

ARBORICULTURAL IMPACT ASSESSMENT, ARBORICULTURAL METHOD STATEMENT AND TREE PROTECTION PLAN

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

Demolition of an existing agricultural building and erection of a dwelling

Planning reference DC/26/0597 - the pre-commencement arboricultural condition

*Prepared in accordance with BS 5837:2012 Trees in Relation to Design, Demolition and Construction -
Recommendations*

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Version 7.0 - 31 July 2026

Version 7.0 presents the tree protection information overlaid on the architect's Proposed Layout Plan (drawing 154_2502 Rev A / Figure 4.1), georeferenced to the surveyed tree positions (EPSG:27700, residual under 1.5 m). It assesses the four surveyed trees shown on that plan - two Pedunculate oak (T3, T6) and one Field maple (T5) at Category B, and one Apple (T4) at Category C. All four trees are retained and protected; no tree is removed.

The appendix drawings are GF-TPP-001 Rev D (Tree Protection & RPZ Fencing Plan), GF-TPP-002 Rev B (construction details) and GF-TPP-003 / GF-TPP-004 Rev C (phase plans). Prepared from the November 2025 field survey and read with the Planning, Design and Access Statement (Batcheller Monkhouse, April 2026) (31 July 2026)

1 Introduction, Purpose and Scope

1.1 This document has been prepared on behalf of the applicant, Mrs Georgina Obbard, in support of the development of Gorelands Farm, Stane Street, North Heath, Pulborough (planning reference DC/26/0597: demolition of an existing agricultural building and erection of a dwelling, as an alternative to Prior Approval ref DC/25/0707).

1.2 Its specific purpose is to satisfy the **pre-commencement arboricultural condition** recommended for the permission by the Council's Arboricultural Officer, which requires that no development shall commence - including demolition, ground clearance, or the bringing of equipment, machinery or materials onto the site - until an Arboricultural Method Statement, detailing all trees and hedgerows on and adjacent to the site to be retained during construction works and the measures for their protection throughout all construction works, has been submitted to and approved in writing by the Local Planning Authority. The Local Planning Authority has confirmed that this condition will be applied to any permission granted. This document, together with the phase-specific Tree Protection Plans at Appendices E and F, provides the details required to satisfy it, submitted with the application so that they may be acknowledged at the point of grant. The full wording of the condition is set out at Section 8.

1.3 In preparing this document we have had regard to the consultation responses of the Council's Assistant Arboricultural Officer, Andy Clout, dated 6 May 2026 and 22 July 2026. The 22 July response, on the submitted method statement, identified three matters requiring resolution: (i) that the tree protection measures be viable and clearly specified rather than indicative; (ii) that the effect of services connections and hard-surface engineering within the root protection areas of the retained trees be assessed; and (iii) that a detailed method statement and Tree Protection Plan be provided for each phase of the development (demolition and construction). Following further consultation, the Officer confirmed (29 July 2026) that the phase-specific plans must show, to scale, the actual position of the barrier fencing, ground protection and service routes for each phase, rather than indicative Root Protection Area extents. Scaled Demolition-phase and Construction-phase Tree Protection Plans are accordingly provided at Appendices E and F. Each of the Officer's points is cross-referenced in the table at Section 8.2.

1.4 This document comprises three parts, consolidated for ease of reference and to be read as a single package:

- **Arboricultural Impact Assessment (Section 4)** - the evaluation of the direct and indirect effects of the proposal on the trees identified in the baseline survey, with mitigation;
- **Arboricultural Method Statement (Section 5)** - the sequenced, phased methodology for demolition and construction, incorporating sensitive demolition practices, tree protection measures, root management, the treatment of drainage, services and hard-surfacing within root protection areas, and arboricultural supervision;
- **Tree Protection Plan (Section 6)** - the specification and alignment of protective barriers and ground protection, read with the Tree Protection & RPZ Fencing Plan at Appendix C and the phase-specific plans committed to at Section 5.11.

1.5 The baseline is the tree survey undertaken on 8 November 2025 (Tree Survey and Report, Gorelands Farm, November 2025), prepared in accordance with BS 5837:2012 and within its two-year validity. The drainage design referred to in this document is that set out in the Flood Risk and Drainage

Strategy (Flood Risk Environmental, ref FRE-GORELANDS-2026, Rev 1.1) and drawing 1048_1001. The tree attribute schedule is at Appendix A and the tree quality categories at Appendix B.

2 Status, Limitations and Definitions

2.1 This report 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 thorough assessment of the health and condition of the trees on or adjacent to the site; where such an assessment is required, a separate tree inspection should be commissioned to satisfy the landowner's duty of care.

2.2 The fieldwork, analysis and this report have been prepared in accordance with BS 5837:2012 ('BS 5837'), which gives recommendations and guidance on the relationship between trees and design, demolition and construction processes and sets out the principles and procedures to achieve a harmonious and sustainable relationship between trees and structures. The general principles of the National Planning Policy Framework ('NPPF') have also been considered.

2.3 It has been confirmed that the proposed development lies outside any Conservation Area and that no Tree Preservation Order applies to the trees identified on the site. Accordingly, the facilitation pruning of T6 described at Section 4 may be carried out on the strength of the planning permission without separate consent from, or notification to, the Local Planning Authority, subject to the timing and sequencing controls set out in this document.

2.4 The authority of this report ceases two years from the date of fieldwork, or when site conditions change, or if pruning or other works not specified in this report are carried out to or affecting the subject trees, whichever is the sooner.

2.5 Key terms are used as defined in BS 5837: the **Root Protection Area (RPA)** is the layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority (clause 3.7); the **Construction Exclusion Zone (CEZ)** is the area, based on the RPA, from which access is prohibited for the duration of the project (clause 3.6). 'Site traffic' is given the widest possible definition, embracing any traffic or vehicle movement associated with demolition, services, drainage, construction, delivery, storage or temporary accommodation.

3 The Site and the Trees to be Retained

3.1 Gorelands Farm occupies a rural setting typical of the local context, with hedgerow oak trees forming the dominant arboricultural features and an ordinary watercourse (ditch) running along the eastern boundary. The proposal is for the demolition of an existing agricultural building and the erection of a dwelling broadly within its footprint, with associated driveway, drainage and garden.

3.2 Four individual trees are the subject of this assessment, numbered in accordance with the architect's site and block plan (Simon Harvey Designs, drawing 154_2502 Rev A): two Pedunculate oak (*Quercus robur*) - T3 (south-west) and T6 (north-east); one Field maple (*Acer campestre*) - T5 (north-east); and one Apple (*Malus domestica*) - T4 (north-east). The two oaks (T3 and T6) and the field maple (T5) are Category B (moderate quality) and the apple (T4) is Category C (low quality). All four trees are retained and protected; no tree is removed. Full attribute data is at Appendix A; tree positions and RPAs are shown on the plan at Appendix C.

