**From:** Andrew.Clout <Andrew.Clout@horsham.gov.uk>
**Sent:** 21 October 2026 11:55:04 UTC+00:00
**To:** "Halima.Chowdhury" <Halima.Chowdhury@horsham.gov.uk>
**Cc:** "Trees" <trees@horsham.gov.uk>
**Subject:** FW: URGENT - DC/26/0804, Farthings, Spinney Lane, West Chiltington,
**Attachments:** Farthings - BS5837 tree survey & report - October 2026.pdf, RE: DC/26/0804, Farthings, Spinney Lane, West Chiltington,
**Importance:** High

Hi Halma,

The measured survey now provided appears a reasonable representation of tree sizes and positions in respect of the plot.

It clarifies that the principal tree of concern, the mature Scots pine, has a minimum radial root protection area (RPA) of 10.44m.

The preferred approach would be for all new engineering to be outside of the RPA of this significant tree in accordance with the relevant design standard. Scope appears to exist for this to be reasonably undertaken without detriment to the setting of the house or character of the Conservation Area.

The submitted tree report proposes the use of specialist construction techniques to engineer an above ground garage slab supported on screw piles with an element of no-dig engineering for the section of driveway within the RPA of the subject tree.

If on balance it is considered that the proposed specialist form of above ground engineering for both the garage, on screw piles, and the apron/first stretch of driveway connecting to the garage footprint (utilising an above ground cellular confinement system with porous finish) that equates to an area of less than 20% of the trees available soft ground rooting area is reasonable, then I would recommend the following two conditions to secure appropriate engineered construction and tree protection measures for the construction period:

**Bespoke construction Pre-commencement Condition**: Notwithstanding the submitted details, no development shall commence, including demolition, site clearance, groundworks, excavation, or the bringing of any equipment, machinery or materials onto the site, until detailed plans and specifications of the proposed specialist no-dig/above-ground foundation system for the detached garage and associated driveway works within the Root Protection Area of the retained Scots Pine have been submitted to and approved in writing by the Local Planning Authority. The details shall also include the final location and extent of all construction compounds, storage areas and material laydown areas.

The development shall thereafter be carried out in full accordance with the approved details, and no storage of materials, plant, machinery or spoil shall take place within the approved Root Protection Area at any time during construction.

Reason: To ensure the satisfactory protection and long-term retention of important trees and hedgerows that would otherwise be at risk of damage arising from the proposed development, in accordance with Policy 33 of the Horsham District Planning Framework (2015).

**Standard condition 6.8 – Arboricultural Method Statement compliance** INSERT ”Beechdown Tree Consultancy Arboricultural Method Statement Ref: B/0698/26 dated 14/10/26”

Reason: To ensure the satisfactory protection and long-term retention of important trees and hedgerows that would otherwise be at risk of damage arising from the proposed development, in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Regards

Andy

**Andrew Clout**

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

**Telephone:** 01403 215524
**Email:** Andrew.Clout@horsham.gov.uk

Horsham District Council

**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:** Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk>
**Sent:** 16 October 2026 12:34
**To:** Andrew.Clout <Andrew.Clout@horsham.gov.uk>
**Cc:** Trees <trees@horsham.gov.uk>
**Subject:** URGENT - DC/26/0804, Farthings, Spinney Lane, West Chiltington,
**Importance:** High

URGENT

Hi Andy,

**DC/26/0804,**
**Farthings, Spinney Lane, West Chiltington,**
**Demolition of existing garage and erection of a single storey side extension, installation of a rear dormer, roof extensions at the rear to replace existing shallow pitched roof and erection of a detached garage.**

I refer to the above planning application. Please see the agent's email attached above and their email below containing a tree report.

Please kindly provide your comments on the attached tree report by 30th October 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:** Carl Moore <carl@cm-arch.co.uk>
**Sent:** 16 October 2026 08:11
**To:** Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk>
**Subject:** RE: DC/26/0804, Farthings, Spinney Lane, West Chiltington,

Good morning Halima,

I refer to the current application at Farthings in Spinney Lane, West Chiltington. With regard to our previous emails, the client would like to position the garage closer to the front boundary which means the garage will be just within the root protection area of the existing Scots pine tree. Therefore, the client has employed the service of a Beechdown Tree Consultancy, and they have provided the attached report to justify this proposal.

I should be very grateful if you could forward the report the Andrew Clout (Horsham DC Arboricultural Officer) and ask for his comments.

Kind regards

Carl

18 Parklands Avenue
Goring-by-Sea
West Sussex
BN12 4NH

carl moore
architectural design

phone: 01903 533276
mobile: 07718 522407
e mail: carl@cm-arch.co.uk

---

**From:** Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk>
**Sent:** 23 September 2026 17:04
**To:** Carl Moore <carl@cm-arch.co.uk>
**Subject:** RE: DC/26/0804, Farthings, Spinney Lane, West Chiltington,

Dear Carl,

**DC/26/0804,**
**Farthings, Spinney Lane, West Chiltington,**
**Demolition of existing garage and erection of a single storey side extension, installation of a rear dormer, roof extensions at the rear to replace existing shallow pitched roof and erection of a detached garage.**

I refer to your email below and I duly note your comments.

In light of the information you have provided, please confirm in writing your agreement to extend the determination date until 06th November 2026.

I would be grateful for a response by 24th September 2026.

