Appeal 6012640

Submitted on 10 July 2026.

Before you start

Local planning authority	Horsham District Council
Appeal type	Full planning
Decision date	15 May 2026

Prepare appeal

Was the application made in your name?	No, I'm acting on behalf of the applicant
What is the applicant's name?	Mrs P Rixon
Contact details	Nikolas Antoniou NJA Town Planning Ltd
What is your phone number?	[redacted]
What is the address of the appeal site?	The Fords Bonfire Hill Southwater West Sussex RH13 9BU
What is the area of the appeal site?	0.42 ha
Is the appeal site in a green belt?	No
Do you own all of the land involved in the appeal?	Yes
Is the appeal site part of an agricultural holding?	No
Access for inspection	Yes To appreciate the proposal in context
Are there any health and safety issues on the appeal site?	No
What is the application reference number?	DC/25/1077
What date did you submit your application?	26 June 2025

Was your application for a major or minor development?	Minor development
Was your application about any of the following?	Dwellings
Enter the description of development that you submitted in your application	Construction of 2 x detached dwellings with garages utilising existing access and landscaping
Did the local planning authority change the description of development?	No
How would you prefer us to decide your appeal?	Written representations
Are there other appeals linked to your development?	No

Upload documents

Application form	Application Form.pdf (/document/b5adcfa8-8799-4859-99ef-d277ed9785c9)
Decision letter	Decision Notice.pdf (/document/c75eb298-d961-4e30-8ad1-f925a1b3e6e5)
Do you plan to submit a planning obligation to support your appeal?	No
Did you submit a separate ownership certificate and agricultural land declaration with your application?	No
Appeal statement	The Fords Statement of Case July 2026.pdf (/document/f96a15be-9dbb-4e3d-8ddd-44d617bf1dd3)
Do you want to apply for an award of appeal costs?	No
Did you submit a design and access statement with your application?	Yes
Design and access statement	The Fords DAS June 2025.pdf (/document/4549b28f-e8ca-4221-a3f2-d54986d8fb34)
Plans, drawings and supporting documents	Tree Constraints Plan V3 April 2025 The Fords.pdf (/document/fa694451-1112-4887-981e-13742e20848d) DE1284 05 Rev P2 Proposed Garage Plans 1 to 100 at A3.pdf (/document/75fee49c-cfb9-4892-91b1-1e60d5b4e134) Transport Report April 2025 The Fords.pdf (/document/3973a41b-3480-4ade-952c-

1e63956c3f41)
DE1284 03 Rev P2 Proposed Plans Plot 1 1 to 100 at A1 .pdf (/document/286820d1-033e-45cd-9764-20419d185822)
PEA June 2025 The Fords.pdf (/document/2d560372-66c6-4aed-b4bd-24b8be13c7cb)
DE1284 01 Rev P3 Site Location and Block Plan 1 to 500 and 1 to 1250 at A1.pdf (/document/4597d13d-8208-4f7c-8333-40e4aec8a60c)
DE1284 08 Rev P3 Proposed Landscape Plan 1 to 200 at A1.pdf (/document/d7ef1985-567b-40ab-945d-4d693f04397f)
DAS Appendix NJA 1 Cowfold Lodge Cottage Appeal Decision.pdf (/document/d62bfbfe-9ee0-4736-9cf2-4e0ec69c578f)
DE1284 07 Rev P4 The Fords-Site Section 1-200 at A1 submitted 13.08.25 .pdf (/document/591ebb62-1307-42d5-bc16-5df753b5b00e)
CIL Form 1.pdf (/document/f75e8b01-f140-446a-b9fa-78d72cfe7660)
DE1284 06 Rev P7 Proposed Site Plan 1 to 200 at A1.pdf (/document/45823072-1ff7-4386-abe4-7c092c8f4072)
Water Neutrality Report Rev P 27 January 2025 The Fords.pdf (/document/db73db62-07b4-4c7a-bbfd-8158d6a730b7)
DE1284 07 Rev P3 Existing and Proposed Site Section 1 to 200 at A1.pdf (/document/f20f8ccd-5213-437b-9996-93f12b603e51)
Arboricultural Report April 2025 The Fords.pdf (/document/c9ee3958-f558-473e-afbe-a227e74a7597)
Energy and Sustainability Statement The Fords.pdf (/document/980347f4-7618-48e5-b425-a9891cd0e441)
Tree Retention and Protection Plan V3 April 2025 The Fords.pdf (/document/49946968-2de7-4ddf-a86d-aa7647a1ee0b)
DAS Appendix NJA 2 Marlpost Meadows Appeal Decision.pdf (/document/249ce3db-aec1-48d4-a6ed-b2a62b3f9e53)
Site Survey Site 5th February 2025 V2 The Fords.xlsx (/document/3a157350-aed7-41ee-8c48-c962b6e8ab56)
DE1284 06 Rev P8 The Fords-Proposed Site plan 1-200 at A1 submitted 13.08.25.pdf (/document/ef8cecfe-5c2c-4b1b-b419-d8c172a22178)
DE1284 04 Rev P2 Proposed Plans Plot 2 1 to 100 at A1.pdf (/document/fb1f0212-70f6-40e2-a73a-e09b91101335)
Bonfire Hill Southwater ARCHAEOLOGY submitted 01.09.25.pdf (/document/0ad844fe-5923-439a-beb2-e78fe9f8eb05)
Covering Letter .pdf (/document/8f0ddc72-eb38-

	4e69-876f-f3e513c3729f) DE1284 08 Rev P4 The Fords-Proposed Landscape Plan 1-200 at A1 submitted 13.08.25 .pdf (/document/62b98b35-a44d-46e1-ad57-fecbf4aba991)
Do you have any new plans or drawings that support your appeal?	No
Do you have any other new documents that support your appeal?	Yes
Other new supporting documents	HDC Shaping Development in Horsham District Planning Advice Note.pdf (/document/60a01cd4-b1f3-4cd2-bb3f-8167df323f31) HDC AMR REPORT 2024 2025.pdf (/document/6a0cfc02-5373-4d30-9736-965a959587c8) Appeal Appendix NJA 2 Thornhill Stables Coolham.pdf (/document/269aa837-b23b-4d77-b4bf-9ab3e9f449e6) HDC HDT Action Plan 2025.pdf (/document/2ef05561-c77f-457c-80e7-b3dfab889aae) Appeal Covering Letter .pdf (/document/eecec5af-7bea-43be-aa33-d5d783d0a66c) Appeal Appendix NJA 1 Land North of Cowfold Road.pdf (/document/2529eac1-35c3-4d19-b1b4-f9e89dc8e861)