



Applications & Appeals Services
The Beehive, City Place, Gatwick, RH6 0PA
Tel: 01403 252231 email: njaltd@gmail.com

Planning Department
Horsham District Council
Albery House
Springfield Road
Horsham
RH12 2GB

NJA Ref: 25/297

29 July 2026

PLANNING APPLICATION SUBMISSION

Dear Sir / Madam

Applicant: Mrs Christine Wells

Proposal: Construction of self-build dwelling and detached garage with new vehicle access from Black Gate Lane and associated driveway/car parking

Site: Cherry Tree Cottage, Pickhurst Lane, Pulborough, RH20 1DA

On behalf of the Applicant, please find enclosed a completed application for the above proposal. The planning application submission comprises the following documents:

- Completed electronic application form with Certificate A
- CIL Form 1
- Planning, Design and Access Statement, NJA Town Planning Ltd, July 2026 with Appendices NJA/1 – NJA/5
- Preliminary Ecological Appraisal, July 2026
- Heritage Report, Chilcroft, July 2026
- Arboricultural Report and tree survey and tree protection plans, Barry Holdsworth, 08 June 2026
- Sustainability Report, Scandia Hus Ltd, July 2026

Plans

- L01 Rev A Location Plan 1:1250 @ A4
- SP01 Existing Site Plan 1:200 @ A1
- SP02a Rev F Proposed Site Plan 1:200 @ A1
- SS01 Site Sections 1:100 @ A1
- X01a Proposed Dwelling Floor Plan and Roof Plan 1:100 @ A1
- 04a Proposed Dwelling Elevations Coloured 1:50 @ A3
- 04b Coloured Front Elevation (NTS)
- 05 Proposed Dwelling Outline Section 1:50 @ A2
- G01a Proposed Garage Floor Plan and Elevations Coloured 1:100 @ A2

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



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