3.3 For the purposes of the condition, the surveyed trees, all of which are retained and protected, are set out below:

Tree	Species	Category	Position and role	RPA radius / area
T3	Pedunculate oak	B	Open-grown tree to the south-west of the buildings; dominant landscape feature, at the margin of the working area	7.80 m / 191.2 m ²
T4	Apple	C	North-eastern group; small apple retained and protected within the Construction Exclusion Zone	4.80 m / 72.4 m ²
T5	Field maple	B	Adjacent to the building group; RPA partly coincident with existing structures and hard standing	4.80 m / 72.4 m ²
T6	Pedunculate oak	B	Adjacent to the building group and access track; RPA partly coincident with existing structures and hard standing	7.74 m / 188.1 m ²

3.4 No hedgerows are affected by the proposal; the boundary hedgerows adjacent to the working area fall behind the protective barrier alignments described at Section 6 and are protected by the same measures. Tree numbering in this document follows the architect's site and block plan (Simon Harvey Designs, drawing 154_2502 Rev A) and the drainage engineer's drawing 1048_1001, so that all of the application drawings and this assessment refer to the same trees by the same numbers: T3 Oak in the south-western group, and T4 Apple, T5 Field maple and T6 Oak in the north-eastern group.

3.5 This assessment adopts the tree numbering shown on the architect's site and block plan (drawing 154_2502 Rev A) and drainage drawing 1048_1001 throughout, so that those drawings and this document refer to the same trees by the same numbers. All four trees (T3, T4, T5 and T6) are retained and protected; no tree is removed. Full attributes are at Appendix A.

4 Arboricultural Impact Assessment

4.1 Approach

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 (Appendix C), considering direct effects (pruning, root severance, soil compaction), construction-phase effects (demolition, site traffic, storage, drainage and service installation, hard-surfacing) and indirect or post-occupation effects (shading, future pressure for pruning, changes to the rooting environment). Consistent with the Council's arboricultural consultation, no tree is felled; all four surveyed trees are retained and integrated into the scheme.

4.2 Summary of impacts

Tree	Species	Category	Proposed action and impact	Mitigation / control
T3	Pedunculate oak	B	Retained. At the margin of the working area; no development-driven tree works. Its RPA is to be kept clear of the driveway, surface-water	CEZ barrier at full RPA extent for the duration of the works; drainage and hard-surfacing kept outside the RPA (5.10).

Tree	Species	Category	Proposed action and impact	Mitigation / control
			attenuation and service runs (see 5.10). Management pruning (phased crown reduction) recommended on condition grounds owing to the hollow stem at 1.5m - independent of the development.	Management pruning to BS 3998:2010 under separate specification.
T4	Apple	C	Retained. Small apple protected within the CEZ; no development-driven tree works.	CEZ fencing at the RPA extent; RPA kept clear so far as practicable; routine tree-owner management.
T5	Field maple	B	Retained. RPA partly coincident with the existing building and hard standing; potentially affected by demolition and by adjacent drainage works. No new foundations proposed within the RPA. Ivy severance and monitoring recommended.	Sensitive demolition methodology (5.5); retention of existing hard standing as ground protection; barrier and ground protection per Section 6; drainage/services controls (5.10); arboricultural supervision of works within the RPA.
T6	Pedunculate oak	B	Retained. RPA partly coincident with the existing building and access; potentially affected by demolition and adjacent drainage/driveway works. Facilitation pruning: reduction of lateral spread over the proposed development by up to 4m to provide construction and long-term clearance.	Facilitation pruning to BS 3998:2010 before commencement; sensitive demolition methodology (5.5); barrier and ground protection per Section 6; drainage/services controls (5.10); supervised works within the RPA.

4.3 Tree retention

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. The proposal therefore involves the loss of no tree. The dwelling has been positioned specifically to keep the retained trees' root protection areas clear.

4.4 Pruning of retained trees

Two categories of pruning are identified and, for the avoidance of doubt, are distinguished:

- **Facilitation pruning (development-driven):** T6 - reduction of lateral spread on the side over the proposed development by up to 4m, to provide clearance for demolition, scaffolding and the completed dwelling and to reduce post-occupation pressure for pruning. The work is modest relative to the crown volume of a mature oak of this size, is to be carried out to BS 3998:2010 (Tree Work - Recommendations) by NPTC-certificated operatives, and will not compromise the tree's category or long-term retention.
- **Management pruning (condition-driven, independent of the development):** T3 - the survey recommended crown reduction and monitoring owing to the hollow stem at 1.5m. This is a risk-management recommendation for the tree owner and does not arise from the development; any reduction should be undertaken on a phased basis to BS 3998:2010 under a separate specification

and does not form part of the works approved under the condition. T5 - severance and removal of ivy from the stem to permit ongoing inspection of the basal union, and monitoring.

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 CEZ is required once the barriers are in place.

4.5 Root protection areas, demolition, drainage and construction

The RPAs of T5 and T6 partly coincide with the existing agricultural building and its associated hard standing (Appendix C), and the drainage works on drawing 1048_1001 (driveway attenuation, carrier pipes, treatment plant and eastern outfalls) fall within the developed part of the site adjacent to the retained trees. The demolition of the building, and the below-ground drainage works, are therefore the principal arboricultural risks of the project, and are the matters on which the Council's arboricultural officer sought sensitive demolition and engineering practices and an assessment of services within the RPAs. The controls at Sections 5.5 and 5.10 respond directly.

The replacement dwelling has been positioned between the footprints of the demolished buildings and set out specifically to sit outside the root protection areas of the retained trees (Planning, Design and Access Statement, paragraphs 4.2 and 4.9). No new foundation excavation is proposed within the RPA of any retained tree; should any incursion prove unavoidable at detailed design stage, foundation design within the RPA will adopt specialist solutions (e.g. pile-and-beam with suspended floor) developed with arboricultural input and agreed with the LPA before implementation, in accordance with clause 7.4 of BS 5837.

4.6 Indirect effects, mitigation and replacement commitment

The retained trees stand to the margins of the developed area and the relationship between the dwelling and the crowns of T5 and T6, once the facilitation pruning is complete, is such that post-occupation pressure for further pruning will be limited. Shading and seasonal leaf fall are within the normal tolerance of a rural residential setting.

By way of mitigation, and in accordance with the second limb of the condition, **any trees or hedges on the site which die or become damaged during the construction process will be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.** This commitment is repeated in the site rules at Section 5.7 and will be communicated to all contractors at induction.

