



**Applications & Appeals Services**  
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FAO: Head of Development Management  
Horsham District Council  
Albery House  
Springfield Road  
Horsham  
West Sussex  
RH12 2GB

Ref: 24/189

26 June 2025

**PLANNING APPLICATION SUBMISSION**

Dear Sir / Madam

**Applicant:** Mrs P Rixon  
**Proposal:** Construction of 2 x detached dwellings with garages utilising existing access and landscaping  
**Site:** The Fords, Bonfire Hill, Southwater, RH13 9BU

On behalf of the Applicant, please find enclosed a completed application for the above proposal. The planning application submission comprises the following documents and the application fee has been paid separately:

- Planning Application Forms with Certificate A
- CIL Form 1
- Planning, Design and Access Statement with Appendices NJA/1 – NJA/2, NJA Town Planning Ltd, June 2025
- Energy and Sustainability Statement, Blewburton Ltd, 13 June 2025
- Transport Report, GTA Civils & Transport, April 2025
- Preliminary Ecological Appraisal, Arun Ecology, June 2025
- Water Neutrality Report Rev P, GTS Civils, 27 January 2025
- Arboricultural Report, The Sussex Tree Company, April 2025



- Site Survey (V2 05 February 2025), Tree Constraints Plan (V3 April 2025 – STC-LATF-TCP-03) and Tree Retention and Protection Plan (V3 April 2025 – STC-LATF-TRPP-03)

Plans

- DE1285 01 Rev P3 Site Location and Block Plan 1:500 and 1:1250 @ A1
- DE1285 03 Rev P2 Proposed Plans Plot 1 1:100@ A1
- DE1285 04 Rev P2 Proposed Plans Plot 2 1:100 @ A1
- DE1285 05 Rev P2 Proposed Garage Plans 1:100 @ A3
- DE1285 06 Rev P7 Proposed Site Plan 1:200 @ A1
- DE1285 07 Rev P3 Existing and Proposed Site Section 1:200 @ A1
- DE1285 08 Rev P3 Proposed Landscape Plan 1:200 @ A1

I trust that the above documents are in order to enable you to validate the planning application. If you have any queries, please do not hesitate to contact me.

Yours faithfully

*NJA*

**Nikolas J. Antoniou**  
**BSc HONS DIPTP MRTPI**  
**Chartered Town Planner**  
**For and on behalf of NJA Town Planning Limited**