

From: Andrew.Clout <Andrew.Clout@horsham.gov.uk>
Sent: 11 March 2026 09:46:01 UTC+00:00
To: "Halima.Chowdhury" <Halima.Chowdhury@horsham.gov.uk>
Cc: "Trees" <trees@horsham.gov.uk>
Subject: RE: URGENT - DC/25/2149, Jarvis, Jarvis Lane, Steyning,

Hi Halima,

The sections plans need to show the engineering proposed within the root protection areas (RPA's) of the trees.

I recommend that the arboriculturist is engaged to assess where the areas of driveway conflict with RPA's are, and in consultation with the engineer show how the current level will be raised to the desired level. In some instances this engineering may incur a greater than 20% coverage of currently unsurfaced RPA and/or an increase in levels that is too great to enable use of a single depth of cellular confinement system. These issues need to be considered and a design/route that accords with the recommendations of the BS5837 design standard be provided. Use of gabions/retaining structures within the RPA's to enable the levels change will not be acceptable as they are compacting of the existing ground making it inhospitable to tree rooting.

Regards

Andy

Andrew Clout

Assistant Arboricultural Officer (Tues and Weds only)
Specialists Team - Strategic Planning

Telephone: 01403 215524

Email: Andrew.Clout@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

From: Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk>
Sent: 04 March 2026 14:13
To: Andrew.Clout <Andrew.Clout@horsham.gov.uk>

Cc: Trees <trees@horsham.gov.uk>

Subject: FW: URGENT - DC/25/2149, Jarvis, Jarvis Lane, Steyning,

Hi Andy,

DC/25/2149,

Jarvis, Jarvis Lane, Steyning,

Erection of a single storey in-fill extension to rear elevation. Repair, restoration, selective alterations, including window repairs/replacements. Construction of a new driveway, and associated works (Householder).

Further to the additional information provided below, please kindly confirm if you are satisfied with the comments and if there is outstanding concerns. Also, the agent is asking to confirm which specific areas you need section plans for?

Please kindly provide your comment by 11th March 2026.

Kind regards

Halima Chowdhury

Planning Officer

Telephone: 01403 215059

Email: Halima.Chowdhury@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

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From: Amy Wolanski <amy@whaleback.co.uk>

Sent: 03 March 2026 14:21

To: Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk>

Cc: Trees <trees@horsham.gov.uk>

Subject: RE: URGENT - DC/25/2149, Jarvis, Jarvis Lane, Steyning,

Hi Halima and Andy,

Thanks for your comments.

For clarity, we are not proposing concrete, only the vegetated wall system and timber board edging, but I understand there are concerns with the height of change so the architects are confirming the heights and methods with the engineer, and if needed, we can run this past the arboriculturalist again.

I also wanted to clarify that the route of the drive follows an existing track from the current gate off the lane so it isn't a new access as such, but the intention is to make this robust and usable for cars.

We're happy to assist in preparing any further detailed sections that may be required. Could you please confirm which specific areas you need these sections for, so I can ask the architect?

Halima, if we can get to a stage where you are both happy with the drive and plans in principle, could any of these details be secured by condition, such as the exact materials or method of installation?

Separately, Andy, regarding the tree that was felled, I'm not sure if you've spoken with Andy Bush, but we had proposed planting another sycamore nearby in an area not affected by the drive. Would that be an appropriate solution for the emergency felling?

Thank you! I will send across the information from the architect when I receive it!

Kind regards,

Amy Wolanski AssocRTPI
Planner

amy@whaleback.co.uk

Direct: 01273 102230

Office: 01273 234354

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From: Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk>

Sent: 03 March 2026 10:29

To: Amy Wolanski <amy@whaleback.co.uk>
Subject: URGENT - DC/25/2149, Jarvis, Jarvis Lane, Steyning,
Importance: High

URGENT

Dear Amy,

**DC/25/2149,
Jarvis, Jarvis Lane, Steyning,
Erection of a single storey in-fill extension to rear elevation. Repair, restoration, selective alterations, including window repairs/replacements. Construction of a new driveway, and associated works (Householder).**

I refer to the above planning application.

