**From:** Andrew.Clout <Andrew.Clout@horsham.gov.uk>
**Sent:** 25 November 2026 17:18:38 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 - November 2026.pdf, Farthings-Proposed Garage REVD.pdf, Farthings-Proposed Site Plan REVD.pdf
**Importance:** High

Hi Halima,

I have assessed the latest plans and confirm that they accord with my recollection of the site and knowledge of tree species/forms/sizes present (I have not re-visited).

I can confirm that the tree removals proposed will not have a significant impact on the character of the Conservation Area and that provided the proposed tree protection measures/AMS are adhered to, I would raise no objection to the finalised siting of the garage and associated driveway on arboricultural grounds.

If minded to approve, I recommend the following compliance condition, that includes recognition of the need for services routing outside of the rooting constraints areas plotted:

**Standard condition 6.8 – Arboricultural Method Statement compliance** INSERT ”Beechdown Tree Consultancy Arboricultural Method Statement Ref: B/0706/26 dated 16/11/26”

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

**From:** Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk>
**Sent:** 18 November 2026 11:27
**To:** Andrew.Clout <Andrew.Clout@horsham.gov.uk>
**Subject:** FW: 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.**

The agent has provided further revised plans showing the new location of the proposed garage.

Please kindly provide your comments on the revised plan by 02nd December 2026.

Kind regards

**Halima Chowdhury**

Planning Officer

**Telephone:** 01403 215059

**Email:** Halima.Chowdhury@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

Horsham District Council will only accept service of documents by email if they are sent to legal@horsham.gov.uk. Any documents sent to individual email addresses will not be accepted under any circumstances.
Communications received after 5pm will be regarded as being served on the next working day.
Please contact us in advance if your email, including any attachments, is going to exceed 30MB.

**From:** Carl Moore <carl@cm-arch.co.uk>
**Sent:** 18 November 2026 08:13
**To:** Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk>
**Subject:** RE: URGENT - DC/26/0804, Farthings, Spinney Lane, West Chiltington,

Good morning Halima,

Firstly, thank you for extending the application date once again.

Please find attached the new tree survey and report produced by Beechdown Tree Consultancy. You will see from the report that there is a large English oak tree at the rear of the property that has includes a TPO (TPO/0156). The consultant from Beechdown has produced a plan showing the Root Protection Area (RPA) of the oak tree. It is therefore our intention to position the garage outside of the RPA as shown on the attached plans.

I should be very grateful if you would forward these details to Mr Clout.

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:** 11 November 2026 17:04
**To:** Carl Moore <carl@cm-arch.co.uk>
**Subject:** URGENT - DC/26/0804, Farthings, Spinney Lane, West Chiltington,
**Importance:** High

URGENT

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.**

Please see below the Council's Arboricultural Officer's response to the revised location of the garage and please address the concerns raised.

I would appreciate if the revised tree survey and AIA could be provided by 18th November 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

Horsham District Council will only accept service of documents by email if they are sent to legal@horsham.gov.uk. Any documents sent to individual email addresses will not be accepted under any circumstances.
Communications received after 5pm will be regarded as being served on the next working day.
Please contact us in advance if your email, including any attachments, is going to exceed 30MB.

**From:** Andrew.Clout <Andrew.Clout@horsham.gov.uk>
**Sent:** 11 November 2026 15:40
**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,
**Importance:** High

Hi Halima,

Trust that this finds you well.

I was away on leave last week and therefore only set eyes on the latest revision yesterday. The latest location requires removal of some smaller trees within the CA garden setting and a position close to the boundary of the property and the mature trees subject of a Tree Preservation Order (TPO/0156) that abut the Conservation Area (in property Springfield) and make a positive contribution to the setting.

In order to make a fair assessment of tree impacts we require a revised tree survey and AIA that takes account of the altered position and a different set of trees that may be impacted upon either directly or indirectly.

Thanks and 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

---

**From:** Carl Moore <carl@cm-arch.co.uk>
**Sent:** 03 November 2026 12:34
**To:** Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk>
**Subject:** RE: URGENT - DC/26/0804, Farthings, Spinney Lane, West Chiltington,

Good afternoon Halima,

Thank you for your email confirming the extension of time request.

Please find attached a copy of the revised plans (revision D) showing the garage in the southeast corner of the garden. I should be very grateful if you would determine the application based on these amended plans.

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:** 02 November 2026 17:30
**To:** Carl Moore <carl@cm-arch.co.uk>
**Subject:** URGENT - 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 your email below and I note that the management team have not issued a decision as yet.

Therefore, this is the final version of the amended plan we can accept as part of the above planning application. In addition to the above plan, please kindly provide updated proposed location and site plan, drawing number: HM-290-06B.

Also, consultation would need to be sought on the latest revised plan therefore, please confirm in writing your agreement to extend the determination date until 23rd November 2026.

I would be grateful for a response by 06th November 2026.

Kind regards

**Halima Chowdhury**

Planning Officer

**Telephone:** 01403 215059

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

Horsham District Council

Horsham District Council will only accept service of documents by email if they are sent to legal@horsham.gov.uk. Any documents sent to individual email addresses will not be accepted under any circumstances.
Communications received after 5pm will be regarded as being served on the next working day.
Please contact us in advance if your email, including any attachments, is going to exceed 30MB.

