n.j.a town planning Ltd

Applications & Appeals Services
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www.njatownplanningltd.co.uk

Ms B Tinning
Horsham District Council
Albery House
Springfield Road
Horsham
RH12 2GB

NJA Ref: 25/251

23 October 2026

PLANNING APPLICATION SUBMISSION

Dear Ms Tinning

Applicant: Mr T White
Proposal: Demolition of existing dwelling and machinery store, and erection of a single storey replacement dwelling
Site: Woodside Lodge, Picts Lane, Cowfold, RH13 8AT

On behalf of the Applicant, please find enclosed a completed electronic application for the above proposal. The application comprises the following documents together with the planning application fee which will be paid electronically:

- Completed electronic application form with Certificate A
- CIL Form 1
- Planning, Design and Access Statement, NJA Town Planning Ltd, October 2026 with Appendices NJA/1 – NJA/2
- Arboricultural Report (v2), Barry Holdsworth, 19 January 2026, updated 15 October 2026 with updated Tree Protection Plan and Tree Survey Plan included
- Proposed plan overlaying on UKHab Map on QGIS
- Preliminary Contamination Risk Assessment, EAS Ltd Environmental Assessment Services Ltd, March 2026 with Groundsure Report, Groundsure Historic Large-Scale Map and Groundsure Historic Small-Scale Map
- Preliminary Ecological Appraisal Rev 004, Arun Ecology, May 2026
- Energy & Sustainability Statement, Blewburton Ltd, 12 October 2026
- Full SAP Calculation Printout

- NatureSpace Great Crested Newt District Licensing Scheme Certificate, 31 March 2026, Impact Plan for Great Crested Newt District Licensing V01 and NatureSpace Best Practice Principles, March 2021

Plans

- NJA023-PL01 Rev P2 Site Location, Block Plan and Existing Building Plans and Elevations 1:100, 1:500 and 1:1250 @ A1
- NJA023-PL02 Rev P4 1:100 and 1:500 @ A1

I trust the enclosed documents are in order. I look forward to receiving confirmation that the planning application has been validated. In the meantime, please do not hesitate to contact me should you require any further information.

Yours faithfully

[redacted]

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