

2 Reeds Lane
Southwater
Horsham
West Sussex
RH13 9DQ

Planning Department
Horsham District Council
Parkside
Horsham
West Sussex
RH12 1RL

24/01/2026

RE: Planning Application – DC/25/2133

Erection of a new storage building and associated hardstanding and the retention of existing installed hardstanding (part retrospective).

Beckley Stud Reeds Lane Southwater West Sussex RH13 9DQ

To: Alice Johnson (Case Officer)

[REDACTED]

I wish to have on record my **objection** to this development for the following:

- 1. Design**
- 2. Highway Access and Parking**
- 3. Overdevelopment of the site**
- 4. Privacy Light & Noise**
- 5. Detrimental impact to the rural landscape and character of the site**

My main objection is that due to the nature of Equine America's business and as quoted on their website "**Equine America UK is a global leader in the equine, canine and human supplement industry.**" their business is based on the supply of a lot of products that would have a limited shelf life.

I have to challenge this unit being classed as a storage unit but due to the nature of Equine America's business this unit is surely going to be used for **warehousing** and will no doubt contain the products their sell and distribute accordingly.

A company's warehouse is a different proposition from a storage unit. Perhaps confirmation of what will be stored in such a large unit needs to be confirmed. As I believe that this unit will be used as a warehouse this then brings many different aspects into play.

Reeds Lane is a small lane and in a residential area and area of open countryside. Having an industrial size warehouse will clearly impact the detriment of the countryside while increasing the number of commercial vehicles along Southwater Street, Coltstaple Lane & Reeds Lane. None of these roads were designed and actually maintained appropriately for commercial traffic especially Reeds Lane. Reeds Lane is basically a single carriageway country lane that leads to a dead end or access to Jackrells Lane, another single carriageway country lane.

By Equine America's own admission on their website, they provide 'Next Working Day Delivery'. This can only mean commercial vehicles will need to access the site daily with large commercial vehicles required to replenish stock within the warehouse.

This type of development is not acceptable for this site or location and will only benefit the people of Equine America and not the 'local' people who have made this area their home. This will have a major effect on the surrounding houses along with the residents of Reeds Lane. This will also impact the residents of Southwater Street with an increase of commercial vehicles as this is the only viable route to the site for large commercial vehicles.

To the application documentation itself, having reviewed the Storage Plan, I have noted that the length of the building has not been displayed. Using design software, I have for my work I have marked up the plan to calculate the length of the unit to be 60 meters in length. I am not sure if this has been omitted in error but having taken measurements off the plans, this calculates to a building footprint as follows:

Unit Length = 60 Meters (196.85 Feet)

Unit Width = 35 Meters (114.83 Feet)

Total Area = 2100 Square Meters or approximately 22,600 Feet.

With these dimensions in mind, I have applied this to the submitted block plan. The block plan for this application is incorrect. I have marked up the block plan assuming the area highlighted is the actual location on the unit as it is not made clear from the plan. Again, by using the measurements of this plan, the area I believe to be the unit measures as follows:

Unit Length = 45 Meters

Unit Width = 35 Meters.

I have also marked up another version with the dimensions calculated from the Storage Plan to provide a more accurate representation of the proposed unit.

It's not as if we do not already have Warehouse units within the Village. We have many but these are all within dedicated 'Industrial' areas designed for such building and the associated traffic generated by them. Two recent warehouse units (within the last 4 years) were built in Wilberforce Way (Planning Application: DC/22/0650 which superseded previous applications). The proposed

unit in Reeds Lane is much larger than these and these were approved with restrictions on use due to their location.

Consideration must be given to where such units are located and their usage. I see more industrial units will be built on the former RSPCA site so its not like we have a shortage of suitable warehouse in the village going forward.

Finally, I would like to refer to the application under reference DC/24/0204 for Holbrook Animal Rescue. This building they proposed is only located about 700 meters away from the proposed site in Reeds Lane and is also within the countryside but with houses overlooking the site. The Holbrook application only had single level units and based on the plans for both sites the proposed unit would be able to house all the proposed Holbrooks units in situ.

While this application took over 18 months to resolve with the applicant required to provide many reports in accordance with the council's requirements. This was then rejected as follows taken from the provided decision letter:

Relocation of Holbrook Animal Rescue with associated buildings and infrastructure.

