



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



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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 ivy on T5, phased crown-reduce T3 (management). NPTC 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 RPAs; CEZ signage. Arboriculturist verifies; photo record to LPA.

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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).

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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

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.