Please see below the re-consultation comments from the Council's Arboricultural Officer and please kindly address the concerns raised.

I would be grateful if the requested information could be provided by 06th March 2026.

Kind regards

Halima Chowdhury

Planning Officer

Telephone: 01403 215059

Email: Halima.Chowdhury@horsham.gov.uk



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From: Andrew.Clout <Andrew.Clout@horsham.gov.uk>

Sent: 03 March 2026 09:35

To: Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk>

Cc: Trees <trees@horsham.gov.uk>

Subject: FW: DC/25/2149, Jarvis, Jarvis Lane, Steyning,

Hi Halima,

The route and design needs to be assessed by the appointed arboriculturist and detail given of what the engineering requirements are where the route is within the minimum recommended root protection areas (RPA's) of the principal trees.

The current route from my estimation likely has a greater than 20% coverage of the RPA of one or more trees and has build up requirements to cater for the levels change that cannot be achieved by pinned timber containing a cellular confinement system (the concrete edging shown and gabions proposed for some of the levels alterations work are not appropriate for installation within the tree RPA's). It would not therefore currently comply with the recommendations of the BS5837 design standard.

The applicant needs to convince the LPA that the design takes account of these issues and is amended as necessary to comply with the standards minimum recommendations.

I recommend that if the arboriculturist considers the current route and construction spec. proposed is appropriate that there areas of conflict with the RPA's of the trees is shown in detailed sections.

Regards

Andy

Andrew Clout

Assistant Arboricultural Officer (Tues and Weds only)
Specialists Team - Strategic Planning

Telephone: [01403 215524](tel:01403215524)

Email: Andrew.Clout@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

From: Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk>

Sent: 25 February 2026 10:50

To: Andrew.Clout <Andrew.Clout@horsham.gov.uk>

Cc: Trees <trees@horsham.gov.uk>

Subject: FW: DC/25/2149, Jarvis, Jarvis Lane, Steyning,

Hi Andy,

Please kindly confirm if the additional information provided below addresses your concerns. I would be grateful if your comments could be provided by 06th March 2026.

Kind regards

Halima Chowdhury

Planning Officer

Telephone: [01403 215059](tel:01403215059)

Email: Halima.Chowdhury@horsham.gov.uk



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

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From: Amy Wolanski <amy@whaleback.co.uk>

Sent: 24 February 2026 15:09

To: Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk>; Trees <trees@horsham.gov.uk>

Cc: Andrew.Clout <Andrew.Clout@horsham.gov.uk>

Subject: RE: DC/25/2149, Jarvis, Jarvis Lane, Steyning,

Hello Halima and Andy,

Hope you are doing well!

Firstly, and on the tree that was damaged and felled (images in my last email), it would be useful to have any feedback, would it be acceptable to plant a sycamore nearby in the property? If so, I can request an updated plan from Lizard to show this felling and the new tree location once they have assessed an appropriate place.

Please see attached a section for the drive from the architect, and below I include some details from the contractor in terms of the detailed materials and requirements – both of which help to show that the length of the drive is possible without excavation. The only excavation required is near the top of the drive where the parking will be, and the impact to the existing tree in that area is shown on the tree constraints plan. I've been informed that the location of the drive is

seen as most suitable from the tree and landscape perspective, and that any required details for tree protection are outlined in the Arb Method statement which will be followed.

I do hope this helps, if you need anything further in terms of details or justification, please do let me know!

