n.j.a town planning Ltd

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Planning Inspectorate
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Ref: NJA/24/189

10 July 2026

PLANNING APPEAL SUBMISSION

Dear Sir / Madam

Appellant: **Mrs P Rixon**
LPA Ref: **DC/25/1077**
Proposal: **Erection of 2 x no. detached dwellings and garages utilising existing access and landscaping**
Site: **The Fords, Bonfire Hill, Southwater, West Sussex, RH13 9BU**

This appeal has been submitted electronically. Below is a list of appeal documents submitted through the portal:

Original Application

- Planning Application Forms with Certificate A
- Covering Letter
- 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

Revised Documents

- DE1284 06 Rev P8 The Fords-Proposed Site plan 1-200 at A1 submitted 13.08.25
- DE1284 07 Rev P4 The Fords-Site Section 1-200 at A1 submitted 13.08.25
- DE1284 08 Rev P4 The Fords-Proposed Landscape Plan 1-200 at A1 submitted 13.08.25
- Bonfire Hill Southwater_ARCHAEOLOGY submitted 01.09.25

Appeal Documentation

- Decision Notice
- Statement of Case – The Fords – July 2026
- Appeal Appendix NJA 1 Land North of Cowfold Road
- Appeal Appendix NJA 2 Thornhill Stables Coolham
- HDC AMR REPORT 2024 2025
- HDC HDT Action Plan 2025
- HDC Shaping Development in Horsham District Planning Advice Note

I trust the enclosed documents are in order. I look forward to receiving confirmation that the Appeal has been validated.

In the meantime however, 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 Limited