Kind regards

**Halima Chowdhury**

Planning Officer

**Telephone:** 01403 215059

**Email:** Halima.Chowdhury@horsham.gov.uk

Horsham District Council

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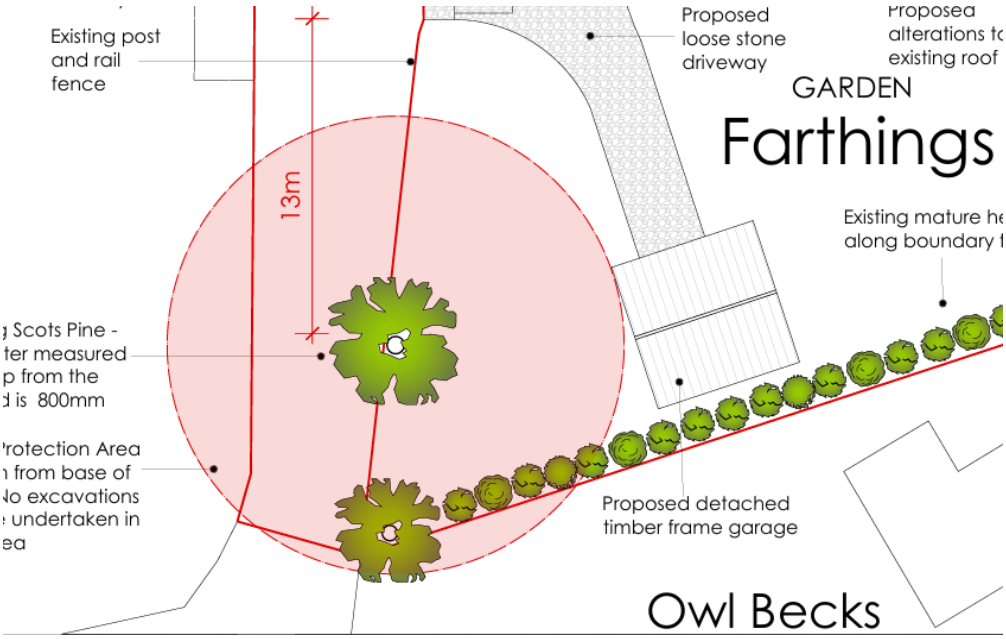
**From:** Carl Moore <carl@cm-arch.co.uk>
**Sent:** 23 September 2026 14:07
**To:** Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk>
**Subject:** RE: DC/26/0804, Farthings, Spinney Lane, West Chiltington,

Good afternoon Halima,

Thank you for your email and sorry for the delay.

Firstly, I can confirm that the planning conditions regarding the protective fencing are acceptable. However, the reason for the delay is the positioning of the garage block. The client has marked out the garage on the site using the Root Protection Area (RTA) as the main critical measurement. You may remember this 9m RTA was agreed with the Tree Officer in the absence of a full tree report provided by an expert in this field.




The client feels that the garage is now in the middle of his garden and is getting close to the neighbour's property, Owl Becks. Therefore, he would like to relocate the garage a further 3m towards the tree (ie. 6m from the tree). The client has been speaking to Beechwood Tree

Consultancy who have advised him to use a screw pile system for the foundations. This system is widely used for buildings being built close to protected trees. Therefore, the client has arranged for Beechwood to visit the site and to provide a full report of the proposals. This will include the screw pile system, a beam and block ground floor and a full specification of fencing works for the protection of the trees whilst the work is ongoing.

This obviously leaves us with an issue regarding the current planning application. As we are now well over the 8-week period the client has asked if we could possibly agree an extension of time for another 4 weeks. This would hopefully allow 2 weeks for Beechwood to provide the report and a further 2 weeks for the Council Tree Officer to assess the proposals. I appreciate we are very close to the extended time limit but as it has been delayed a couple of times, we are hoping this would be acceptable.

I should be very grateful if you could let me know your thoughts on this request. Thank you for your assistance.

Kind regards

Carl

18 Parklands Avenue
Goring-by-Sea
West Sussex
BN12 4NH

carl moore
architectural design

phone: 01903 533276
mobile: 07718 522407
e mail: carl@cm-arch.co.uk

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**From:** Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk>
**Sent:** 21 September 2026 18:19
**To:** Carl Moore <carl@cm-arch.co.uk>
**Subject:** DC/26/0804, Farthings, Spinney Lane, West Chiltington,

Dear Carl,

**DC/26/0804,**
**Farthings, Spinney Lane, West Chiltington,**
**Demolition of existing garage and erection of a single storey side extension, installation of a rear dormer, roof extensions at the rear to replace existing shallow pitched roof and erection of a detached garage.**

I refer to the above planning application.
Please kindly confirm in writing your agreement to the following pre-commencement condition:

3. ***Pre-commencement Condition**: Prior to commencement of any works on site, demolition or other development activities, a protective fence consisting of braced Heras panel fencing shall be erected along the Western edge of the proposed driveway route and proposed garage foundation so as to exclude storage of materials, concrete mixing, excavation, compaction or other building activities likely to be harmful to tree roots and the rooting environment in the soft ground area beyond.*

*Such fencing shall remain in place throughout the duration of the development to the satisfaction of the Local Planning Authority. The Local Planning Authority Tree Officer shall be informed of the proposed date of commencement, at least one working week in advance, to allow inspection of protection measures.*

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

I would be grateful for an urgent response by 23rd September 2026.
Kind regards

**Halima Chowdhury**

Planning Officer

**Telephone:** 01403 215059

**Email:** Halima.Chowdhury@horsham.gov.uk

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