

From: King, Kristy <kristy.king@bdwhomes.co.uk>
Sent: 14 January 2026 12:18:40 UTC+00:00
To: "Nicola.Pettifer" <Nicola.Pettifer@horsham.gov.uk>
Subject: RE: *EXTERNAL:DC/25/1975 - NMA for Rascals Farm - highway visibility for Plot 2
Attachments: SJA ten 25385-01 Rascalls Farm.pdf

Good afternoon Nicola,

Thank you for your email below,

In response to the Arb officer's concerns, our Arb consultant has prepared the attached BS5837 compliant note confirming that the incursion would be less than 2% of the RPA following a re-assessment of the trunk as the ivy has now died away.

Furthermore, they have identified that the tree's physiological condition and species does not raise concerns around permanent damage and we would be more than willing to have the new surfacing be installed above existing soil levels without excavation,

I hope the attached resolves the below consultee comments and I look forward to receipt of confirmation,

Many thanks,

Kristy

Kristina King
Assistant Planner

Barratt Redrow Southern Counties
Email: kristy.king@bdwhomes.co.uk
Landline (Primary): 01483 547426 | ext. 557426 **New**
Mobile (Secondary): 07392 286374

Barratt Redrow Southern Counties | Compton House | The Guildway | Old Portsmouth Road | Guildford | Surrey | GU3 1LR

From: Nicola.Pettifer <Nicola.Pettifer@horsham.gov.uk>
Sent: 09 January 2026 12:34
To: King, Kristy <kristy.king@bdwhomes.co.uk>
Subject: *EXTERNAL:DC/25/1975 - NMA for Rascals Farm - highway visibility for Plot 2

Dear Kristy

I asked the tree officer to look at the parking area within the PRA, and he's expressed concern with this element:

At the time of the reserved matters application for layout agreement (ref: DC/24/0249) I did not raise undue concern with the fact that part of the trees minimum recommended root protection area (RPA) was shown as being beneath the engineered road to the East, as there was some additional soft ground rooting area shown to the South and West of the RPA which would compensate if there is no rooting at all beneath the road (likely IME).

However, I do not consider it appropriate to agree to new engineering within the minimum RPA which should be recognised as an exclusion zone from new development. The value of this tree warrants at least the minimum RPA to be applied as a constraint in this instance and therefore I do not support the proposed amendment.

I recommend that the layout is re-designed in accordance with BS5837:2012 Trees in relation to design, demolition and construction – Recommendations whereby the default position should be that all structures including hard surfacing/associated engineering are located outside the RPAs of trees to be retained unless there is an overriding justification to deviate from the standards recommendation which in this instance there is not.

Kind regards
Nic

Nicola Pettifer

Senior Planning
Officer

Telephone: 01403 215238

Email: Nicola.Pettifer@horsham.gov.uk



Horsham District Council, Alberty House, Springfield Road, Horsham, West Sussex RH12 2GB

Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

Horsham District Council will only accept service of documents by email if they are sent to legal@horsham.gov.uk. Any documents sent to individual email addresses will not be accepted under any circumstances.

Communications received after 5pm will be regarded as being served on the next working day.
Please contact us in advance if your email, including any attachments, is going to exceed 30MB.

From: King, Kristy <kristy.king@bdwhomes.co.uk>

Sent: 06 January 2026 09:37

To: Nicola.Pettifer <Nicola.Pettifer@horsham.gov.uk>

Subject: RE: *EXTERNAL:DC/25/1976 - NMA for Rascals Farm - highway visibility for Plot 2

Morning Nic,

More than happy to make the amendment to reflect the snip below – are you able to confirm if there would be any further consultation comments before issuing an updated pack?



Many thanks,

Kristy

Kristina King
Assistant Planner

Barratt Redrow Southern Counties

Email: kristy.king@bdwhomes.co.uk

Landline (Primary): 01483 547426 | ext. 557426 **New**

Mobile (Secondary): 07392 286374

Barratt Redrow Southern Counties | Compton House | The Guildway | Old Portsmouth Road | Guildford | Surrey | GU3 1LR