5 Arboricultural Method Statement

5.1 Purpose

BS 5837 defines the AMS (clause 3.2) as the methodology for the implementation of any aspect of development that is within the root protection area or has the potential to result in loss of or damage to a tree to be retained. Damage to retained trees' roots and the soil they occupy may arise from excavation for foundations, roadways, drainage or services, the passage of site traffic, the siting of material stores or site accommodation, the installation of hard surfacing, or the accidental spillage of toxic substances; damage to stems and canopies may arise from collisions with site traffic, scaffolding,

or crane and jib movements. Roots are found at relatively shallow depths where they can access oxygen and water held in soil voids; compaction denies them both. The measures below are designed to exclude or control every one of these mechanisms for the duration of the project.

5.2 Phasing and sequence of operations

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 (5.11). The overall sequence is:

Stage	Operation
1	Written approval of this document, and (before each phase) of the relevant phase-specific Tree Protection Plan, by the LPA. No commencement - including demolition, ground clearance or the bringing of equipment, machinery or materials onto site - before approval.
2	Statutory check complete (para 2.3): the site lies outside any Conservation Area and no Tree Preservation Order applies; no separate consent is required for the tree works.
3	Tree works: facilitation pruning of T6 (lateral reduction up to 4m over the development, BS 3998:2010) and ivy severance on T5. All by NPTC-certificated operatives working to FISA/industry good practice. No felling is required.
4	Erection of protective barriers and installation of ground protection per Section 6; fitting of CEZ signage; pre-commencement site meeting and contractor induction attended by the project arboriculturist; photographic record of barriers issued to the LPA on request.
5 (Phase 1)	DEMOLITION of the agricultural building under the sensitive methodology at 5.5, with arboricultural supervision of all operations within or adjacent to the RPAs of T5 and T6, and decommissioning/removal of the redundant cesspit under supervision (5.10).
6 (Phase 2)	CONSTRUCTION of the dwelling, and installation of drainage, services and hard-surfacing in accordance with Section 5.10 and drawing 1048_1001, with the site rules at 5.7 in force throughout and monitoring per 5.9.
7	Removal of ground protection and barriers only on practical completion of all construction activity; landscape planting in the first available planting season.

5.3 Protective barriers and construction exclusion zones

The primary control is a barrier fence creating a CEZ that prevents access by site traffic to the soil where the retained trees' roots may be found, protecting stems, crowns and rooting environment alike. Barriers will be erected to the specification at Figure 2 of BS 5837 and the barrier detail at Appendix D: a vertical and horizontal framework of scaffold tube, well braced to resist impacts, supporting welded mesh panels (**minimum 2.0 m high**), securely fixed to the framework, with the bracing on the inside of the CEZ. Uprights will be driven a minimum of 600 mm into the ground; where a barrier stands over existing hard standing that is to be retained, a rigid free-standing equivalent (scaffold framework on block-and-scaffold feet, or ballasted stabilisers) will be used so that no ground penetration is required. Barriers will be aligned as set out in Section 6.2, tied into existing fencing at either end where applicable, and will carry weatherproof signage reading 'Construction Exclusion Zone - No Access' at intervals not exceeding 10 m. Barriers will remain in position, complete and effective, for the full duration of the project; none may be relocated or removed, in whole or in part, without the prior agreement of the project arboriculturist and, where the change affects the approved details, the LPA.

5.4 Ground protection

Where, due to site constraints, construction activity cannot be fully or permanently excluded from all or part of a tree's RPA, BS 5837 (clause 6.2.1.1) requires appropriate ground protection in place of vertical barriers, facilitated by a set-back in the barrier alignment (clause 6.2.3.1). Within the RPAs of T5 and T6, the existing hard standing that is not part of the finished design will be retained in place to act as temporary ground protection for as long as practicable. Where access over unsurfaced ground within an RPA is unavoidable, temporary ground protection will be installed capable of supporting the traffic using it without causing compaction of the underlying soil (clause 6.2.3.3): for pedestrian movements, a driven scaffold frame forming a suspended walkway, or proprietary boarding laid on a compression-resistant layer over a geotextile membrane; for plant movements, a proprietary ground protection system (e.g. bog mats or interlocking panels) installed to the manufacturer's specification. The ground protection detail is shown at Appendix D.

5.5 Sensitive demolition methodology (T5 and T6)

The following practices respond to the Council's requirement for sensitive demolition and engineering to safeguard the retained trees, and apply to all demolition works within or adjacent to the RPAs of T5 and T6:

- The structure will be demolished top-down and progressively, with material pulled inward and away from the trees; no part of the structure will be felled or pushed towards a retained tree.
- Demolition plant will be stationed on the retained hard standing or outside the RPA; plant will 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 will be used to eliminate the risk of contact with the retained crown; a banksman will supervise all boom movements near the crowns.
- The existing floor slab and hard surfacing within the RPAs will be left in place as ground protection until the final stage of demolition, and then broken out under arboricultural supervision using equipment operating from outside the RPA or from ground protection, lifting material vertically rather than grubbing or ripping, and leaving the sub-base and underlying soil structure undisturbed.
- Any below-ground obstructions (foundations, services) within an RPA will be exposed by hand or with an air spade under arboricultural supervision, and removed only where necessary for the permitted scheme; otherwise they will be left in situ and made good.
- Dust suppression will be applied during demolition in dry conditions to limit deposition on retained foliage.

5.6 Excavations and root management

Any excavation required within or at the margin of an RPA will be undertaken by hand or air spade under arboricultural supervision. Roots exposed during excavation will be treated in accordance with NJUG Volume 4 guidance:

- roots, whilst exposed, will be wrapped in dry, clean hessian to prevent desiccation and rapid temperature change;

- roots smaller than 25 mm diameter may be pruned back, preferably to a side branch, using a sharp proprietary cutting tool;
- roots of 25 mm diameter or greater will only be severed following consultation with the project arboriculturist, as they may be essential to the tree's health and stability - if significant roots in excess of 25 mm are encountered, work in that location will stop and the arboriculturist will attend site before it resumes;
- prior to backfilling, hessian will be removed and retained roots surrounded with sharp sand (not builders' sand, whose salt content is toxic to tree roots) or other loose granular fill free of contaminants, before soil or other material is replaced.

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

- 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 other chemicals within any CEZ or RPA.
- No changes to ground level (raising or lowering) 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 to be dealt with strictly in accordance with Section 5.10; no open-cut trenching, and no excavated (tanked) surfacing construction, within any RPA.
- Scaffolding to be designed to stand clear of retained crowns; where encroachment is unavoidable it will be preceded by consultation with the project arboriculturist rather than ad-hoc pruning.
- All site personnel to receive a tree protection induction identifying the retained trees, the CEZs and these rules; a copy of this document to be held in the site office and its requirements incorporated into the principal contractor's construction phase plan and RAMS.
- Any incident of damage to a retained tree, or any breach of a CEZ, to be reported to the project arboriculturist and the LPA without delay; any tree or hedge which dies or is damaged during the construction process will be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

5.8 Responsibilities

The **project arboriculturist** is Alfie Allingham BSc (Hons), FdSc, PTI (07379 785544; Alfie.Allingham@hotmail.com). The **principal contractor** (to be confirmed) is responsible for implementing this method statement, maintaining the barriers and ground protection, and ensuring all operatives are inducted. The developer will ensure the arboriculturist is retained for the supervision and monitoring set out below.

