

From: Andrew.Bush <Andrew.Bush@horsham.gov.uk>
Sent: 11 May 2026 10:32:03 UTC+01:00
To: "Hannah.Darley" <Hannah.Darley@horsham.gov.uk>
Subject: RE: DC/25/1531 - Haynes

Hi Hannah,

Please excuse the lengthy delay in getting back to you on this one.

I can confirm that I am satisfied with the revised position and increased spatial separation between the proposed dwelling and the retained oak, listed as T9 on the supporting Tree Protection Plan. This amended layout should ensure that the tree to building relationship is workable in the long-term as the scheme comes to fruition. Please use the condition below to ensure that the trees on site are appropriately protected throughout the construction stages of the proposed development.

6.8 Arboricultural Method Statement - Implementation

Regulatory Condition: All works shall be executed in full accordance with the submitted Arboricultural Impact Assessment/Method Statement - Arboricultural Report composed of Arboricultural Impact Assessment Arboricultural Method Statement & Tree Protection Plan for Haynes, Littleworth Lane Partridge Green Horsham West Sussex RH13 8JF - Prepared by Barry Holdsworth MBA, RHS. Dip, MCI Hort, M.Arbor.A, MCMI Horticultural Consultant 12th August 2025 UPDATED 17th April 2026.

Reason: To ensure the successful and satisfactory protection of important trees, shrubs and hedges on the site in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015).

Best,

Andy

Andrew Bush

Arboricultural Officer (Planning)
Specialists Team - Strategic Planning

Telephone: [01403 215171](tel:01403215171)

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: Hannah.Darley <Hannah.Darley@horsham.gov.uk>
Sent: 08 May 2026 10:38
To: Andrew.Bush <Andrew.Bush@horsham.gov.uk>
Subject: FW: DC/25/1531 - Haynes

Hi Andy,

Pleas can you confirm the plans are acceptable?

Thank you and kind regards,

Hannah Darley

Senior Planning Officer

Telephone: [01403 215538](tel:01403215538)
Email: Hannah.Darley@horsham.gov.uk



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From: Hannah.Darley
Sent: 22 April 2026 12:45
To: 'Nik Antoniou' <njaltd@gmail.com>
Subject: DC/25/1531 - Haynes

Thanks Nik,

I've sent the plans on to Andy Bush (Arboricultural officer) who will get back to us this week.

Thank you and kind regards,

Hannah Darley

Senior Planning Officer

Telephone: [01403 215538](tel:01403215538)

Email: Hannah.Darley@horsham.gov.uk



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From: Nik Antoniou <njaltd@gmail.com>

Sent: 20 April 2026 17:06

To: Hannah.Darley <Hannah.Darley@horsham.gov.uk>

Subject: Re: DC/25/1531 - Haynes

Hi Hannah

Please find attached some updated planning drawings and arboricultural information to reflect the Committee's comments that they would like to see the house 3m from the tree. The key documents attached are the revised proposed site plan and the updated arboricultural reports, in particular please see page 4 and the Tree Protection Plan showing the house relocated 3m southwards.

The location and block plan have not changed but I believe have just been given later revisions to go with the update.

Hopefully you can get this back on the Committee Agenda.

Kind regards

Nikolas Antoniou

BSc HONS DIPTP MRTPI

Chartered Town Planner

For and on behalf of NJA Town Planning Limited

01403 252231

www.njatownplanningltd.co.uk



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On Fri, 17 Apr 2026 at 08:19, Nik Antoniou <njaltld@gmail.com> wrote:

Morning Hannah

Thanks for your email. The plans are nearly finished being altered so I hope to have the revisions to you on Monday or Tuesday latest.

Kind regards

Nikolas Antoniou
BSc HONS DIPTP MRTPI
Chartered Town Planner
For and on behalf of NJA Town Planning Limited
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On Thu, 16 Apr 2026 at 13:35, Hannah.Darley <Hannah.Darley@horsham.gov.uk> wrote:

Hi Nik,

After the committee where it was resolved that the application should be deferred to delegated authority subject to the dwelling being moved away from the tree sited away from its RPA please can you confirm if you are going to send on amended plans? If so we can try to get this one out quickly.

Thanks and kind regards,

Hannah Darley

Senior Planning Officer

Telephone: 01403 215538

Email: Hannah.Darley@horsham.gov.uk





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From: Nik Antoniou <[njald@gmail.com](mailto:njaltd@gmail.com)>

Sent: 18 March 2026 11:45

To: Hannah.Darley <Hannah.Darley@horsham.gov.uk>

Subject: Re: DC/25/1531 - Haynes

Hi Hannah

The proposed conditions are standard in nature and therefore agreed thanks

Kind regards

Nikolas Antoniou
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On 18 Mar 2026, at 10:44, Hannah.Darley
<Hannah.Darley@horsham.gov.uk> wrote:

Hello Nik,

I've got a couple of pre-commencement conditions I would need agreement to.

Please can you agree the following?

Pre-Commencement Condition: No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

Pre-Commencement Condition: The development hereby approved shall not commence until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include details of the following relevant measures:

- i. An introduction consisting of construction phase environmental management plan, definitions and abbreviations and project description and location;
- ii. A description of management responsibilities;
- iii. A description of the construction programme which identifies activities likely to cause high levels of noise or dust;
- iv. Site working hours and a named person for residents to contact;
- v. Detailed Site logistics arrangements;
- vi. Details regarding parking, deliveries, and storage;
- vii. Details regarding dust and noise mitigation measures to be deployed including identification of sensitive receptors and ongoing monitoring;
- viii. Details of the hours of works and other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network; and
- ix. Communication procedures with the LBL and local community regarding key construction issues - newsletters, fliers etc.
- x. Details of traffic construction routing to and from the site

The construction shall thereafter be carried out in accordance with the details and measures approved in the CEMP for the related phase.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers during construction and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Thanks and kind regards,

Hannah Darley

Senior Planning Officer

Telephone: [01403 215538](tel:01403215538)

Email: Hannah.Darley@horsham.gov.uk

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From: Nik Antoniou <[njald@gmail.com](mailto:njaltd@gmail.com)>

Sent: 11 March 2026 18:41

To: Hannah.Darley <Hannah.Darley@horsham.gov.uk>

Subject: Re: DC/25/1531 - Haynes

Hi Hannah

Great and thank you for letting me know.

Kind regards

Nikolas Antoniou
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On 11 Mar 2026, at 17:07, Hannah.Darley
<Hannah.Darley@horsham.gov.uk> wrote:

Hello Nik,

This is scheduled currently for the 1st committee in April (on the 7th).

Thanks and kind regards,

Hannah Darley

Senior Planning Officer

Telephone [01403 215538](tel:01403215538)
:

Email: Hannah.Darley@horsham.gov.uk

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From: Nik Antoniou <[njald@gmail.com](mailto:njaltd@gmail.com)>

Sent: 04 March 2026 07:47

To: Hannah.Darley <Hannah.Darley@horsham.gov.uk>

Subject: DC/25/1531 - Haynes

Morning Hannah

In light of the consultation response attached from NatureSpace which is positive insofar as there are no delays I assume the application will be scheduled for the next available planning committee with a positive recommendation.

Are you able to confirm if the intention will be the April committee ?

I look forward to hearing from you.

Kind regards

Nikolas Antoniou
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Chartered Town Planner
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