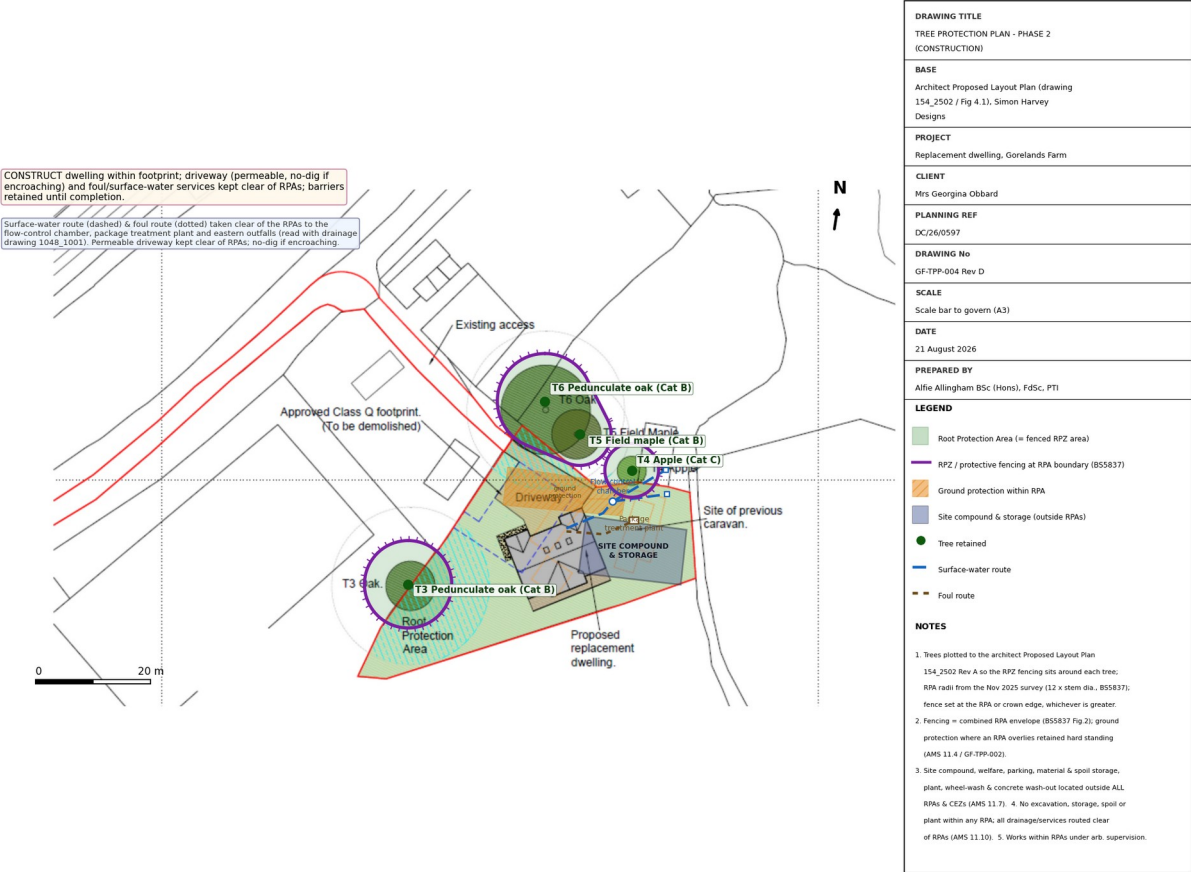
Drawing GF-TPP-003 Rev D: the Demolition-phase Tree Protection Plan, overlaid on the architect's Proposed Layout Plan (154_2502) and georeferenced to the survey GPS with a scale bar, showing the set-back barrier alignment, ground protection, the demolition plant standing area and the site compound outside all RPAs.



