



Applications & Appeals Services
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Planning Inspectorate
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Ref: NJA/26/175

13 April 2026

PLANNING APPEAL SUBMISSION

Dear Sir / Madam

Appellants: Mr & Mrs Ripley
LPA Ref: DC/26/0035
Proposal: Erection of 1no. detached two storey dwelling and associated landscaping. Relocation of existing stable.
Site: Land to the South East of Spring Gardens, Washington, West Sussex

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

Planning Application documents

- Planning Application Form
- CIL Form 1 – Additional Information
- Design and Access Statement (DAS) – KG Designs - December 2025
- Energy Statement – Therm Energy Ltd – December 2025
- Heritage Statement – KG Designs – January 2026
- Noise Impact Assessment – Anderson Acoustics – March 2026
- PEA – EHM Ltd – November 2025

- 684-01A Location Plan 1:1250 @ A4
- 684-02A Site Plan 1:500 @ A2
- 684-03A Proposed Dwelling Existing 1:100 @ A1

- 684-04A GF Plan Proposed 1:100 @ A1
- 684-04B GF Plan Proposed 1:100 @ A1
- 684-05B FF Roof Plan Proposed 1:100 @ A1
- 684-05C FF Roof Plan Proposed 1:100 @ A1
- 6784-06A Relocation Existing Stable 1:100 @ A1
- 684-07A Visibility Splays 1:200 @ A3
- 684-08B Landscape Plan Proposed 1:250 @ A2
- 684-08C Landscape Plan Proposed 1:250 @ A2
- 684-09A Arboriculture/Root Protection Plan 1:200 @ A2
- 684-10B Proposed Dwelling 1:100 @ A2
- 684-11 Plan as Proposed (Entrance to Site) 1:100 @ A3
- 684-12 Acoustic Plan 1:100 @ A1

Planning Appeal documents

- Decision Notice
- Statement of Case May 2026
- Appendices NJA/1 – NJA/10
- HDC AMR Report 2024 2025
- HDC HDT Action Plan 2025
- 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



Nikolas J. Antoniou
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Chartered Town Planner
For and on behalf of NJA Town Planning Limited