Information from the contractor:

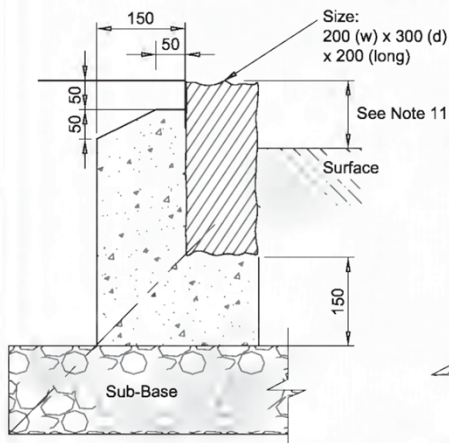
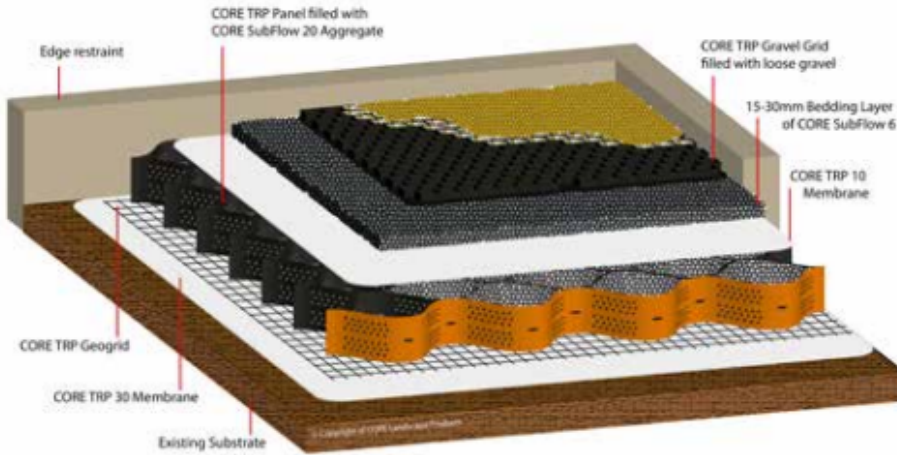
For the main run of driveway up to the parking area the detailing would be best taken from this Core product sheet, (please see the link below), there are a number of similar products on the market, however the images in their brochure are very good, it would be advisable to specify the 150mm base TRP panel as the CBR is unlikely to be above 3.

A 10/14mm natural stone shingle aggregate to provide the finished wearing course and a tanilised wooden edging providing the edge restraint (minimum thickness 22mm)

The same system can be used in the parking area itself as it minimises excavation here, in this area it could be excavated to a more suitable level (finished level 100mm below EGL to allow for a suitable natural stone edging which could have a 150mm concrete foundation (see granite sett detail below)

Support for the change in levels can be made using this system, however in the area which is not required to be a no dig option and there is substantial change in levels it would be more viable with gabions filled with a suitable natural stone and then infill with a porous stone.

POROUS PAVER/GRAVEL GRID WEARING COURSE



**FULL HEIGHT KERB
TYPE GRANITE SETT**
(1:10)

<https://www.corelp.co.uk/wp-content/uploads/2024/05/CORE-TRP-Brochure.pdf>

Kind regards,

Amy Wolanski AssocRTPI
Planner

amy@whaleback.co.uk

Direct: 01273 102230

Office: 01273 234354

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From: Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk>

Sent: 20 February 2026 13:46

To: Amy Wolanski <amy@whaleback.co.uk>; Trees <trees@horsham.gov.uk>

Cc: Andrew.Clout <Andrew.Clout@horsham.gov.uk>

Subject: RE: DC/25/2149, Jarvis, Jarvis Lane, Steyning,

Dear Amy,

DC/25/2149,

Jarvis, Jarvis Lane, Steyning,

Erection of a single storey in-fill extension to rear elevation. Repair, restoration, selective alterations, including window repairs/replacements. Construction of a new driveway, and associated works (Householder).

Thank you for your email below.

Yes, you can have more time to provide the requested updated documents. I have copied in our Council's Arboricultural Officer in this response who would be able to provide further clarity on the situation.