5.9 Arboricultural supervision and monitoring schedule

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 RPAs of T5 and T6, including slab break-out and cesspit removal	Supervision of all such operations	Site visit record

Stage / activity	Arboricultural attendance	Record
Drainage, service and hard-surfacing works within / adjacent to an RPA (5.10)	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 visits at intervals not exceeding 8 weeks, plus on-call attendance	Monitoring log, available to the LPA on request
Completion	Final inspection prior to barrier removal; confirmation of tree condition	Completion statement

5.10 Drainage, services and hard-surfacing within root protection areas

The Council's arboricultural officer sought confirmation of how the services connections and hard-surface engineering within the RPAs of the retained trees would be dealt with. The foul and surface-water drainage design is now fixed and is set out in the Flood Risk and Drainage Strategy (Flood Risk Environmental, ref FRE-GORELANDS-2026, Rev 1.1) and drawing 1048_1001. Its principal below-ground and surfacing elements, and the arboricultural control applying to each where it falls within or adjacent to an RPA, are as follows.

- Surface-water attenuation (permeable paving driveway).** The surface-water strategy attenuates the driveway and roof runoff in a tanked (CIRIA C753 System C) permeable paving construction with a 600 mm sub-base fully wrapped in an impermeable geomembrane. This is a fully excavated construction and is not compatible with the retention of tree roots; it must therefore be located outside the RPAs of the retained trees. The construction-phase Tree Protection Plan (5.11) will confirm, on the drainage drawing, that the permeable paving footprint lies wholly outside the RPAs of the retained trees (in particular T3, T5 and T6, whose root protection areas lie closest to the driveway and building). Where any part of the driveable surface would otherwise encroach on an RPA, that part will be redesigned as a no-dig build-up over the existing ground level (three-dimensional cellular confinement / geogrid on a geotextile over clean, angular, no-fines stone, to BS 5837 clause 7.4 and the no-dig detail at Appendix D), agreed in writing with the arboriculturist and the LPA, with the attenuation function kept outside the RPA.
- Surface-water carrier pipes and flow control chamber.** The carrier pipes (paving to the flow control chamber, and the chamber to the eastern outfall) and the flow control chamber will be routed and sited outside the RPAs of the retained trees wherever practicable. Where a pipe run must cross an RPA and no route outside it is practicable, it will be installed by trenchless means (thrust-boring) beneath the rooting zone at a depth agreed with the arboriculturist, with launch and reception pits outside the RPA; no open-cut trenching will take place within any RPA. Any short, unavoidable length of hand-excavation will follow the root-management protocol at 5.6 (hand or air-spade excavation under supervision, roots over 25 mm retained).
- Foul drainage and package treatment plant.** The foul drain, the package treatment plant and its outfall pipe will likewise be routed and sited outside the RPAs of the retained trees; the treatment plant, which requires an excavated, concrete-surrounded chamber, will not be positioned within an RPA. Its siting constraints (a minimum of 7 m from the dwelling and 10 m from the watercourse) are to be reconciled with the RPA constraints on the construction-phase plan.
- Outfall headwalls and watercourse works.** The two outfall headwalls, the local re-grading of the ditch bed and the scour protection are located at the ordinary watercourse on the eastern

boundary. Any tree or hedgerow on the eastern boundary whose RPA extends to those works will be protected by the barriers and ground protection at Section 6; excavation within any RPA will be by hand under supervision, and the silt-control measures in the drainage strategy will be applied to protect both the watercourse and the retained trees.

- **Levels, soil and drainage within RPAs.** No existing soil level within an RPA will be raised or lowered, and no soakaway, attenuation feature or drainage run will be located within an RPA, so that the hydrology of the retained trees' rooting environment is not altered.
- **Redundant cesspit / inspection chamber.** The redundant cesspit / inspection chamber (recorded on the survey) is to be decommissioned and removed or grout-filled; where it falls within an RPA, this will be undertaken by hand under arboricultural supervision, leaving the surrounding rooting environment undisturbed.

All drainage, service-installation and hard-surfacing works within or adjacent to an RPA will be carried out under the supervision regime at Section 5.9. The construction-phase Tree Protection Plan (5.11) will plot the RPAs of the retained trees against the drainage layout on drawing 1048_1001 and the architect's site and block plan (drawing 154_2502), confirm the control for each element above, and be submitted for the LPA's written approval before those works begin.

5.11 Phase-specific Tree Protection Plans

In accordance with the arboricultural officer's requirement, the tree protection information is provided for each phase of the development, showing the protective barrier alignment at the RPA extent (set back to the structure edge where an RPA is overlain by the retained building or hard standing), ground protection and service routes, overlaid on the architect's Proposed Layout Plan (drawing 154_2502) and georeferenced to the survey GPS, with a scale bar:

- **Phase 1 (Demolition):** the Demolition-phase Tree Protection Plan at Appendix E (drawing GF-TPP-003), showing the set-back protective barrier alignment, ground-protection extents within the RPAs, plant standing areas and the sensitive demolition approach.
- **Phase 2 (Construction):** the Construction-phase Tree Protection Plan at Appendix F (drawing GF-TPP-004), showing the set-back barrier alignment for the construction period, the surface-water and foul service routes taken clear of the RPAs, the permeable-paving/no-dig extents and the treatment-plant and outfall positions, read with drainage drawing 1048_1001.

The building footprint and service positions shown on the phase plans are to be confirmed to scale on the architect's site and block plan (drawing 154_2502), the demolition and construction drawings and drainage drawing 1048_1001 before the relevant phase; the barrier is set back to the structure edge wherever an RPA is overlain by the building or hard standing, with ground protection substituting within the RPA, in accordance with clause 6.2.3 of BS 5837.

6 Tree Protection Plan

6.1 The Council's consultation identified that no draft tree protection plan accompanied the original submission, and that the protection shown subsequently was indicative. The tree protection plan for the project now comprises the barrier and ground-protection specification at Sections 5.3-5.4, the alignment schedule below, the drainage/RPA controls at Section 5.10, and the Tree Protection & RPZ Fencing Plan at Appendix C, drawing GF-TPP-001 Rev D (surveyed tree positions, Root Protection Areas and the protective fencing alignment on the architect's layout). The actual barrier alignment, ground

protection and service routes are shown for each phase on the Tree Protection Plans at Appendices E and F (drawings GF-TPP-003 and GF-TPP-004 Rev C). The fencing is plotted at the RPA extent; where an RPA is overlain by the retained building or hard standing the fence is set back to the structure edge on site, with ground protection substituting within the RPA (clause 6.2.3), the precise set-back line to be marked on the architect's demolition/construction drawing. The protective fencing forms a continuous Construction Exclusion Zone boundary around the retained trees - the combined envelope of their Root Protection Areas - as shown on the Tree Protection & RPZ Fencing Plan (GF-TPP-001 Rev D, Appendix C) and set out to the RPA radii scheduled in Appendix A and the barrier alignment schedule at Section 6.2.

