

From: Andrew.Clout <Andrew.Clout@horsham.gov.uk>
Sent: 28 April 2026 13:23:22 UTC+01:00
To: "Halima.Chowdhury" <Halima.Chowdhury@horsham.gov.uk>
Cc: "Trees" <trees@horsham.gov.uk>
Subject: RE: URGENT - DC/26/0341 - Fairacre, Church lane, Southwater

Hi Halima,

The tree survey and AIA will specifically be required in respect of the outbuilding development adjacent to the PROW which directly impacts mature trees. I made this clear to the property owner when I visited.

The extension has some trees of smaller stature in close proximity to the West, possibly in adjacent ownership. Without a measured survey/recollection of exactly what is there it is probably best that the tree surveyor who visits makes an assessment of the need to survey and protect trees in this area. From recollection they are unlikely to be significant constraints on property development.

The reference I made in respect of the large mature oak is in respect of current ongoing development activity at the site, possibly related to permitted development rights, which is using the area beneath the dominant oak tree for cement mixing etc..

The reason for requiring a tree survey and AIA is that the application form disingenuously suggests there are no trees on the site or potentially affected by the development. Not sure how this got through validation?

Regards

Andy

Andrew Clout

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

Telephone: 01403 215524

Email: Andrew.Clout@horsham.gov.uk



From: Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk>
Sent: 28 April 2026 12:50
To: Andrew.Clout <Andrew.Clout@horsham.gov.uk>
Subject: URGENT - DC/26/0341 - Fairacre, Church lane, Southwater
Importance: High

URGENT

Hi Andy,

**DC/26/0341,
Fairacre, Church Lane, Southwater,
Erection of a single storey side extension and erection of an ancillary outbuilding.**

Please see the agent's email below and please kindly confirm that a tree survey and AIA is required for both the proposed side extension and the proposed outbuilding?

I would appreciate an urgent response by 01st May 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: Mark Alford <office@markalforddesign.com>
Sent: 28 April 2026 12:11
To: Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk>
Subject: RE: URGENT - DC/26/0341 - Fairacre, Church lane, Southwater

Good afternoon Halima

Thank you for your email.

Can you please confirm where it is stated the new side extension will have an impact on the large Oak tree?

Below is the extract from your officer:

On visiting the site it is apparent that current pd building works are regrettably being undertaken in a manner foreseeably likely to be of longer term detriment to the health of the largest oak tree at the site. The proposed outbuilding construction requires felling of mature cypress and yew trees and impact on others that are very close to the bounding PROW.

Maybe the tree officer can confirm the continued reason for the Tree Survey/AIA as I currently cannot see why this necessary and is exposing my client to unnecessary costs.

Kind Regards

Mark Alford

Mobile: 07719 337143

From: Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk>
Sent: 27 April 2026 17:52
To: office@markalforddesign.com
Subject: RE: URGENT - DC/26/0341 - Fairacre, Church lane, Southwater
Importance: High

URGENT

Dear Mark,

**DC/26/0341,
Fairacre, Church Lane, Southwater,
Erection of a single storey side extension and erection of an ancillary outbuilding.**

I refer to your email below.

The Council's Arboricultural Officer raised concerns in respect to the proposed extension work would have longer term detriment impact on the health of the largest oak tree at the site. In addition, it is noted the proposed outbuilding construction would require the felling of mature cypress and yew trees which would have impact on others that are very close to the bounding PROW.

To clarify, the additional Tree Survey or AIA is required for both the proposed side extension as well as the proposed outbuilding.

I hope the above information answers your question.

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

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From: Mark Alford <office@markalforddesign.com>

Sent: 27 April 2026 16:24

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

Subject: RE: URGENT - DC/26/0341 - Fairacre, Church lane, Southwater

Good afternoon Halima

Just further to our recent emails, could you please confirm that if we remove the Outbuilding only from this application, you would be able to positively determine the side extension without any additional Tree Survey or AIA?

Kind Regards

Mark Alford

Mobile: 07719 337143

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

Sent: 01 April 2026 18:03

To: office@markalforddesign.com

Subject: RE: URGENT - DC/26/0341 - Fairacre, Church lane, Southwater

Importance: High

URGENT

Dear Mark,

**DC/26/0341,
Fairacre, Church Lane, Southwater,
Erection of a single storey side extension and erection of an ancillary outbuilding.**

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

Please confirm in writing your agreement to extend the determination date until 15th May 2026.

I would be grateful for a response by 08th April 2026.

Kind regards

Halima Chowdhury

Planning Officer

Telephone: 01403 215059

Email: Halima.Chowdhury@horsham.gov.uk



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Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

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From: Mark Alford <office@markalforddesign.com>

Sent: 01 April 2026 17:27

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

Subject: RE: URGENT - DC/26/0341 - Fairacre, Church lane, Southwater

Good afternoon Halima

Thank you for your email.

It will take quite a few weeks to organise the AIA and Arb reports, particularly as it is the Easter holidays (I am away next week). So would it be acceptable to agree to an EoT to give sufficient time to organise these reports?

Kind Regards
Mark Alford

Mobile: 07719 337143

Please note: The office will be closed for annual leave from Friday 3rd April until Monday 13th April

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

Sent: 31 March 2026 10:44

To: office@markalforddesign.com

Subject: URGENT - DC/26/0341 - Fairacre, Church lane, Southwater

Importance: High

URGENT

Dear Mark,

DC/26/0341,

Fairacre, Church Lane, Southwater,

Erection of a single storey side extension and erection of an ancillary outbuilding.

I refer to the above planning application.

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

I would be grateful if the update application form along with requested tree survey and AIA could be provided by 14th April 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: Andrew.Clout <Andrew.Clout@horsham.gov.uk>
Sent: 31 March 2026 10:17
To: Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk>
Cc: Trees <trees@horsham.gov.uk>
Subject: DC/26/0341 - Fairacre, Church lane, Southwater

Hi Halima,

The Trees team were consulted on the above application for property extension and erection of an outbuilding. The application states there are no trees present on the site or that may be of importance.

On visiting the site it is apparent that current pd building works are regrettably being undertaken in a manner foreseeably likely to be of longer term detriment to the health of the largest oak tree at the site. The proposed outbuilding construction requires felling of mature cypress and yew trees and impact on others that are very close to the bounding PROW.

Please request a tree survey and AIA in accordance with the standard validation requirements to enable a fair assessment of the further impact on trees from potential development of the property.

Thanks and regards

Andy

Andrew Clout

Assistant Arboricultural Officer (Tues and Weds only)

Specialists Team - Strategic Planning

Telephone: 01403 215524

Email: Andrew.Clout@horsham.gov.uk



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