Kind regards

Halima Chowdhury

Planning Officer

Telephone: [01403 215059](tel:01403215059)

Email: Halima.Chowdhury@horsham.gov.uk



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From: Amy Wolanski <amy@whaleback.co.uk>

Sent: 20 February 2026 10:38

To: Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk>; Trees <trees@horsham.gov.uk>

Subject: RE: DC/25/2149, Jarvis, Jarvis Lane, Steyning,

Hello Andy and Halima,

As an update on the tree which was felled, I did hear back from the client who had complaints from neighbours and concern after a storm in December that the tree had been damaged and had cracked – see photo below and attached video. The tree was removed quickly to ensure it didn't fall and cause damage. I believe it is a sycamore, likely T30 from the Tree Constraints Plan? I am awaiting confirmation of this. This was the only tree felled, and no trees lopped or topped, all other works being done to trees are pruning or maintenance. The applicant is keen to resolve this with you and hoping to find out from yourselves what a suitable mitigation arrangement would be. We have made Lizard (the arb consultants) aware of this and will work with them as well.

On the drive and engineering works, the lower part of the drive is all a 'no dig' zone, which will protect the RPAs of the mature trees which are to remain, the upper part of the drive where the parking is will have a partial removal in line with BS3998:2010, and there are some trees to be removed as per the Tree Works plans by Lizard. I have forwarded the tree officer comments to Lizard, who felt that the methods in their report including the no dig etc would be suitable and where RPAs or partial removals are needed, they have included this in their documents. We don't have an engineer specifically on board, but I can contact the architect about level changes, etc if that would be useful?

Please could you let us know more specifically which trees you are concerned about, and what further information you require to help justify this? I can get the Landscape Designer involved. The applicant is happy to mitigate the removals with some more planting of trees if necessary, should that help the application.

Halima, you have requested updated plans by 25 February, but as I am unclear on exactly what revisions we are being asked to make, and it seems likely we will need to involve a few parties (Architects, Lizard, landscape designers, etc) please could we have some more time?

Thank you both, and as always, let me know if you have any questions.



Amy Wolanski AssocRTPI
Planner

amy@whaleback.co.uk

Direct: 01273 102230

Office: 01273 234354

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Sussex Heritage Trust 2023

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From: Amy Wolanski

Sent: 19 February 2026 16:00

To: 'Halima.Chowdhury' <Halima.Chowdhury@horsham.gov.uk>

Cc: Trees <trees@horsham.gov.uk>

Subject: RE: DC/25/2149, Jarvis, Jarvis Lane, Steyning,

Hello Halima,

Thank you for your email, and I do note the objection from the tree officer.

I've did hear from Andy Bush regarding the felled tree – and just to say we were not involved or notified of the felling, but I have requested details of the felled tree (and any other relevant work) from the applicant so we can rectify this, though as a note he is currently away in Australia with his family and as such, is less responsive but I'll do my best to get a response to you as soon as I can. Since Lizard has provided the arboricultural reports already we have details on all the trees on site, including whichever was felled so I've looped them in for awareness and advice on mitigation / replacement, etc.

Regarding the drive location / landscape plans and tree protection, I've informed both the arboriculturist and landscape designer at Lizard about the concerns and we will update you when we have been able to discuss.

If you have any further thoughts on the application, please do let us know!

Kind regards,

Amy Wolanski AssocRTPI
Planner

amy@whaleback.co.uk

Direct: 01273 102230

Office: 01273 234354

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Sussex Heritage Trust 2023

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From: Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk>

Sent: 18 February 2026 15:01

To: Amy Wolanski <amy@whaleback.co.uk>

Subject: DC/25/2149, Jarvis, Jarvis Lane, Steyning,

Importance: High

Dear Amy,

DC/25/2149,

Jarvis, Jarvis Lane, Steyning,
Erection of a single storey in-fill extension to rear elevation. Repair, restoration, selective alterations, including window repairs/replacements. Construction of a new driveway, and associated works (Householder).

I refer to the above planning application.

Please see attached the Council's Arboricultural Officer's consultation comments and please kindly address the concerns raised.

I would be grateful if the revised plans could be provided by 25th February 2026.

Kind regards

Halima Chowdhury

Planning Officer

Telephone: [01403 215059](tel:01403215059)

Email: Halima.Chowdhury@horsham.gov.uk



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