6.2 Barrier alignment schedule

Tree	RPA radius	Barrier alignment	Ground protection
T3	7.80 m	Full circumference at the RPA extent (12 x stem diameter), tied into the adjacent field fence at either end; bracing inside the CEZ. No set-back: all activity, including the 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 (5.4).
T5	4.80 m	At the RPA extent on all open (soft-ground) sides; set back to the edge of the retained hard standing / building line where the RPA is overlain by existing structures, per clause 6.2.3.1.	Retained hard standing; proprietary ground protection over any unsurfaced RPA requiring access (5.4)
T6	7.74 m	At the RPA extent on all open sides including the access-track margin; set back to the edge of the retained hard standing / building line where the RPA is overlain by existing structures.	Retained hard standing; proprietary ground protection over any unsurfaced RPA requiring access (5.4)

6.3 Barriers to the BS 5837 Figure 2 specification (scaffold framework with welded mesh panels, braced internally) will be treated as fixed for the duration of the project. The Root Protection Areas and Construction Exclusion Zones shown on the Appendix C plan around each retained tree denote the areas within which the heightened controls of Section 5 apply, and within which any proposed activity not described in this document must first be referred to the project arboriculturist.

7 Planning Policy Context

7.1 Horsham District Planning Framework (2015), Policy 33 (Development Principles) - cited in the reason for the arboricultural condition - requires development to be of high quality and, amongst other matters, to protect features of landscape importance. The retention of all four trees - the two oaks, the field maple and the apple - with no tree loss arising from the proposal, together with the protection regime set out in this document, ensures the successful and satisfactory protection of the important trees on the site in accordance with Policy 33. The approach is also consistent with Policy 31 (Green Infrastructure and Biodiversity) in conserving the site's contribution to local landscape character, as recognised in the arboricultural officer's consultation.

7.2 The National Planning Policy Framework (as amended) seeks to protect and enhance the natural environment, requires planning decisions to ensure that existing trees are retained wherever possible, and applies the mitigation hierarchy. No irreplaceable habitats (ancient woodland, ancient or veteran trees) are present on or adjacent to the site. The proposal accords with these principles: harm is avoided by design (the dwelling occupies the footprint of the demolished buildings and has been positioned to keep the retained trees' root protection areas clear) and residual construction risk is mitigated through the measures in this document; no tree loss arises from the proposal.

8 Compliance with the Pre-commencement Arboricultural Condition

8.1 The condition and where each requirement is addressed

The Local Planning Authority will attach the following pre-commencement condition to any permission granted. This document and the phase-specific plans at Appendices E and F are submitted to satisfy it, and are offered with the application so that the Officer may acknowledge them at the point of grant rather than by a subsequent discharge application. The condition reads:

No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until an Arboricultural Method Statement detailing all trees/hedgerows on site 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 Local Planning Authority. The development shall be implemented and thereafter carried out at all times strictly in accordance with the agreed details. Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority. Reason: as this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Condition requirement	Where addressed
An Arboricultural Method Statement submitted to and approved before any commencement, including demolition, ground clearance or bringing equipment, machinery or materials onto the site	This document; sequencing at Section 5.2 (Stages 1 and 4 precede all demolition and construction activity)
Detailing all trees / hedgerows on site and adjacent to the site to be retained during construction works	Sections 3.3-3.5; Appendix A (schedule); Appendix C (plan GF-TPP-001 Rev D)
Measures to provide for their protection throughout all construction works	Sections 5.3-5.11 (barriers, ground protection, sensitive demolition, root management, drainage/services/hard-surfacing within RPAs, site rules, phase-specific TPPs); Section 6; supervision at 5.9
Development implemented and thereafter carried out strictly in accordance with the agreed details	Sections 5.7-5.9 (site rules, responsibilities, monitoring and records available to the LPA)
Any trees or hedges which die or become damaged during construction to be replaced as agreed by the LPA	Section 4.6 (replacement commitment) and Section 5.7 (incident reporting and replacement rule)

8.2 Response to the arboricultural consultee comments of 22 July 2026

Matter raised (22 July 2026)	How addressed in this Version 7.0
Tree protection measures were indicative and not clearly plotted / viable	A firm barrier specification (2.0 m, BS 5837 Figure 2, driven or free-standing over hard standing) and a defined alignment are given at Sections 5.3 and 6.2; the strategy is plotted on drawing GF-TPP-001 Rev D (Appendix C); and scaled Demolition- and Construction-phase Tree Protection Plans will be issued on the engineering drawings (Section 5.11)
No assessment of services connections and hard-surface engineering within the RPAs of the retained trees	Section 5.10 assesses each element of the FRE drainage scheme (drawing 1048_1001): the tanked permeable paving and all excavated drainage structures are kept outside the RPAs; any unavoidable service 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 Tree Protection Plans required for each phase (demolition and construction)	The methodology is structured in two phases (Section 5.2), and scaled Demolition-phase and Construction-phase Tree Protection Plans are provided at Appendices E and F (drawings GF-TPP-003 and GF-TPP-004), showing the actual set-back barrier alignment, ground protection and service routes for each phase

Any separate ecological condition (for example a precautionary method statement for reptiles and mobile species) is a distinct deliverable and is not addressed by this document; the tree works and demolition sequencing herein will be coordinated with any approved ecological method statement, and site clearance will not proceed ahead of its approval.

9 Conclusions and Recommendations

9.1 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 no tree loss arises from the proposal. The facilitation pruning to T6 is modest, will be executed to BS 3998:2010, and secures a sustainable long-term relationship between the retained crown and the completed dwelling.

9.2 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 through the sensitive demolition methodology, the treatment of drainage, services and hard-surfacing within RPAs (Section 5.10), retained hard standing and ground protection, BS 5837-specification barriers, root-management protocols and the supervision regime set out above. Together these respond in full to the matters raised in the Council's arboricultural consultations of 6 May and 22 July 2026, including the provision of viable, plotted protection, the assessment of services within the RPAs, and the commitment to phase-specific Tree Protection Plans.

9.3 It is recommended that: (a) this document, with the Tree Protection & RPZ Fencing Plan at Appendix C (GF-TPP-001 Rev D) and the phase-specific Tree Protection Plans at Appendices E and F (GF-TPP-003 and GF-TPP-004 Rev C), be submitted to satisfy the pre-commencement arboricultural condition on permission DC/26/0597 and acknowledged at grant; (b) the phase plans be confirmed to scale on the architect's and drainage engineer's drawings before the relevant phase; and (c) the

project arboriculturist be formally retained for the supervision and monitoring schedule at Section 5.9.