APPENDIX F

Tree Protection Plan: Phase 2 (Construction)

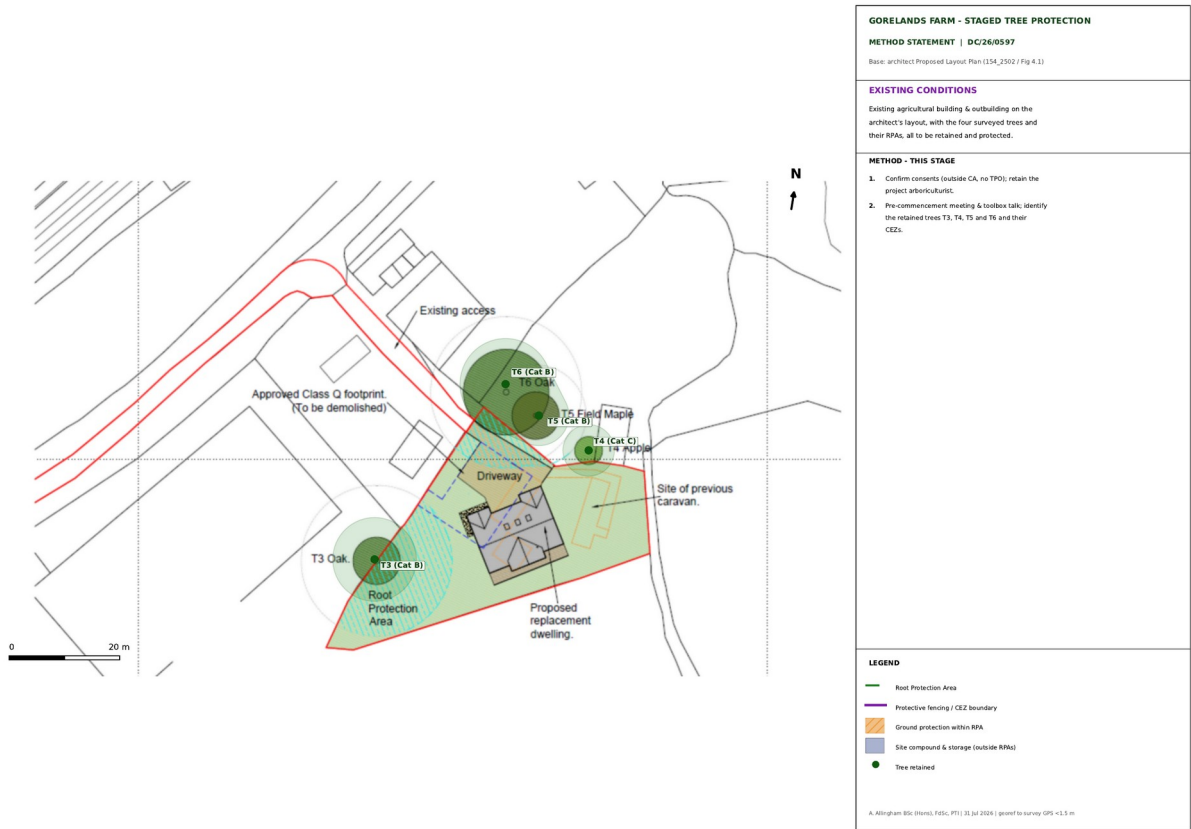
Drawing GF-TPP-004 Rev D: the Construction-phase Tree Protection Plan, overlaid on the architect's Proposed Layout Plan (154_2502) and georeferenced to the survey GPS with a scale bar, showing the barrier alignment and the surface-water and foul service routes clear of the RPAs.



APPENDIX G

Staged Tree Protection Method Statement

The staged plans present the tree protection measures as a sequence – existing conditions, installation of protection, demolition and construction, and condition compliance – overlaid on the architect's Proposed Layout Plan.





