

From: Andrew.Clout <Andrew.Clout@horsham.gov.uk>
Sent: 01 April 2026 10:54:19 UTC+01:00
To: "Halima.Chowdhury" <Halima.Chowdhury@horsham.gov.uk>
Cc: "Trees" <trees@horsham.gov.uk>
Subject: DC/25/2149 - Jarvis, Jarvis Lane, Steyning

Hi Halima,

I was able to re-visit the site yesterday and review all the additional submissions and statements.

I can confirm that provided the specialist engineering is done sensitively without excavation, in accordance with the proposed scheme of ground and tree protection measures and arboricultural supervision, it would not IME be reasonable to refuse on grounds of impact on the remaining trees of significant positive contribution to the character of the CA.

Bearing in mind the sensitivity of the engineering proposed and the fact that the site has been subject of recent tree work in contravention of the TCPA requirements for works to trees in Conservation Areas, if minded to approve, I recommend that in addition to compliance conditions for the submitted AMS and tree protection drawings by Lizard (standard condition 6.8), that the following pre-commencement condition is applied:

Pre-commencement and Arboricultural site supervision

Before any equipment, materials or machinery are brought onto the site for the purposes of development, a pre-commencement site meeting between the Tree Officer, Arboricultural Consultant and Site Manager shall take place to confirm the protection of trees on and adjacent to the site in accordance with the Arboricultural Impact Appraisal and Method Statement prepared by Lizard Landscape and Ecology Services dated 18.03.26. The tree protection barriers and ground protection measures shall be positioned as shown on the Tree Protection Plans dated 18.03.26 before any equipment, materials or machinery are brought onto the site for the purposes of development. The tree and ground protection shall be retained until the development is completed and nothing shall be placed within the fencing, nor shall any ground levels be altered or excavations made adjacent to the proposed above ground engineered access drive within highlighted tree root protection areas without the written consent of the Local Planning Authority.

This condition shall not be discharged until an arboricultural supervision statement, the contents of which are to be discussed and agreed at the pre-commencement meeting, is submitted to and approved in writing by the Local Planning Authority on completion of development.

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: 18 March 2026 16:03

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

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

Subject: RE: DC/25/2149 Jarvis

Hi Andy,

Thank you for letting me know and that's absolutely fine.

Kind regards

Halima Chowdhury

Planning Officer

Telephone: [01403 215059](tel:01403215059)

Email: Halima.Chowdhury@horsham.gov.uk



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From: Andrew.Clout <Andrew.Clout@horsham.gov.uk>
Sent: 18 March 2026 15:21
To: Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk>
Cc: Trees <trees@horsham.gov.uk>
Subject: FW: DC/25/2149 Jarvis

Hi Halima,

Regrettably I will need to re-visit the site with the newly submitted information to make a fair assessment of the extent of tree loss, and viability of proposed ground build up within the RPA's of the principal trees.

I will be on leave until 31st March, but will endeavour to take a look soon after my return.

Regards

Andy

Andrew Clout

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

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From: Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk>
Sent: 18 March 2026 13:26
To: Andrew.Clout <Andrew.Clout@horsham.gov.uk>
Cc: Trees <trees@horsham.gov.uk>
Subject: FW: DC/25/2149 Jarvis

URGENT

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 my email yesterday, the agent has provided revised documents. Please kindly confirm if you are satisfied with the information provided?

I would be grateful if you could provide your comments by 23rd March 2026.

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: 18 March 2026 11:36

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

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

Subject: DC/25/2149 Jarvis

Good morning Halima and Andy,

I hope this finds you well!

[@Halima](#), firstly I can confirm on behalf of the applicant we accept the EoT to 31 March. I note that you have had the ecology comments back which is great news.

We also now have the updated response and measured pdfs which are all attached as well as the GeySyn specs and a section from the architect, all attached documents are listed below. These supersede previous documents from the arb consultant.

- Typical section adopting the proposed system
- Review of RPAs showing the proposed route does not exceed the 20% threshold for each relevant tree RPA
- Consultation Response
- Issue Sheet
- Tree Schedule
- Tree Works Retention Plan
- Tree Retention and Protection Plan
- Arboricultural Impact Assessment and Method Statement
- Proposed GeoSyn Cellweb TRP system typical detail:
<https://www.geosyn.co.uk/product/cellweb-tree-root-protection>
- Link to a relevant case study: <https://www.geosyn.co.uk/case-studies/cellweb-69-church-lane-tree-root-protection>

Please do advise if you have any additional questions,

Kind regards.

Amy Wolanski AssocRTPI
Planner

amy@whaleback.co.uk

Direct: 01273 102230

Office: 01273 234354

WHALEBACK

RTPI Planning Consultants

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