Land Off Jackrells Lane Jackrells Lane Southwater West Sussex

as shown on Plan and Application Number DC/24/0204 submitted to the Council on 13/03/2024. The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

1. The development, by reason of its siting and design, would be detrimental to the rural landscape character of the site and surrounding area, including the amenity of nearby Public Rights of Way and Jackrells Lane. In addition, the development would fail to result in substantial environmental improvements and reduce the impact on the countryside. The development is therefore contrary to Policies 10, 25, 26, 32 and 33 of the Horsham District Planning Framework (2015).
2. The development would result in unacceptable harm to neighbouring amenity as a result of noise and disturbance, contrary to Policy 33 of the Horsham District Planning Framework (2015).

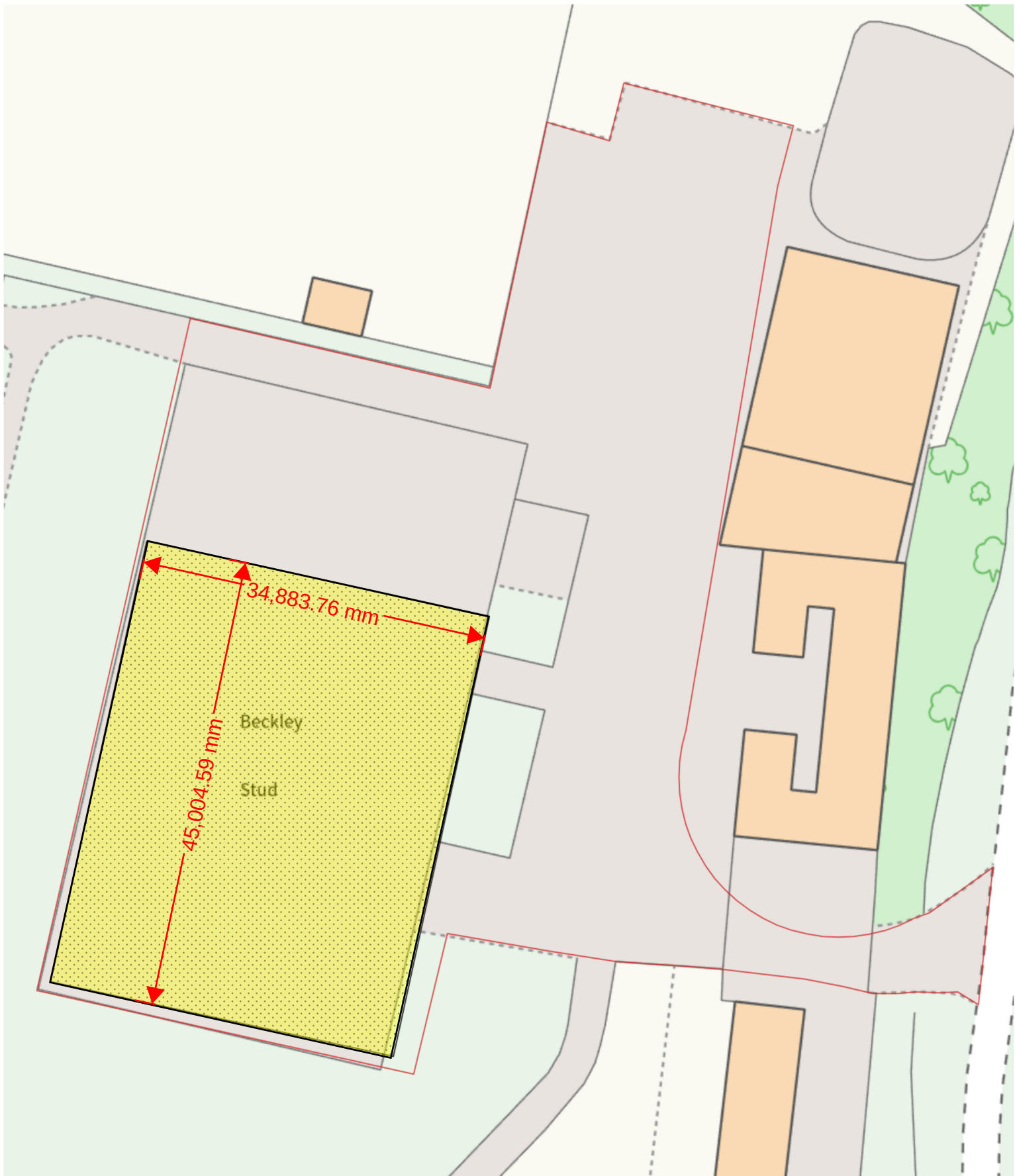
In addition to my other objections, surely the same reasoning must be also be applied to this application as it would also be detrimental to the rural landscape character of the site and surrounding area, with the development failing to result in substantial environmental improvements and reduce the impact on the countryside.

