

18th March 2026
LLD3620-ARB-STA-001 / Jarvis



LIZARD
Landscape Design and Ecology

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Consultation Response

Application Address: Jarvis, Jarvis Lane, Steyning, West Sussex, BN44 3GL
Client: Gordon Sutherland

For the Attention of; Andrew Clout – Assistant Arboricultural Officer, Horsham District Council, Tom Wild – Helyer Davies Architects, Amy Wolanski – Whaleback - RTPI Planning Consultants, Antonino Surace – Lizard Landscape Architect, Jamie Leake - Geosyn

1.0 INTRODUCTION

The site is located in the Saxon town of Steyning, which is situated in the Low Weald. It lies 13 miles to the south of Horsham, located in the Adur gap, where the River Adur passes through a break in the South Downs.

The surrounding landscape of Steyning is rural, with The South Downs National Park nearby. Closer to the Jarvis House is residential as well as the local community center to the west.

The existing site vegetation is of mature trees and hedges. The trees are mostly deciduous of varying age class, with no recorded TPO's on site, it is within Steyning's conservation area, the local council is Horsham District Council. There is particular interest of some 'A' category Beech – *Fagus sylvatica 'Purpurea'*, also other mature specimens within adjoining properties to the east, Ash – *Fraxinus sp*, west, Yew – *Taxus sp* and Sycamore – *Acer sp*. Understorey specimens include Privet – *Ligustrum sp* and Elder – *Sambucus sp*.

The development proposals are as follows, various renovations to the internal structure of the main house, landscaping of gardens and terraces along with a new vehicle access via Wykeham Close into the property's northwest entrances.

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2.0 SPECIFICATION

The driveway construction will be: A 'No Dig' Construction shall allow for construction to be implemented without intrusion or change of existing ground levels, in accordance with BS 5837:2012 - 'Trees in Relation to Design, Demolition and Construction and The Associations Guidance Note 12: The Use of Cellular Confinement Systems near Trees or equal and approved, the design and construction will be to Engineer's specification by

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The construction of the new surface is to be carried out with machinery working forward as it is constructed (known as 'Rolling Out), 7.4.4.1 b) accordance with BS 5837:2012 - 'Trees in Relation to Design, Demolition and Construction - Recommendations'.

* While construction work is commencing with in the RPA's an Operation Zone to enable construction work is to be secured with a ground protection layer, fit for the expected level of traffic, above a compression resistant layer for the duration of the construction period in accordance with BS 5837:2012 - 'Trees in Relation to Design, Demolition and Construction - Recommendations'.

Protection requirements in this area are for the movements of heavy machinery and vehicles.

Heavy Duty Ground Protection Access Mats of High-Density Polyethylene (HDPE) are recommended.

* All Tree Protection Barriers to be in accordance with BS 5837:2012 - 'Trees in Relation to Design, Demolition and Construction - Recommendations'.

Tree Protective Barrier to be 2.0 m height 'Heras' Welded Wire Mesh Fencing secured to a scaffolding framework, set into the existing ground, and positioned to the outside edge of the existing Tree Root Protection Area, or as specified.

When construction work is completed the ground protection can be removed.

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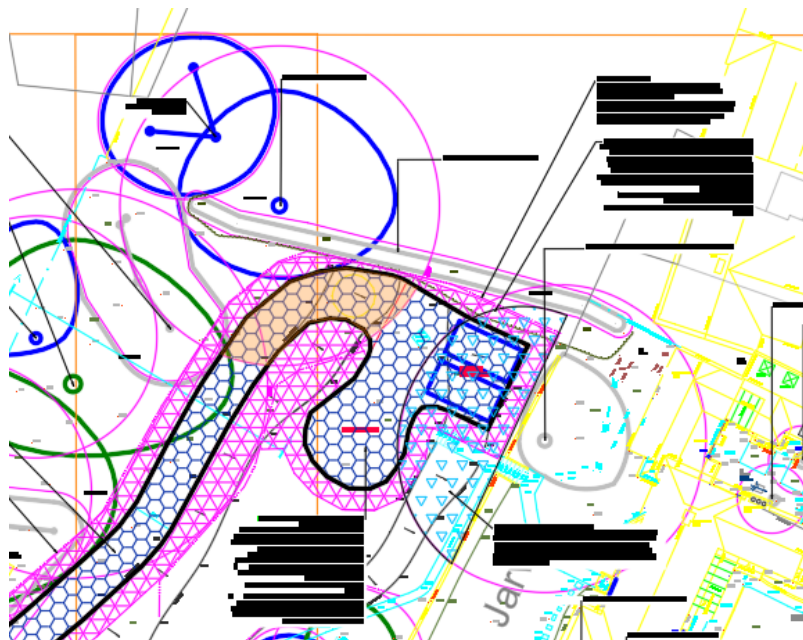
3.0 OBSERVATIONS FOR RPA INCURSIONS

New permanent hard surfacing should not exceed 20% of any existing unsurfaced ground within the RPA and this includes zero within the RPA of a Veteran tree, we are below this in all cases, and no Veteran trees are present.