Report prepared by:

Alfie Allingham BSc (Hons), FdSc, PTI

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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 that are within my own knowledge I confirm to be true. The opinions I have expressed represent my true and complete professional opinions on the matters to which they refer.

Appendix A - Tree Attribute Data (survey of 8 November 2025)

Tree	Species	Ht (m)	Stem (mm)	Life stage / est. contribution	Condition and management	Cat.	RPA r (m)
T3	Pedunculate oak (<i>Quercus robur</i>)	23	650	Mature; 20+ yrs	Hollow trunk at 1.5m; physiological condition average. Retain; phased crown reduction and monitor (management recommendation, 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 4m (facilitation pruning to 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 (apple) = 72.4 m²; T5 = 72.4 m²; T6 = 188.1 m². Survey data valid for two years from the date of fieldwork.

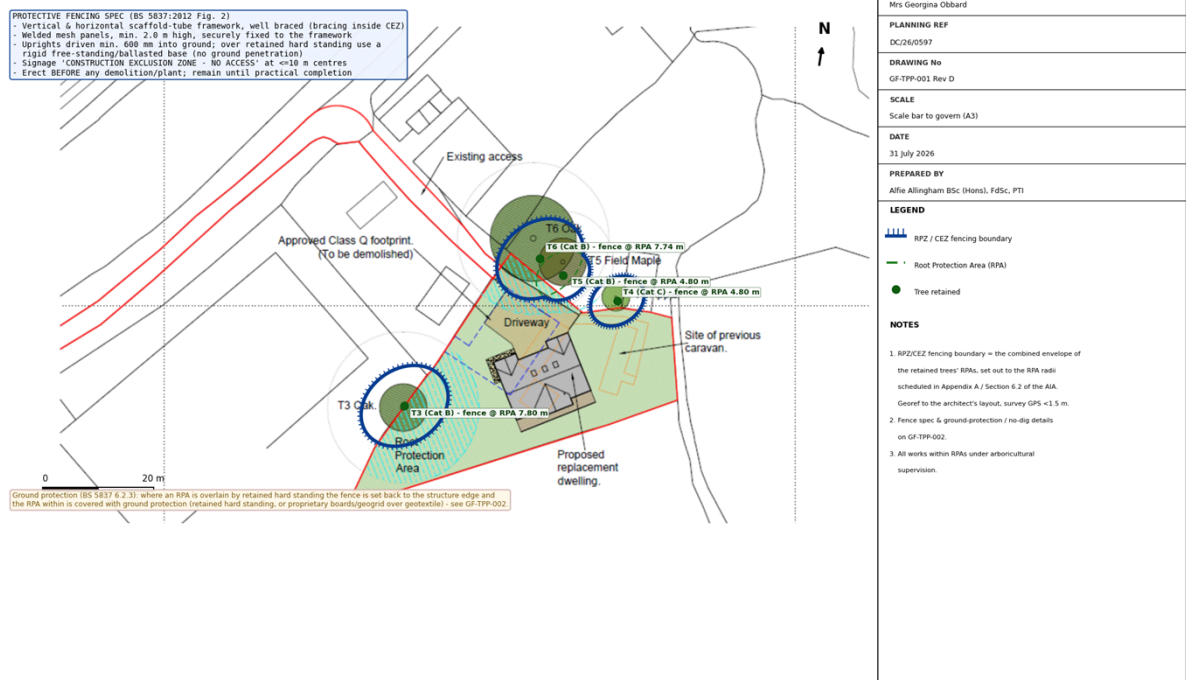
Appendix B - BS 5837:2012 Tree Quality Categories (summary)

- **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 150mm.
- **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 D below is the Tree Protection & RPZ Fencing Plan: the surveyed tree positions and Root Protection Areas, and the alignment of the protective fencing (Construction Exclusion Zone) at each retained tree's RPA extent, overlaid on the architect's Proposed Layout Plan (drawing 154_2502 / Figure 4.1) and georeferenced to the survey GPS (EPSG:27700, residual under 1.5 m). The barrier specification and ground-protection / no-dig details are shown on GF-TPP-002. A full-resolution version is issued as a separate PDF.



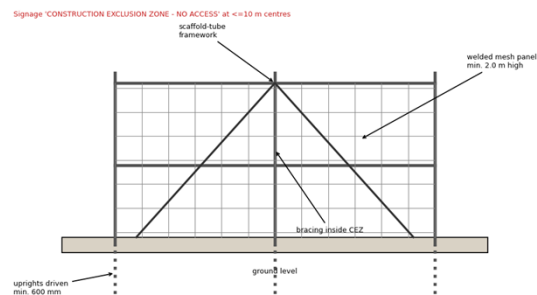
Drawing GF-TPP-001 Rev D - Tree Protection & RPZ Fencing Plan (on the architect's layout; scale bar to govern)

Appendix D - Tree Protection Construction Details

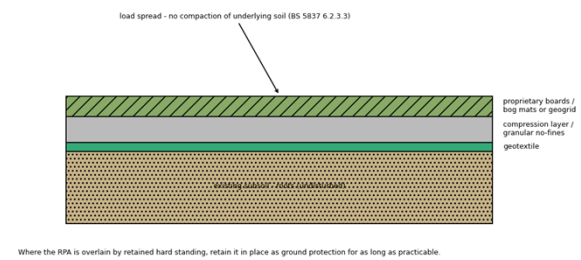
The standard construction details for the protective barrier / RPZ fence (to the BS 5837 Figure 2 specification described at Section 5.3), the ground protection used where an RPA must be accessed (Section 5.4), and the no-dig surfacing build-up for any hard surfacing within an RPA (Section 5.10) are shown on drawing **GF-TPP-002** below. A full-resolution version is issued as a separate PDF. The details are indicative of specification and not to scale; the barrier alignment for the site is shown on the plan at Appendix C, and the phase-specific plans (Section 5.11) will confirm the extents on the engineering drawings.

