

From: Andrew.Clout <Andrew.Clout@horsham.gov.uk>
Sent: 11 August 2026 11:05:45 UTC+01:00
To: "Halima.Chowdhury" <Halima.Chowdhury@horsham.gov.uk>
Cc: "Trees" <trees@horsham.gov.uk>
Subject: FW: URGENT - DC/26/0804, Farthings, Spinney Lane,
Attachments: Farthings-Proposed Garage REVA.pdf, Farthings-Proposed Site Plan REVA.pdf
Importance: High

Hi Halima,

If you are satisfied that the tree position and measurements are accurate, then I would consider that the new access, driveway alignment and garage positioning will be outside of minimum recommended root protection areas (RPA's) for the two trees.

The garage and driveway is relatively close and thus if minded to approve, I would recommend a tree protection condition to ensure that the soft ground area of recognised key rooting for the trees is barrier fenced off from all potential development activity – a bespoke condition likely necessary –

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)

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: 05 August 2026 13:10

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

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

Subject: URGENT - FW: DC/26/0804, Farthings, Spinney Lane,

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.

Please find attached further revised plans and the agent's email below explaining the distance between the RPA. Please kindly confirm if the further revised scheme addresses your concerns raised in your initial consultation comments and if the revision is acceptable.

I would be grateful for a response by 12th August July 2026.

Kind regards

Halima Chowdhury

Planning Officer

Telephone: [01403 215059](tel:01403215059)

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: 05 August 2026 12:29

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

Subject: RE: DC/26/0804, Farthings, Spinney Lane,

Dear Halima,

I can confirm the new access will be 13m away from the existing mature Scots Pine, however the new garage will be 10m away. Based on the British Standard for Root Protection Areas I understand the minimum distance away from the tree shall be 9.6m. This is based on the diameter of the existing tree being 800mm measured 1.5m above the ground. Please could you confirm if this is acceptable.

Kind regards

Carl

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



phone: 01903 533276

mobile: 07718 522407

e mail: carl@cm-arch.co.uk

From: Carl Moore

Sent: 05 August 2026 09:27

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

Subject: RE: DC/26/0804, Farthings, Spinney Lane,

Good morning Halima,

Thank you for your email. You may know that I have been away for a couple of weeks and got back today. I am just trying to confirm the distance of the tree to the new access and then I will quickly amend a plan today. I will ensure the new access is at least 12m away to avoid any damage to the mature tree.

Kind regards

Carl

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



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

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

Sent: 22 July 2026 16:25

To: Carl Moore <carl@cm-arch.co.uk>

Subject: FW: DC/26/0804, Farthings, Spinney Lane,

Importance: High

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.**

Further to your email received on 13th July 2026, please see below the Council's Arboricultural Officer's re-consultation comments and please kindly address the concerns raised.

I would be grateful if the requested information could be provided by 29th July 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: Andrew.Clout <Andrew.Clout@horsham.gov.uk>

Sent: 22 July 2026 10:11

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

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

Subject: DC/26/0804, Farthings, Spinney Lane,

Importance: High

Hi Halima,

The revised plans need to conform with the design standard recommendations (BS5837) in terms of proximity of new engineering to trees.

To make a fair assessment, we require a scaled plan that shows the size (stem diameter) and position of the trees in respect of the new access hardstanding and garage positioning. We could request a tree survey and Arb. Impact Assessment however, providing all new excavations are minimally 12m from the stem of the large pine tree, I would not consider that necessary in this instance.

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: Carl Moore <carl@cm-arch.co.uk>
Sent: 13 July 2026 08:34
To: Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk>
Subject: FW: DC/26/0804, Farthings, Spinney Lane, West Chiltington,
Importance: High

Good morning Halima,

Thank you for recent email and the attached comments from Andy Clout (Arboricultural Officer).

I have discussed these points with the client and revisited the site to see the options that we have available. The client is very fond of these 2 trees and doesn't want to cause any damage to the rooting system due to the proposed works. Therefore, we agree with the comments and advice from Andy and cannot see a way of providing a new access in this particular location.

Therefore, the client has asked me to look at an alternative access to the proposed detached garage which will not result in any damage to any of the protected trees. Due to the narrowness of the private road the client has asked if an 'In and Out' access could be installed, along with a driveway to the garage. Please see the photographs below that shows the existing entrance (In) to the property and the location of the new access (Out).



Existing entrance (In) also showing the new access (Out) in the background.



Looking back to the existing entrance (In) also showing the new access (Out) in the foreground.

I have therefore attached revised plans showing the new arrangement which includes the amended garage. You will see that the size and the roof of the garage will remain exactly the same, but I have altered the position of the garage doors and window. We feel that this would be a good compromise and will now not impact the protected trees. I should be very grateful if you would consider these amendments and let me know your thoughts. I appreciate you may need to re-consult so we would be happy to agree an extension of time.

Kind regards

Carl

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



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

From: Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk>
Sent: 09 July 2026 12:58
To: Carl Moore <carl@cm-arch.co.uk>
Subject: DC/26/0804, Farthings, Spinney Lane, West Chiltington,
Importance: High

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 see attached the Council's Arboricultural Officer's consultation comments and please kindly address the concerns raised.

I would be grateful if the revised plans could be provided by 16th July 2026.

Kind regards

Halima Chowdhury

Planning Officer

Telephone: [01403 215059](tel:01403215059)

Email: Halima.Chowdhury@horsham.gov.uk



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