Horsham District Council

Miss F Whiles
1st Floor, Regent House
1-3 Queensway
Redhill
RH1 1QT

Our ref:	DISC/25/0033
Your ref:	Woodvale Duckmoor RM conc 2 & 3
Email:	planning@horsham.gov.uk
Direct Line:	01403 215187
If Calling Please ask for:	Matthew Porter
Date:	27th March 2025

Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure England) Order 2015

Application for Approval of Details Reserved by Conditions 2 (tree protection - construction phase ONLY) and 3 (Arboricultural Method Statement) to approved application DC/24/0768 (Reserved matters for 83 dwellings and associated infrastructure).

Land at Duckmoor Farm, East of Billingshurst Billingshurst RH14 9DZ

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following condition(s):

2. **Pre-Commencement Condition**: No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until the following preliminaries have been completed in the sequence set out below:

- All trees on the site shown for retention on approved drawing number 2266-KC-XXYTREE-TPP01 Rev A Tree Protection Plan, as well as those off-site whose root protection areas ingress into the site, shall be fully protected throughout all construction works by tree protective fencing affixed to the ground in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).
- Once installed, the fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site.
- Areas so fenced off shall be treated as zones of prohibited access and shall not be used for the storage of materials, equipment or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone.

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) and Policy BILL 2 of the Billinghurst Neighbourhood Plan (2021).

Date of approval - 27th March 2025

3. **Pre-Commencement Condition**: Notwithstanding Condition No. 19 of outline planning permission DC/20/2607, 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 Method Statement shall be informed by the submitted 2266-KC-XX-YTREE-Impact Assessment Rev B Arboricultural Impact Assessment October 2024 by Keen Consultants. 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) and Policy BILL 2 of the Billinghurst Neighbourhood Plan (2021).

Date of approval - 27th March 2025

The development shall be implemented in accordance with the approved plans and details listed in the schedule below.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Plans	TREE PROTECTION PLAN	2266-KC-XX-YTREE-TPP01 REV D	25.03.2025
Supporting Docs	2266-KC-XX-YTREE-Method Statement Rev 0 Final Date 22 January 2025 Arboricultural Method Statement by Keen Consultants relating to development at Duckmoor, Wooddale Lane, Billingshurst, RH14 9DZ		07.02.2025

Notes to Applicant:

The applicant is advised of the following:

The site monitoring and reporting requires details of each supervisory/monitoring visit by the arboriculturist to be detailed and this correspondence sent to the Local Planning Authority, via the Tree team e-mail address (trees@horsham.gov.uk).

On the completion of the development, when the tree protection is removed, the Council's Tree Officer will be able to confirm whether the conditions have been satisfactorily met for the duration of the development and if so, agree to their discharge.

This letter constitutes a legal document which should be regarded as an addendum to the original planning application.

If you have any queries or require further information, please do not hesitate to contact the Case Officer.

Yours faithfully



Emma Parkes
Head of Development and Building Control