

From: Andrew.Bush <Andrew.Bush@horsham.gov.uk>
Sent: 28 May 2026 09:58:30 UTC+01:00
To: "Shazia Penne" <Shazia.Penne@horsham.gov.uk>
Subject: RE: GH594 Denne Meadow Farm - DISC/26/0046

Morning,

I can advise that the position of the fencing is sufficient for conditions associated with DISC/26/0046 to be discharged; please determine as you see fit.

Best,

Andy

Andrew Bush

Arboricultural Officer (Planning)
Specialists Team - Strategic Planning

Telephone: 01403 215171

Email: Andrew.Bush@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: Shazia Penne <Shazia.Penne@horsham.gov.uk>
Sent: 27 May 2026 10:39
To: Andrew.Bush <Andrew.Bush@horsham.gov.uk>
Subject: FW: GH594 Denne Meadow Farm - DISC/26/0046

Hi Andy

Please send me your comments on the attached.

Shazia Penne

Planning Officer

Telephone: 01403 215258

Email: Shazia.Penne@horsham.gov.uk





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From: Stephen Manning <sm@gouldbaxter.co.uk>

Sent: 21 May 2026 15:47

To: Shazia Penne <Shazia.Penne@horsham.gov.uk>

Cc: Tim Mole <tm@gouldbaxter.co.uk>; Matthew Comber <mc@gouldbaxter.co.uk>; HH Filing <ghfiling@gouldbaxter.co.uk>; Andrew.Bush <Andrew.Bush@horsham.gov.uk>

Subject: RE: GH594 Denne Meadow Farm - DISC/26/0046

Dear Shazia and Andy,

Please see attached for tree protection fencing that has been installed in the areas where trees could otherwise be impacted by the works.

We would be grateful for review and comment at your earliest convenience.

Please do not hesitate to call if you wish to discuss.

Best Regards,

Stephen



Stephen Manning BSc (Hons) MCIAT

Associate Partner

Chartered Architectural Technologist

01444 452604

07840 854218

www.gouldbaxter.co.uk

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Registered office: 2 Lucastes Mews, Haywards Heath RH16 1HE



From: Shazia Penne <Shazia.Penne@horsham.gov.uk>
Sent: 19 May 2026 15:36
To: Stephen Manning <sm@gouldbaxter.co.uk>
Cc: Tim Mole <tmm@gouldbaxter.co.uk>; Matthew Comber <mc@gouldbaxter.co.uk>; HH Filing <ghfiling@gouldbaxter.co.uk>; Andrew.Bush <Andrew.Bush@horsham.gov.uk>
Subject: RE: GH594 Denne Meadow Farm - DISC/26/0046

Dear Stephen

The Tree Officer Andrew Bush has asked he is copied to the TPF photo email, so that he can send his comments as soon as possible. I have copied Andrew to this email.

Regards

Shazia Penne

Planning Officer

Telephone: 01403 215258

Email: Shazia.Penne@horsham.gov.uk



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From: Stephen Manning <sm@gouldbaxter.co.uk>
Sent: 19 May 2026 09:36
To: Shazia Penne <Shazia.Penne@horsham.gov.uk>
Cc: Tim Mole <tmm@gouldbaxter.co.uk>; Matthew Comber <mc@gouldbaxter.co.uk>; HH Filing <ghfiling@gouldbaxter.co.uk>
Subject: RE: GH594 Denne Meadow Farm - DISC/26/0046
Importance: High

Dear Shazia,

To provide you with an update, the erection of the tree protection fencing is commencing imminently, and we intend to forward the requested photographs by mid to late next week.

In the meantime, please could you forewarn the Tree Officer, as we are keen to secure an expedited approval of the dischargeable conditions to enable lawful commencement of the development.

I would be grateful for confirmation of receipt.

Best Regards,

Stephen



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From: Stephen Manning

Sent: 21 April 2026 10:15

To: 'Shazia Penne' <Shazia.Penne@horsham.gov.uk>

Cc: Tim Mole <tmm@gouldbaxter.co.uk>; Matthew Comber <mc@gouldbaxter.co.uk>; HH Filing <ghfiling@gouldbaxter.co.uk>

Subject: RE: GH594 Denne Meadow Farm - DISC/26/0046

Dear Shazia,

Thank you for your email.

We have passed this over to the Project Manager and will revert in due course with evidence pertaining to Condition 3.

Please do not determine the application to allow us to provide this information. We are agreeable to an EoT to facilitate this.

Best Regards,

Stephen



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From: Shazia Penne <Shazia.Penne@horsham.gov.uk>

Sent: 16 April 2026 10:13

To: Stephen Manning <sm@gouldbaxter.co.uk>

Cc: Tim Mole <tmm@gouldbaxter.co.uk>; Matthew Comber <mc@gouldbaxter.co.uk>; HH Filing <ghfiling@gouldbaxter.co.uk>

Subject: RE: GH594 Denne Meadow Farm - DISC/26/0046

Dear Stephen,

Thank you for your email and for the update.

In response to your query, it would be preferable for Conditions 3 and 4 to be discharged under a single application. If a split decision were issued (i.e. one condition discharged and the other not), the remaining condition would require a further resubmission with a new application and fee. From a procedural point of view, a single discharge avoids the risk of duplication and delay.

Condition 3 is a pre-commencement condition, so it will need to be fully addressed and supported by the necessary evidence before commencement of development.

On this basis, I would recommend that the supporting information for Condition 3 is submitted, so that both conditions can be signed-off together.