GF-TPP-002 Rev B - Tree Protection Construction Details (BS 5837:2012) | Gorelands Farm | DC/26/0597 | 31 July 2026

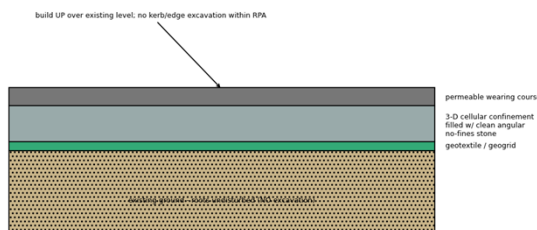
(a) Protective barrier - BS 5837 Figure 2



(b) Temporary ground protection within RPA



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



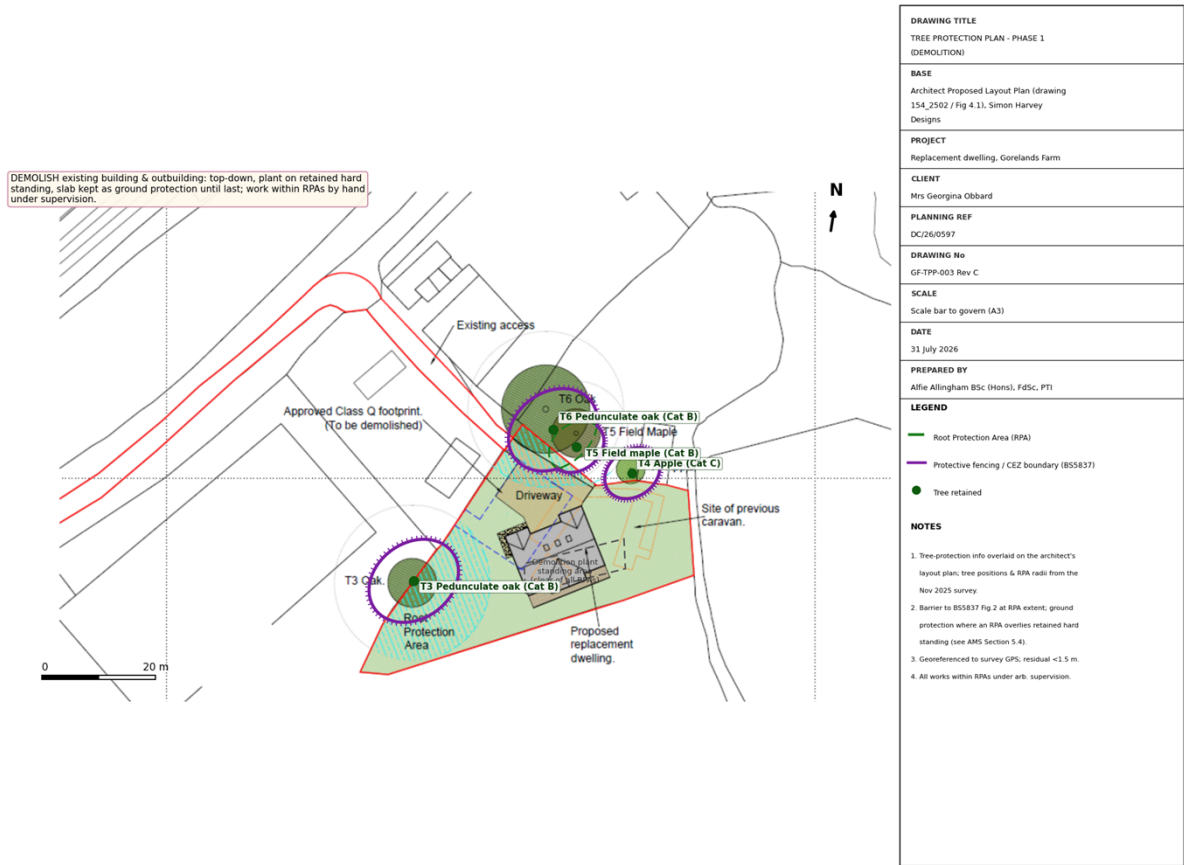
(d) Root & services protocol

- 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.

Drawing GF-TPP-002 Rev B - Tree Protection Construction Details (barrier, ground protection, no-dig; not to scale)

Appendix E - Tree Protection Plan: Phase 1 (Demolition)

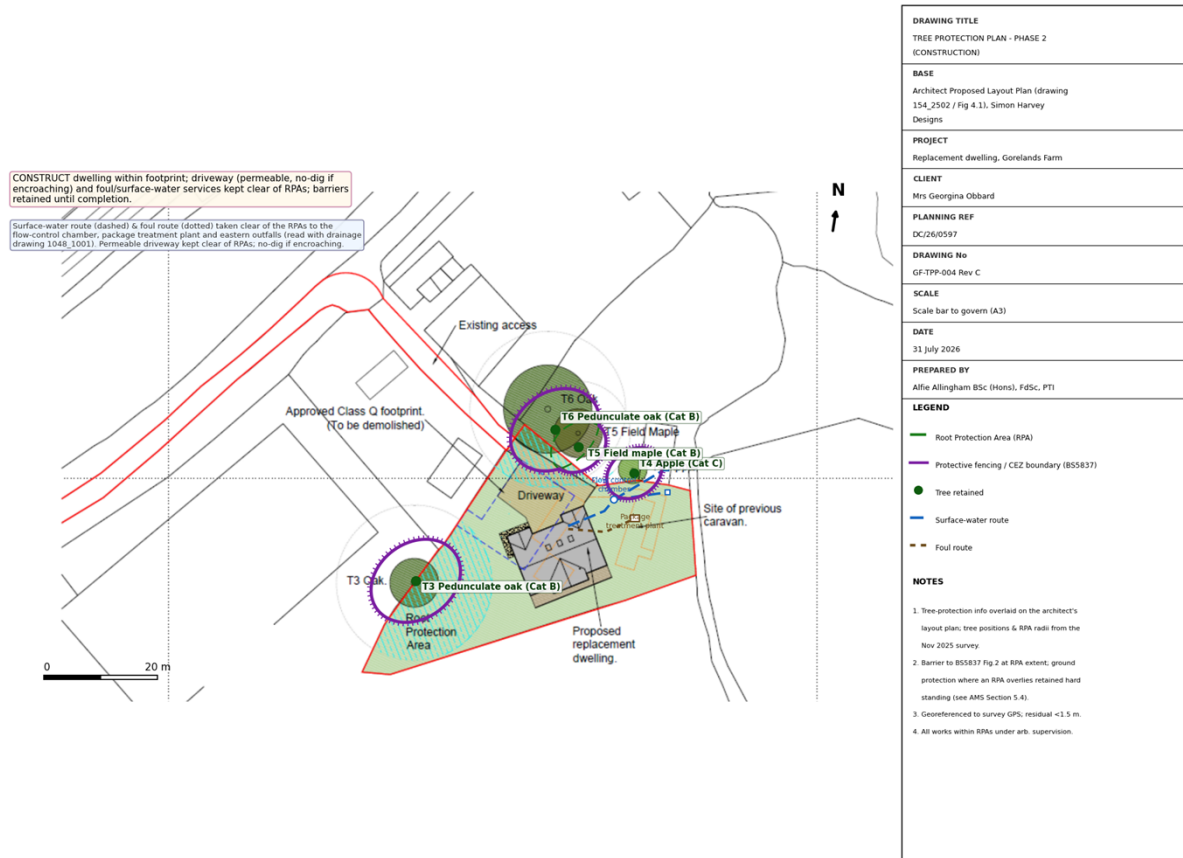
Drawing GF-TPP-003 (Rev C) below is the Demolition-phase Tree Protection Plan, overlaid on the architect's Proposed Layout Plan (154_2502) and georeferenced to the survey GPS with a scale bar. It shows the protective fencing / CEZ boundary at the retained trees' RPA extent, ground protection where an RPA overlies retained hard standing, the demolition plant standing area, and the sensitive top-down demolition approach (Section 5.5). A full-resolution version is issued as a separate PDF.



