

Appeal 6009890

Appeal questionnaire

Submitted on 4 June 2026.

Appeal type	Full planning
Appeal site	Beckley Stud, Reeds Lane, Southwater, RH13 9DQ
Agent contact details	
Application number	DC/25/2133

Constraints, designations and other issues

Is a planning appeal the correct type of appeal?	Yes
Changes a listed building	No
Affects a listed building	Yes
Listed Building	1027069 II KINGS FARMHOUSE
Affects a scheduled monument	No
Conservation area	No
Protected species	No
Green belt	No
Is the site in a national landscape?	No
Designated sites	No, it is not in, near or likely to affect any designated sites
Tree Preservation Order	No
Gypsy or Traveller	No
Public right of way	No

Environmental impact assessment

What is the development category?	Other
Issued screening opinion	No
Did the applicant submit an environmental statement?	No

Notifying relevant parties

List of neighbours' addresses that you notified about the application	List of Consultees.pdf (/document/39c6b360-5cbc-40a7-90a7-4cda04ec20e4) Initial Neighbour List.pdf (/document/562071cb-f9d5-4ac6-9380-757d752426f2)
Type of notification	A site notice Letters or emails to interested parties An advert in the local press
Uploaded site notice	Site Notice.PDF (/document/601409a6-3a0f-4ba8-b539-9924cd973ee6)
Letter sent to neighbours	Initial Neighbour Letter.pdf (/document/798ef69c-b1a4-43b5-947f-4756c480f9c7) Initial Consultation Letter.pdf (/document/bafe82ca-d8a1-47cc-930b-e95d6b3286c9)
Uploaded press advert	Press Advert 12.01.26.pdf (/document/d07e467c-e93d-49d3-a15a-1856cecdb733) Press Advert 26.01.26.pdf (/document/bfaca7da-bc23-4a8b-8719-2862d199f6cb)
Appeal notification letter	Appeal Notification Letter and List.pdf (/document/d33083a0-a21e-4b97-b3b5-c8ee4fd22323)

Consultation responses and representations

Statutory consultees	Yes Ecology WSCC Highways HDC Compliance Team Community Safety HDC Conservation & Design Economic Business Development Environmental Health Landscape WSCC LLFA Parish Council Southern Water
Responses or standing advice to upload	Yes

Upload the consultation responses and standing advice	Consult Responses.pdf (/document/98f59212-451a-495a-8d3b-8bd9ca4eb4b5)
Representations from other parties	Yes
Upload representations from other parties	Rep Letters.pdf (/document/4006726d-8a67-4fac-b9ac-437adfd96cc1)

Planning officer's report and supporting documents

Upload planning officer's report	Delegated Report.pdf (/document/22f4e2e2-a9cb-4c44-8a59-253d8b106cff)
Do you have any relevant policies from your statutory development plan?	Yes
Policies from statutory development plan	HDPF Policies 1,3,7,9,10,24,25,26,29,31,32,33,34,35,36,37,38,40,41.pdf (/document/ba89c2bc-309f-40ff-bef9-34bc1c7ceee1) HDPF Cover.pdf (/document/95559aa5-9e35-43de-bb1d-6ca2c4731a2c)
Emerging plans	Yes
Upload emerging plan and supporting information	Horsham District Local Plan Regulation 19.pdf (/document/d1c95dcf-6e2e-4f0d-be55-a79623689732)
Do you have any other relevant policies?	Yes
Upload any other relevant policies	Southwater-Neighbourhood-Plan-Referendum-Version.pdf (/document/bf317cbc-85e3-410b-877e-1abf3db07930) NPPF Cover.pdf (/document/6a5a5396-6c30-4eb6-8f7b-556be2232bbd) SouthwaterPDS April11.pdf (/document/5cb4f2a8-b39f-47ab-8192-5d68fe25dda3) NPPF.pdf (/document/52e0a69a-ca51-43fe-b3e4-d7b1ff6b59e9)
Supplementary planning documents	No
Community infrastructure levy	Yes
Upload your community infrastructure levy	Horsham-CIL-Charging-Schedule April-2017.pdf (/document/8a5d8b3e-7aff-44ae-a420-1b75f91a4d49)
Community infrastructure levy formally adopted	Yes
Date community infrastructure levy adopted	1 October 2017

Site access

Access for inspection	Yes To view the site.
Will the inspector need to enter a neighbour's land or property?	No
Potential safety risks	No

Appeal process

Procedure type	Written representations
Appeals near the site	No
Extra conditions	Yes To be submitted at a later date.