---

**From:** Carl Moore <carl@cm-arch.co.uk>
**Sent:** 02 November 2026 13:33
**To:** Halima.Chowdhury <Halima.Chowdhury@horsham.gov.uk>
**Subject:** RE: DC/26/0804, Farthings, Spinney Lane, West Chiltington,

Good afternoon Halima,

I have been away for a week and got back to see that the tree officer has approved the revised garage plans subject to conditions. That was all great, however the client has just contacted me and discussed another variation to the proposals. The client is still concerned about damaging the trees at the front and he wants to make sure enough shrubs are retained to provide privacy to his garden. These include rhododendron shrubs etc. Therefore, he has now asked if the garage can be positioned in the southeast corner, away from these shrubs / trees in an area where there is mostly overgrown bamboo. I have attached a new site plan showing his preferred position.

Firstly, can I apologise for doing this again. I appreciate the location has changed during this application a few times, but the client is confident this will be the final position. Please note that I suggested this at my first site meeting with the client.

I have explained that it may be too late to amend the location again, but the client has asked if I could contact you quickly to see where we are. If it is possible to send in revised plans under the same application, then this would be to his advantage. Please could you let me know if we can agree another extension of time and I will then submit revised plans asap.

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:** Carl Moore
**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

**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

Horsham District Council will only accept service of documents by email if they are sent to legal@horsham.gov.uk. Any documents sent to individual email addresses will not be accepted under any circumstances.
Communications received after 5pm will be regarded as being served on the next working day.
Please contact us in advance if your email, including any attachments, is going to exceed 30MB.

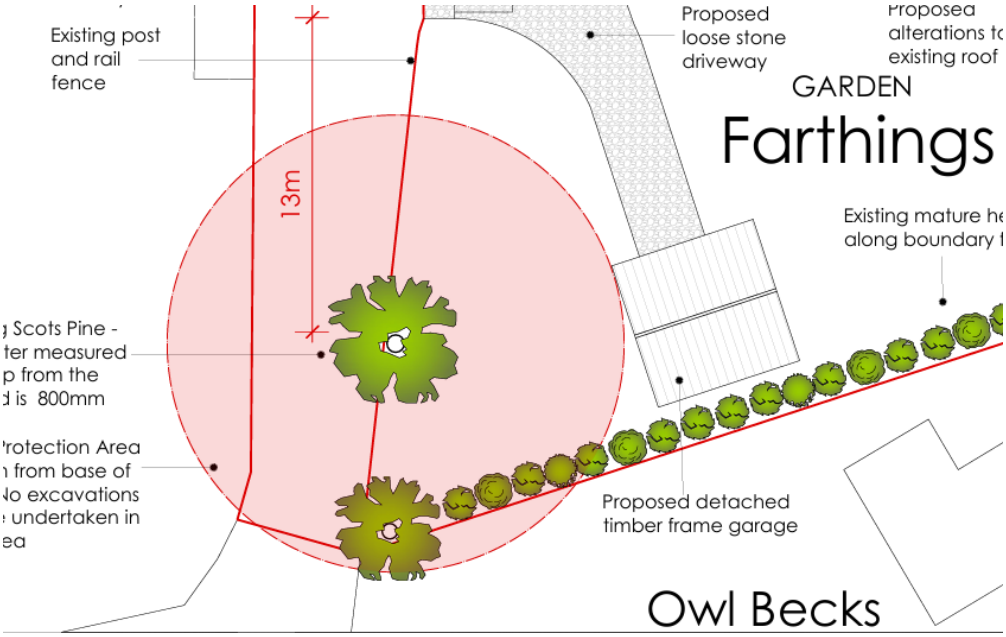
---

**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

**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

Horsham District Council

**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

Horsham District Council will only accept service of documents by email if they are sent to legal@horsham.gov.uk. Any documents sent to individual email addresses will not be accepted under any circumstances.
Communications received after 5pm will be regarded as being served on the next working day.
Please contact us in advance if your email, including any attachments, is going to exceed 30MB.

## Disclaimer

IMPORTANT NOTICE This e-mail might contain privileged and/or confidential information. If you have received this e-mail in error, please notify the sender and delete the e-mail immediately; you may not use or pass it to anyone else. Whilst every care has been taken to check this outgoing e-mail for viruses, it is your responsibility to carry out checks upon receipt. Horsham District Council does not accept liability for any damage caused. E-mail transmission cannot guarantee to be secure or error free. This e-mail does not create any legal relations, contractual or otherwise. Any views or opinions expressed are personal to the author and do not necessarily represent those of Horsham District Council. This Council does not accept liability for any unauthorised/unlawful statement made by an employee. Information in this e mail may be subject to public disclosure in accordance with the law. Horsham District Council cannot guarantee that it will not provide this e mail to a third party. The Council reserves the right to monitor e-mails in accordance with the law. If this e-mail message or any attachments are incomplete or unreadable, please telephone 01403 215100 or e-mail customer.services@horsham.gov.uk. Any reference to "e-mail" in this disclaimer includes any attachments.

This email has been scanned for viruses and malware, and may have been automatically archived by **Mimecast Ltd**.