



**Planning Statement in Support of Application to
Discharge Condition 4 (Tree Protection) (February 2026)
Planning Permission: PL/2021/05759 and NMA PL/2025/02492
Site: White Gates, Netherhampton Road, Salisbury, SP2 8NG**

1. Introduction

This Planning Statement accompanies an application to discharge Pre-Commencement Condition 4 attached to planning permission PL/2021/05759 (Appendix 1) for the construction of a new dwelling and associated works at White Gates, Netherhampton Road.

A Non-Material Amendment PL/2025/02492 was approved on 7th April 2025 to slightly change the alignment of the existing access from Netherhampton Road. A full copy of that decision and all the approved plans is at Appendix 2.

The planning permission PL/2021/05759 includes one pre-commencement planning condition: Condition 4. This requires the submission and approval of a Tree Protection Plan (TPP) compliant with British Standard 5837:2012 *Trees in Relation to Design, Demolition and Construction – Recommendations* prior to any demolition, site clearance or development activity.

The purpose of this Statement is to demonstrate that the submitted arboricultural information satisfies the requirements of the condition and ensures the protection of retained trees in the interests of visual amenity, as required by the decision notice. The condition states that "no demolition, site clearance or development shall commence... until a Tree Protection Plan showing the exact position of each tree/s and their protective fencing... has been submitted to and approved".

2. Policy and Context

The approved scheme includes the retention of several boundary and on-site trees, as shown on the approved Arboricultural Root Protection Plan (Drawing WG204BPA Rev A – at Appendix 2).

The Local Planning Authority's reason for imposing Condition 4 emphasises the need to secure appropriate tree protection measures and to ensure development proceeds "in an acceptable manner... in the interests of visual amenity".

The submitted TPP has been prepared in accordance with BS5837:2012 and reflects the tree constraints identified during the original arboricultural assessment. It also aligns with the approved layout (Drawing WG04BP Rev C).

3. Submitted Tree Protection Measures

The accompanying TPP provides:

- **Accurate plotting of all retained trees**, including crown spreads, Root Protection Areas (RPAs), and reference numbers consistent with the approved plans.
- **Protective fencing specification** compliant with BS5837:2012, including location, alignment, and construction details.
- **Clear demarcation of construction exclusion zones**, ensuring no encroachment into RPAs during the development phase.
- **Method statements**, where necessary, for any operations within proximity of RPAs, including ground protection, hand-digging protocols, and supervision arrangements.
- **Prohibition measures** consistent with the condition, including no storage of materials, no mixing of chemicals within 10 metres of retained trees, and no fires within 15 metres of tree canopies.

These measures ensure that the protective fencing has already been erected prior to any works commencing and that they will remain in place until all construction activity and material removal is complete, as required by the condition.

4. Compliance with Condition 4

The submitted TPP fully addresses each element of Condition 4 by:

- Providing the required detailed plan and fencing specification.
- Ensuring no works until protection is installed.
- Confirming that no topping, lopping or removal of retained trees will occur except in accordance with approved details and BS3998:2010.
- Setting out replacement planting procedures should any retained tree fail.
- Demonstrating adherence to all restrictions on fires, storage, and chemical use.

5. Conclusion

The submitted Tree Protection Plan and supporting arboricultural information provide a robust and BS-compliant framework for safeguarding retained trees throughout the construction period. The requirements of Condition 4 are fully met, and the Local Planning Authority is respectfully invited to confirm the discharge of the condition.

APPENDIX 1

APPENDIX 2