From: Nicola.Pettifer <Nicola.Pettifer@horsham.gov.uk>

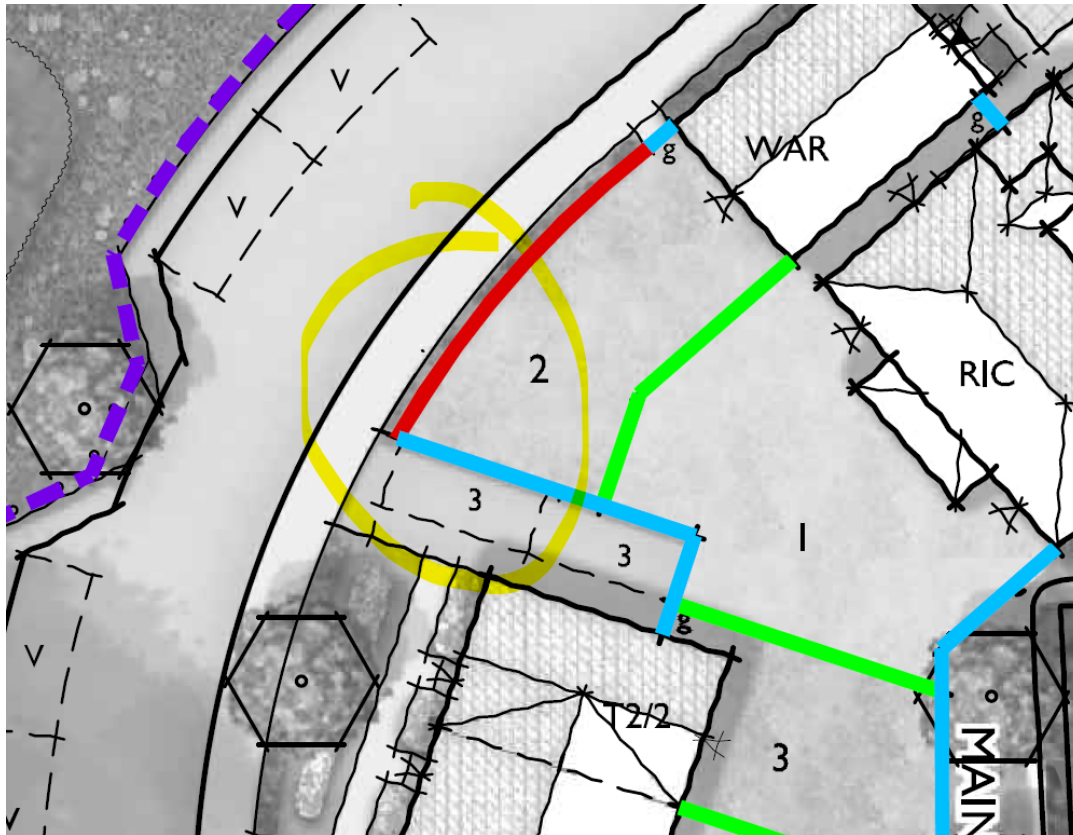
Sent: 29 December 2025 14:01

To: King, Kristy <kristy.king@bdwhomes.co.uk>

Subject: *EXTERNAL:DC/25/1976 - NMA for Rascals Farm - highway visibility for Plot 2

Dear Kristy

Can you amend the boundary line for Plot 2, please, to make sure there is the required 2m x 2m visibility splay for vehicles emerging from the driveway of Plot 3.



Kind regards
Nic

Nicola Pettifer

Senior Planning officer

Telephone: 01403 215238

Email: Nicola.Pettifer@horsham.gov.uk



Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB

Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

Horsham District Council will only accept service of documents by email if they are sent to legal@horsham.gov.uk. Any documents sent to individual email addresses will not be accepted under any circumstances.

Communications received after 5pm will be regarded as being served on the next working day.
Please contact us in advance if your email, including any attachments, is going to exceed 30MB.

Disclaimer

IMPORTANT NOTICE This e-mail might contain privileged and/or confidential information. If you have received this e-mail in error, please notify the sender and delete the e-mail immediately; you may not use or pass it to anyone else. Whilst every care has been taken to check this outgoing e-mail for viruses, it is your responsibility to carry out checks upon receipt. Horsham District Council does not accept liability for any damage caused. E-mail transmission cannot guarantee to be secure or error free. This e-mail does not create any legal relations, contractual or otherwise. Any views or opinions expressed are personal to the author and do not necessarily represent those of Horsham District Council. This Council does not accept liability for any unauthorised/unlawful statement made by an employee. Information in this e mail may be subject to public disclosure in accordance with the law. Horsham District Council cannot guarantee that it will not provide this e mail to a third party. The Council reserves the right to monitor e-mails in accordance with the law. If this e-mail message or any attachments are incomplete or unreadable, please telephone 01403 215100 or e-mail customer.services@horsham.gov.uk. Any reference to "e-mail" in this disclaimer includes any attachments.

This email has been scanned for viruses and malware, and may have been automatically archived by **Mimecast Ltd.**

The sender of this e-mail is a member of the Barratt Redrow plc group of companies, the ultimate parent of which is Barratt Redrow plc (company number 00604574). Barratt Redrow plc is registered in England and Wales with its registered office at Barratt House, Cartwright Way, Forest Business Park, Bardon Hill, Coalville, Leicestershire LE67 1UF, together with its principal subsidiaries BDW Trading Limited (03018173), and Wilson Bowden Developments Limited (00948402). Its other principal subsidiaries, Redrow Limited (02877315) and Redrow Homes Limited (01990710) have their registered address at Redrow House, St Davids Park, Flintshire, CH5 3RX. Barratt Homes, Barratt London, David Wilson Homes and Redrow are trading names of BDW Trading Limited. This e-mail message is meant only for use by the intended addressee and may contain privileged and/or confidential information. If you have received this message in error please notify us and remove it from your system. Please view our 'Email Addendum v2.1' at <https://www.barrattredrowcommercialsupport.co.uk/barratt-developments-plc-email-a>

The sender of this e-mail is a member of the Barratt Redrow plc group of companies, the ultimate parent of which is Barratt Redrow plc (company number 00604574). Barratt Redrow plc is registered in England and Wales with its registered office at Barratt House, Cartwright Way, Forest Business Park, Bardon Hill, Coalville, Leicestershire LE67 1UF, together with its principal subsidiaries BDW Trading Limited (03018173), and Wilson Bowden Developments Limited (00948402). Its other principal subsidiaries, Redrow Limited (02877315) and Redrow Homes Limited (01990710) have their registered address at Redrow House, St Davids Park, Flintshire, CH5 3RX. Barratt Homes, Barratt London, David Wilson Homes and Redrow are trading names of BDW Trading Limited. This e-mail message is meant only for use by the intended addressee and may contain privileged and/or confidential information. If you have received this message in error please notify us and remove it from your system. Please view our 'Email Addendum v2.1' at <https://www.barrattredrowcommercialsupport.co.uk/barratt-developments-plc-email-a>