The assumption can be made that the new surface will be subject to de-icing salt application; therefore, an impermeable barrier will be required to prevent contamination of the rooting area, with any runoff being redirected away from the RPA, an engineering design needs to reflect this.

See below drawings demonstrating that all RPA incursions are below 20% as per (7.4.2.3) *BS 5837:2012 - 'Trees in Relation to Design, Demolition and Construction - Recommendations'*.

T13 - *Fraxinus sp*; B, RPA min. 11.1m (10.9% RPA incursion).



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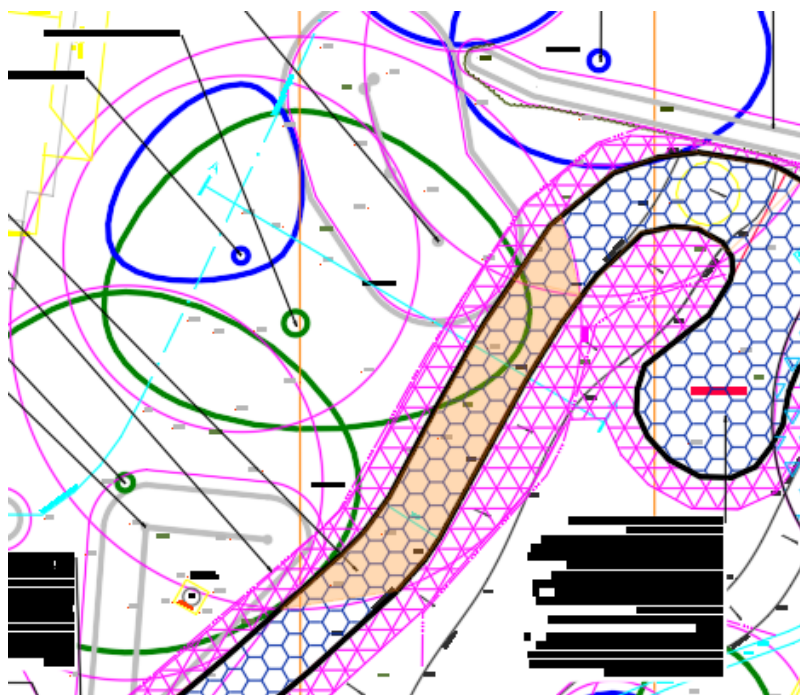
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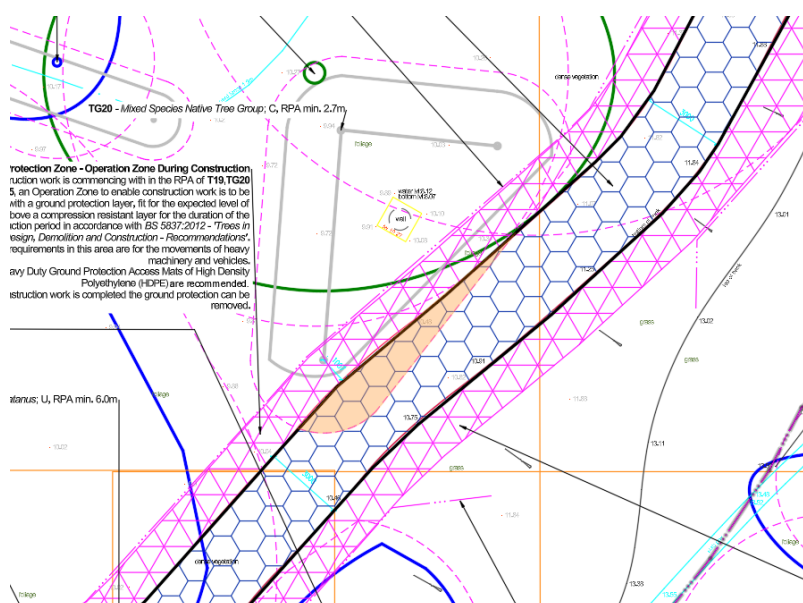
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T17 - *Fagus sylvatica*; A, RPA min. 13.5m (10.47% RPA incursion).



TG20 - Mixed Species Native Tree Group; C, RPA min. 2.7m (10.43% RPA incursion).