GORELANDS FARM - STAGED TREE PROTECTION

METHOD STATEMENT | DC/26/0597

Base: architect Proposed Layout Plan (154_2502 / Fig 4.1)

STAGE 1 - TREE WORKS & PROTECTION INSTALLED

Arboricultural works complete: BS 5837 barriers and ground protection installed BEFORE any demolition plant arrives.

METHOD - THIS STAGE

3. Tree works first: facilitation-prune T6 (<4 m over the development, BS 3998), sever lay on T5, phased crown-reduce T3 (management), NPFC operatives.
4. Install BS 5837 Fig 2 barriers at every retained tree's RPA extent (set back at the building/hard-standing edge); ground protection over retained hard standing within RPA; CE2 signage. Arboriculturist verifies, photo record to LPA.

LEGEND

- Root Protection Area
- Protective fencing / CE2 boundary
- Ground protection within RPA
- Site compound & storage (outside RPA)
- Tree retained

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GORELANDS FARM - STAGED TREE PROTECTION

METHOD STATEMENT | DC/26/0597

Base: architect Proposed Layout Plan (154_2502 / Fig 4.1)

STAGE 2 - DEMOLITION (Phase 1)

Sensitive top-down demolition: plant on retained hard standing; slab retained as ground protection until last.

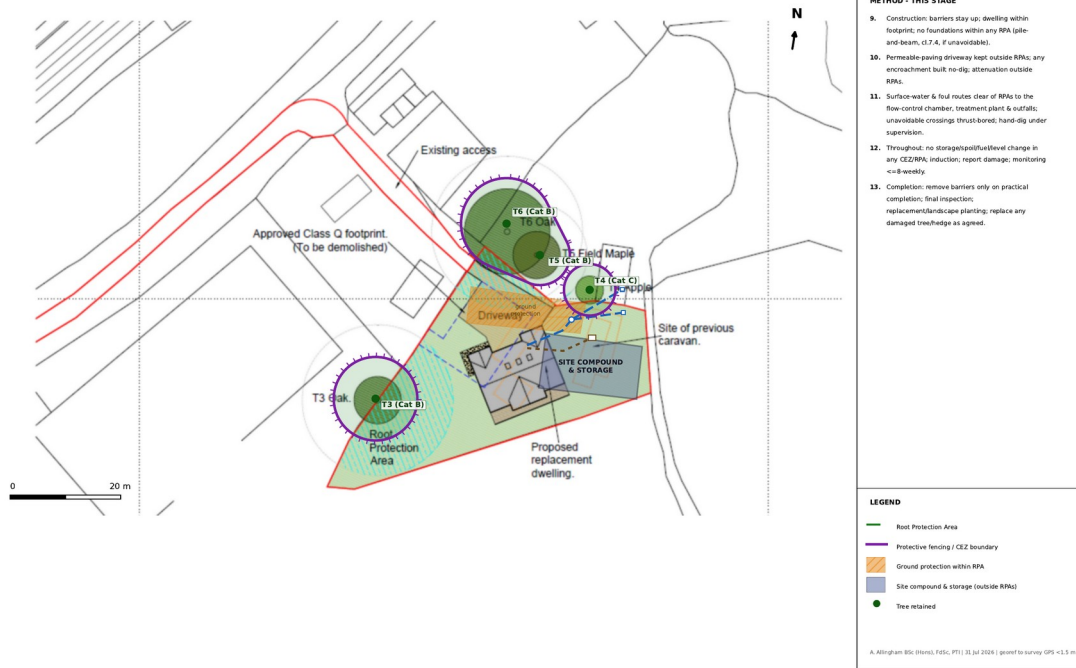
METHOD - THIS STAGE

5. Demolition: all plant on retained hard standing or outside every RPA; no tracking over unprotected soil in an RPA.
6. Demolition top-down, material pulled away from trees; short boom/hard demolition within T6's crown with a bankman.
7. Slab & hard standing kept as ground protection until last, then broken out under supervision (lift vertically); cesspit decommissioned by hand under supervision.
8. Any root >25 mm exposed - stop, call the arboriculturist; NPD root protocol (thessian, sharp-sand backfill).

