

From: Andrew.Clout <Andrew.Clout@horsham.gov.uk>
Sent: 01 April 2026 11:51:37 UTC+01:00
To: "Halima.Chowdhury" <Halima.Chowdhury@horsham.gov.uk>
Cc: "Trees" <trees@horsham.gov.uk>
Subject: DC/25/2126 5 Kingsfold Close, Billingshurst
Attachments: Kfold site plan with SJA Tree survey superimposed.pdf
Importance: High

Hi Halima,

The revised plan showing the trees and re-positioned building is I believe now reasonably accurate, the nearest oak being T149 on the SJA survey as I intimated.

Although main access will be from the front of the property, access and working space requirements for both builds will foreseeably spread across the rear garden areas. Therefore, if minded to approve, I recommend that a tree protection condition be imposed to require the denoted root protection areas that overlap into the garden area be fenced off from the development process –

Prior to commencement of any works on site, demolition or other development activities, a protective fence consisting of either chestnut paling (1.8m height) fastened to a post and rail fence or braced Heras panel fencing, shall be erected outside of the minimum recommended root protection areas of the adjacent off-site oak trees as illustrated on the submitted plan 5930/104, so as to exclude storage of materials, vehicle parking, excavation or other building activities likely to be harmful to tree roots and the rooting environment. 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, shrubs and hedges 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: 30 March 2026 16:35

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

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

Subject: FW: URGENT - DC/25/2126 5 Kingsfold Close, Billingshurst

Importance: High

URGENT

Hi Andy,

DC/25/2126,

5 Kingsfold Close, Billingshurst,

Erection of a single storey detached granny annexe together with a detached single storey multipurpose workshop and gym.

Further to your re-consultation comments please see attached plan showing 'the nearest trees plotted with the relevant RPA's showing that the building would be outside of such.'

Please kindly provide your department's comments by 06th April 2026.

Kind regards

Halima Chowdhury

Planning Officer

Telephone: [01403 215059](tel:01403215059)

Email: Halima.Chowdhury@horsham.gov.uk



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From: Matt Smith <matt.smith@dm-planning.co.uk>

Sent: 30 March 2026 16:13

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

Subject: Fw: URGENT - DC/25/2126 5 Kingsfold Close, Billingshurst

Good Afternoon Halima,

Further to your email regarding trees please see the attached. Our client has had the nearest trees plotted with the relevant RPA's showing that the building would be outside of such.

Notwithstanding this I would highlight that this building could clearly be constructed under permitted development for which the Council would have no control over its location in comparison to these trees. I consider this to be a material consideration in such regard.

I trust this is sufficient to overcome any concerns but any questions please let me know

Kind Regards

Matt Smith BA (Hons), MA, MRTPI

SENIOR ASSOCIATE

I am running the London Marathon in 2026 to raise money for Trekstock, a charity alongside cancer. To donate or to find out more about the charity please visit: https://www.trekstock.org.uk/smith-2026?utm_medium=FR&utm_source=CL&utm_campaign=015



Please note I now work flexible hours on Thursday and Fridays (9:30 – 2:30 term times only)

www.dm-planning.co.uk



01483 663035 / 07387 820298



matt.smith@dm-planning.co.uk

Phone: 01483 425705 | **Email:** info@dm-planning.co.uk | **Address:** 1A High Street, Godalming, Surrey, GU7 1AZ

Registered in England 7490906 | Registered Office: The White House, 2 Meadow, Godalming, GU7 3HN

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