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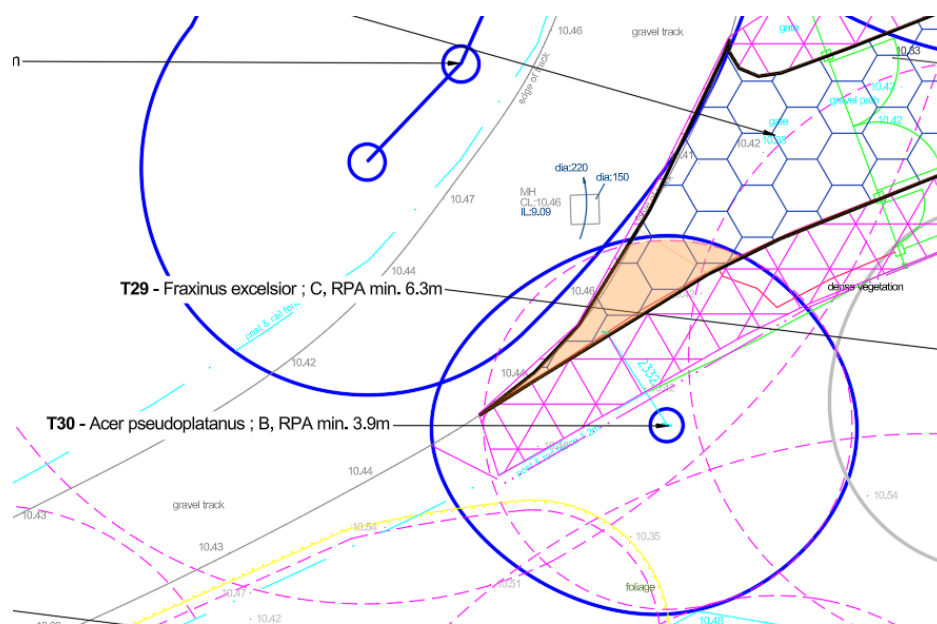
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T30 - *Acer pseudoplatanus*; B, RPA min. 3.9m (8.12% RPA incursion).



4.0 SITE SUPERVISION

It is the intention of the project consultants to fully track all the tree protection measures required and to fully supervise and document any works within the RPAs of any of the above trees.

The protection fencing is to be installed around trees which are scheduled to be retained and fully protected, in line with the recommendations and agreements made at the site meeting.

The Schedule of Supervision can be seen in the table below in section **4.1**.

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5.0 SCHEDULE OF SUPERVISION

To ensure works accord with the recommendations and the British Standard, works shall proceed as per the below schedule of supervision. **The schedule below must be provided to the main contractor – it is the responsibility of the landowner/developer to ensure compliance with the schedule below. Failure to comply is likely to result in a breach of planning conditions and/or environmental legislation.** Photographic evidence shall be taken at each stage such that a final completion report can be provided to the local planning authority to confirm works have been undertaken in accordance with this method statement.

Table No. 05 – Schedule of Supervision

Works	Responsibility	Notes and comments	Sign off & date.
Pre-commencement Meeting	Construction Manager and Project Arboriculturist	To discuss the programme of work the timing and implementation of the tree works and the tree protection measures and compliance	
Tree removal works and or tree surgery.	Construction Manager and Project Arboriculturist	Project Arboriculturist to mark trees for removal and/or surgery works.	
Installation of tree-protective fencing.	Construction Manager and Project Arboriculturist	Set out as per TRPP. Fencing and ground protection measures are to be inspected by the project arboriculturalist.	
Installation of addition tree-protective fencing requirements.	Construction Manager and Project Arboriculturist	To set out as stated in this document as per the site meeting agreement on the proposed commencement date.	

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Weekly inspection of protective fencing	Construction Manager and Project Arboriculturist	The construction manager to inspect the fencing. Any issues are to be reported to the project arboriculturist.	
Trial Pits (not required).	Construction Manager and Project Arboriculturist	Trail pits are to be dug at an agreed location under arboricultural supervision.	
Manual excavation within RPA (<i>T11 – Mixed Species Ornamental Tree Group</i>)	Construction Manager	Works undertaken in accordance method statement. The project arboriculturist to be contacted should roots larger than 25mm diameter are encountered.	
Installation of hard surfaces within RPA's.	Construction Manager, Engineer and Project Arboriculturist	All works are conducted as per the method statement. Specification of no-dig construction is to be agreed upon with the engineer and arboriculturist. Photographic record to be sent to the project arboriculturist to evidence works.	
Removal of tree-protective fencing.	Construction Manager and Project Arboriculturist	Only to be removed at the end of the construction period and following authorisation from the Project arboriculturist.	

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***Luke BURLEY Dip.Arb L4 (ABC).
Arboricultural Consultant
Lizard Landscape Design and Ecology***

Dated: 16th of March 2026

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