LEGEND

- Root Protection Area
- Protective fencing / CE2 boundary
- Ground protection within RPA
- Site compound & storage (outside RPA)
- Tree retained

A. Allingham BSc (Hons), FdSc, PT1 (1 Jul 2024) | ground to survey GPS <1.5 m



CONDITION COMPLIANCE - PRE-COMMENCEMENT ARBORICULTURAL CONDITION (DC/26/0597)

Read with the AIA/AMS/TPP (DC/26/0597) and the staged plans in this document.

THE CONDITION:

"No development shall commence, including demolition, ground clearance, or bringing equipment, machinery or materials onto the site, until an Arboricultural Method Statement detailing all trees/hedges on and adjacent to the site to be retained during construction works, and measures to provide for their protection throughout all construction works, has been submitted to and approved in writing by the LPA. The development shall be implemented and thereafter carried out strictly in accordance with the agreed details. Any trees or hedges which die or become damaged during construction shall be replaced as agreed by the LPA. Reason: to ensure the successful and satisfactory protection of important trees in accordance with Policy 33 of the Horsham District Planning Framework (2015)."

HOW THIS PACKAGE SATISFIES THE CONDITION

- AMS submitted before commencement

This Method Statement and the AIA/AMS/TPP are submitted to be secured at grant: no demolition/clearance/plant before written approval (Steps 1-2).

- All retained trees detailed

Four surveyed trees (T3, T4, T5 and T6), all retained and protected with species, category and RPA - AIA Appendix A and the maps herein; positions from survey GPS.

- Measures for protection throughout

BS 5837 barriers at RPA extent, ground protection, sensitive demolition, root management, drainage/services controls - Steps 3-12 and AMS 11.3-11.12.

- Phase-specific plans to scale

Scaled Demolition (GF-TPP-003) & Construction (GF-TPP-004) plans on the architect's layout, plus Stages 1-3 here, show barrier alignment, ground protection & service routes per phase.

- Implemented & monitored

Arboricultural supervision within RPAs, <=8-weekly monitoring with records to the LPA (Step 12); replacement of any damaged tree/hedge (Step 13).

RESPONSE TO THE ARBORICULTURAL OFFICER (A. Clout, 6 May & 22 July 2026)

1. Viable, clearly specified protection (not indicative)

Firm barrier spec plotted on the architect's layout, georeferenced to survey GPS (<1.5 m) - Stages 1-3 and GF-TPP-003/004.

2. Services / hard-surface within RPAs assessed

SW & foul routes clear of RPAs to chamber, treatment plant & outfalls; permeable paving outside RPAs (no-dig if needed); crossings thrust-bored - Step 11 / AMS 11.10.

3. Detailed method & TPP for each phase

Two-phase methodology with a TPP per phase - Stage 2 / GF-TPP-003 and Stage 3 / GF-TPP-004.

Note: any separate ecological (reptile/amphibian-species) pre-commencement condition requires an ecologist and is not discharged by this arboricultural package.

References

- BS 5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations. British Standards Institution.
- BS 3998:2010 Tree Work – Recommendations. British Standards Institution.
- NJUG Volume 4: Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (2007).
- National Planning Policy Framework (as amended). Ministry of Housing, Communities and Local Government.
- Horsham District Planning Framework (2015), Policies 31 and 33. Horsham District Council.
- Horsham District Council arboricultural consultation responses, ref DC/26/0597, A. Clout, 6 May 2026, 22 July 2026 and 21 August 2026.
- Flood Risk and Drainage Strategy, Gorelands Farm, ref FRE-GORELANDS-2026 Rev 1.1 (Flood Risk Environmental), and drawing 1048_1001.
- Tree Survey and Report – Gorelands Farm (A. Allingham, November 2025).