Drawing GF-TPP-003 Rev C - Tree Protection Plan, Phase 1 (Demolition), on the architect's layout plan

Appendix F - Tree Protection Plan: Phase 2 (Construction)

Drawing GF-TPP-004 (Rev C) below is 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. It shows the protective barrier alignment for the construction period, the permeable-paving driveway and the surface-water and foul service routes kept clear of the Root Protection Areas, read with the drainage strategy and drawing 1048_1001. A full-resolution version is issued as a separate PDF.



Drawing GF-TPP-004 Rev C - Tree Protection Plan, Phase 2 (Construction), on the architect's layout plan

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 and 22 July 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).

Appendix G - Staged Tree Protection Method Statement

The staged plans below present the tree protection measures as a sequence - existing conditions, installation of protection, demolition and construction - overlaid on the architect's Proposed Layout Plan (drawing 154_2502 / Figure 4.1) and georeferenced to the surveyed tree positions (EPSG:27700, residual under 1.5 m), with the point-by-point demonstration of compliance with the pre-commencement arboricultural condition and the Arboricultural Officer's consultation. The step-by-step mitigation sequence is set out below for reference.

Step-by-step tree mitigation sequence

1. Confirm consents (outside CA, no TPO); retain the project arboriculturist for supervision and monitoring.
2. Pre-commencement meeting & toolbox talk; identify the retained trees (T3, T4, T5 and T6) and their CEZs.
3. Tree works first, before any plant arrives: facilitation-prune T6 (up to 4 m over the development, BS 3998), sever ivy on T5, phased crown-reduce T3 (management). NPTC operatives.
4. Install protection: BS 5837 Fig. 2 barriers at each retained tree's RPA extent (set back at the building/hard-standing edge), ground protection over retained hard standing within RPAs, CEZ signage. Arboriculturist verifies; photo record to the LPA.
5. Demolition: all plant on retained hard standing or outside every RPA; no tracking over unprotected soil within an RPA.
6. Demolition top-down, material pulled away from the trees; short-boom/hand demolition within T6's crown with a banksman.
7. Slab and hard standing kept as ground protection until last, then broken out under supervision (lift vertically); cesspit decommissioned by hand under supervision.
8. Any root over 25 mm exposed - stop, call the arboriculturist; NJUG root protocol (dry hessian, sharp-sand backfill).
9. Construction: barriers stay up; dwelling within the footprint; no foundations within any RPA (pile-and-beam, cl. 7.4, if unavoidable).
10. Permeable-paving driveway kept outside RPAs; any encroachment built no-dig; attenuation outside RPAs.
11. Surface-water & foul routes clear of the RPAs to the flow-control chamber, treatment plant and eastern outfalls; unavoidable crossings thrust-bored; hand-dig under supervision.
12. Throughout: no storage/spoil/fuel/level change within any CEZ/RPA; induction; report damage/breaches; monitoring at <=8-week intervals.
13. Completion: remove barriers only on practical completion; final inspection; replacement/landscape planting; replace any damaged tree/hedge as agreed with the LPA.

G.1 Existing conditions



GORELANDS FARM - STAGED TREE PROTECTION

METHOD STATEMENT | DC/26/0597

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

EXISTING CONDITIONS

Existing agricultural building & outbuilding on the architect's layout, with the four surveyed trees and their RPAs, all to be retained and protected.

METHOD - THIS STAGE

1. Confirm consents (outside CA, no TPO); retain the project arboriculturist.
2. Pre-commencement meeting & toolbox talk; identify the retained trees T3, T4, T5 and T6 and their CEZs.

LEGEND

- Root Protection Area
- Protective fencing / CEZ boundary
- Tree retained

A. Allingham BSc (Hons), FdSc, PT1 | 31 Jul 2026 | georef to survey GPS <1.5 m

G.2 Stage 1 - Tree works & protection installed



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

- Tree works first: facilitation-prune T6 (≤ 4 m over the development, BS 3998), sever ivy on T5, phased crown-reduce T3 (management), NPTC operatives.
- 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 RPAs; CEZ signage.
Arboriculturist verifies; photo record to LPA.

LEGEND

- Root Protection Area
- Protective fencing / CEZ boundary
- Tree retained

A. Allingham BSc (Hons), FdSc, PT1 | 31 Jul 2026 | georef to survey GPS <1.5 m

G.3 Stage 2 - Demolition (Phase 1)



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/hand demolition within T6's crown with a banksman.
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; NJUG root protocol (hessian, sharp-sand backfill).

LEGEND

- Root Protection Area
- Protective fencing / CEZ boundary
- Tree retained

A. Allingham BSc (Hons), FdSc, PT1 | 31 Jul 2026 | georef to survey GPS <1.5 m

G.4 Stage 3 - Construction (Phase 2) & completion



GORELANDS FARM - STAGED TREE PROTECTION

METHOD STATEMENT | DC/26/0597

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

STAGE 3 - CONSTRUCTION (Phase 2) & COMPLETION

Dwelling built within the footprint; driveway, drainage & services kept clear of the RPAs; barriers retained until completion.

METHOD - THIS STAGE

9. Construction: barriers stay up; dwelling within footprint; no foundations within any RPA (pile-and-beam, cl.7.4, if unavoidable).
10. Permeable-paving driveway kept outside RPAs; any encroachment built no-dig; attenuation outside RPAs.
11. Surface-water & foul routes clear of RPAs to the flow-control chamber, treatment plant & outfalls; unavoidable crossings thrust-bored; hand-dig under supervision.
12. Throughout: no storage/spoil/fuel/level change in any CEZ/RPA; induction; report damage; monitoring <= 8-weekly.
13. Completion: remove barriers only on practical completion; final inspection; replacement/landscape planting; replace any damaged tree/hedge as agreed.

LEGEND

- Root Protection Area
- - - Protective fencing / CEZ boundary
- Tree retained

A. Allingham BSc (Hons), FdSc, PT1 | 31 Jul 2026 | georef to survey GPS <1.5 m

G.5 Condition compliance (DC/26/0597)

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/hedgerows 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 5.3-5.11.

- 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 5.10.

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/mobile-species) pre-commencement condition requires an ecologist and is not discharged by this arboricultural package.