Point 2 is also pertinent to the application such development would also in unacceptable harm to neighbouring amenity as a result of noise and disturbance.

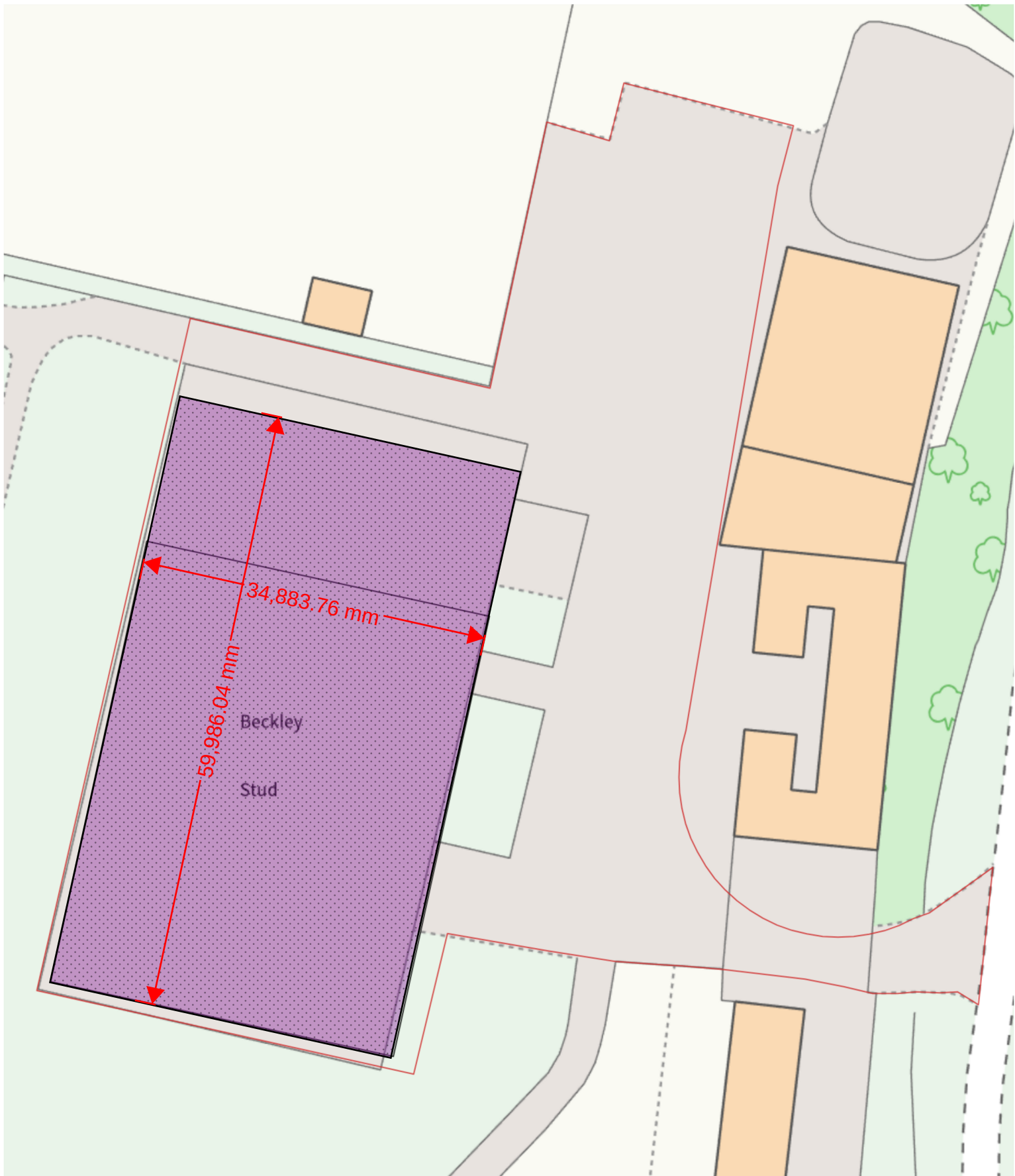
Yours sincerely,



Proposed Block Plan



Proposed Block Plan



- All dimensions in millimeters. All dimensions and levels to be checked by contractor prior to commencing work.