Kind regards,

Shazia Penne

Planning Officer

Telephone: 01403 215258

Email: Shazia.Penne@horsham.gov.uk



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From: Stephen Manning <sm@gouldbaxter.co.uk>

Sent: 15 April 2026 15:43

To: Shazia Penne <Shazia.Penne@horsham.gov.uk>

Cc: Tim Mole <tmm@gouldbaxter.co.uk>; Matthew Comber <mc@gouldbaxter.co.uk>; HH Filing <ghfiling@gouldbaxter.co.uk>

Subject: RE: GH594 Denne Meadow Farm - DISC/26/0046

Good Afternoon Shazia,

I just wanted to check my below email had made its way to you?

I look forward to hearing from you at your earliest convenience.

Best Regards,

Stephen



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From: Stephen Manning
Sent: 13 April 2026 11:01
To: 'Shazia Penne' <Shazia.Penne@horsham.gov.uk>
Cc: Tim Mole <tmm@gouldbaxter.co.uk>; Matthew Comber <mc@gouldbaxter.co.uk>; HH Filing <ghfiling@gouldbaxter.co.uk>
Subject: RE: GH594 Denne Meadow Farm - DISC/26/0046

Dear Shazia,

Thank you for your email.

Noted that supporting evidence will be required for Pre-Commencement Condition 3 to be discharged. We will forward this on the project manager to address and will revert.

I trust, given the ambiguity of the condition wording, that an extension of time can be granted to facilitate this.

I would also be grateful if Condition 4 could be discharged in the interim.

Please could you confirm a split discharge to discharge Condition 4, and an extension of time to discharge Condition 3, is agreeable.

I look forward to hearing from you and please do not hesitate to call if you wish to discuss.

Best Regards,

Stephen



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From: Shazia Penne <Shazia.Penne@horsham.gov.uk>
Sent: 13 April 2026 10:27
To: Stephen Manning <sm@gouldbaxter.co.uk>
Cc: Tim Mole <tmm@gouldbaxter.co.uk>; Matthew Comber <mc@gouldbaxter.co.uk>; HH Filing <ghfiling@gouldbaxter.co.uk>
Subject: RE: GH594 Denne Meadow Farm - DISC/26/0046

Hi Stephen

Please disregard my comments on condition 4 – I realised I was looking at another DISC app.

Shazia Penne

Planning Officer

Telephone: 01403 215258

Email: Shazia.Penne@horsham.gov.uk



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From: Shazia Penne
Sent: 13 April 2026 10:24
To: 'Stephen Manning' <sm@gouldbaxter.co.uk>
Cc: Tim Mole <tmm@gouldbaxter.co.uk>; Matthew Comber <mc@gouldbaxter.co.uk>; HH Filing <ghfiling@gouldbaxter.co.uk>
Subject: RE: GH594 Denne Meadow Farm - DISC/26/0046

Dear Stephen,

I hope you are well, and thank you for your email.

Condition 4 – Biodiversity Net Gain: There seems to be an error on the consultation response, the Ecologist refers to the discharge of condition 4 and 6. Condition 4 seems to be different to that being discharged. I have asked the Ecologist to update their response.

Condition 3 – Tree Protection: Condition 3 is a *pre-commencement* condition. This means the requirement must be met before development begins, but the condition is still dischargeable because the Local Planning Authority must be satisfied that the tree protection measures have been installed *in accordance with the approved details* prior to works commencing.

The wording does not explicitly state that photographs or a site visit are required; however, it does require confirmation that the protective fencing has been installed *before* development starts and that it accords with BS 5837:2012. In practice, the LPA needs evidence to verify compliance, which can be achieved either by:

- submitting photographs of the installed protection, or
- arranging a site visit with the Tree Officer.

This is standard procedure for pre-commencement tree protection conditions to ensure the fencing is in place prior to construction activity. It does not require the contractor to undertake works outside the normal sequencing of enabling works, only that the LPA receives evidence before issuing the formal discharge.

Once suitable evidence is provided to Andy Bush, the condition can be signed off accordingly.
Kind Regards

Shazia Penne

Planning Officer

Telephone: 01403 215258

Email: Shazia.Penne@horsham.gov.uk



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From: Stephen Manning <sm@gouldbaxter.co.uk>
Sent: 08 April 2026 11:23
To: Shazia Penne <Shazia.Penne@horsham.gov.uk>
Cc: Tim Mole <tmm@gouldbaxter.co.uk>; Matthew Comber <mc@gouldbaxter.co.uk>; HH Filing <ghfiling@gouldbaxter.co.uk>
Subject: GH594 Denne Meadow Farm - DISC/26/0046

Dear Shazia,

I hope you are well.

You are the Planning Officer in the relation to the above Discharge of Conditions Application DISC/26/0046. I have tried to call you to discuss this but have been unsuccessful.

I note from the Planning Portal that Condition 4 RE Biodiversity Net Gain has been recommended for approval by the Ecologist. Please could you confirm that this condition will therefore be discharged?

We have also been contacted by the Tree Officer, Andy Bush, in relation to Condition 3. Andy has requested evidence that the tree protection measures have been installed, either by photographs or via a site visit.

Please can you confirm that condition 3 is a dischargeable condition, as this not how the condition reads, with no reference to additional information/ evidence being required?

These measures would generally be implemented by the Main Contractor as part of the enabling works, prior to commencement. To install these ahead of this, in order to obtain discharge of a non-dischargeable condition, is a bit bizarre.

Please could you provide some clarity on this.

Best Regards,

Stephen



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