



**Applications & Appeals Services**  
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Horsham District Council  
Parkside  
Chart Way  
Horsham  
West Sussex  
RH12 1RL

Ref: Chidhurst St Johns  
Farm

Date: 29 April 2026

### **PLANNING APPLICATION**

Dear Sir / Madam

**Applicant:** Mr H Dalton, Chidhurst Ltd  
**Proposal:** Demolition of existing buildings. Erection of four dwellings with associated parking and landscaping  
**Site:** St. Johns Farm, Trout Lane, West Sussex RH13 0JN

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 B
- CIL Form 1
- Planning Statement, NJA Town Planning Ltd, April 2026
  - Appendices NJA1-NJA6
- Design and Access Statement (Parts 1 and 2), STARC Architects
- Arboricultural Impact Assessment and Method Statement, Duckworths Arboriculture
  - St Johns Farm BS 5837 AIA AMS 06660 2025 0.2
  - St Johns Farm - TPP 06660 2025 0.2 - Tree protection plan
- Biodiversity Net Gain Metric
  - C-CHI-002 BNG Baseline Habitat Plan
  - C-CHI-002\_BNG\_Gain Plan
  - C-CHI-002 BNG Proposed Habitat Plan
  - C-CHI-002 BNG Metric (to follow by email)

- C-CHI-002 Condition Assessment (to follow by email)
  - C-CHI-002 HMMP
- Preliminary Ecological Appraisal - C-CHI-002 St Johns Farm PEA, Arun Ecology
- Bat Emergence Survey Report - C-CHI-002 St Johns Farm BES Report, Arun Ecology
- Heritage Statement, Chilcroft Heritage Planning
- Preliminary Contamination Risk Assessment
  - St Johns Farm - PCRA Sept 2025
    - HMD-47-GP4-TRR-H7J-76X
    - HMD-47-F7P-D7X-2VS-IY9
- Transport Statement (Parts 1-4), GTA Civils and Transport
- Market viability opinion, H Burt Ltd – April 2026
- Landscape Appraisal, Ramsay and Co Landscape Architecture
  - RCo591\_St.JohnsFarm\_AppendixA\_Rev00
  - RCo591\_St.JohnsFarm\_AppendixB\_Rev00
  - RCo591\_Fig01\_St.JohnsFarm\_VP-Locations\_Rev00
  - RCo591\_Fig02\_St.JohnsFarm\_VP\_Aerial\_Rev00
  - RCo591\_St.JohnsFarm\_LandscapeAppraisal\_Rev00
  - RCo591-01\_StJohnsFarm\_Prelim-GA\_Rev02
- Drawings
  - PL\_00\_001-Location Plan
  - PL\_E\_101\_Existing Site Plan
  - PL\_P\_101\_Proposed GF Site Plan
  - PPL\_P\_102\_Proposed Roof Site Plan
  - 100\_01 Proposed UNIT 1
  - 100\_02 Proposed UNIT 2
  - 100\_03 Proposed UNIT 3
  - 100\_04 Proposed UNIT 4
  - 100\_05 Carport refuse and bike store
  - PL\_200\_01 Section AA Ex & Prop
  - PL\_200\_02 Section BB Ex & Prop
  - PL\_200\_03 Section CC Ex & Prop

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



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