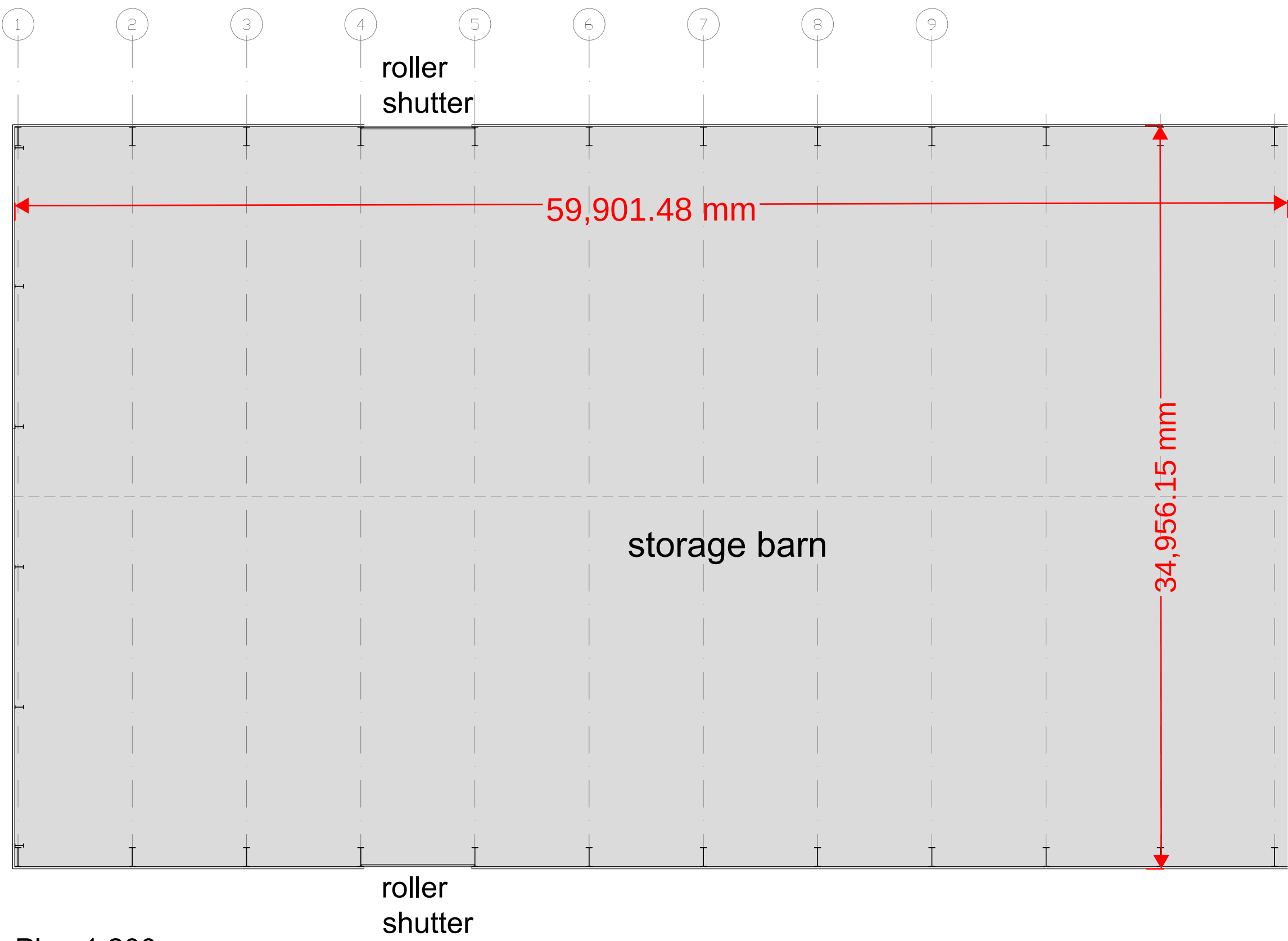
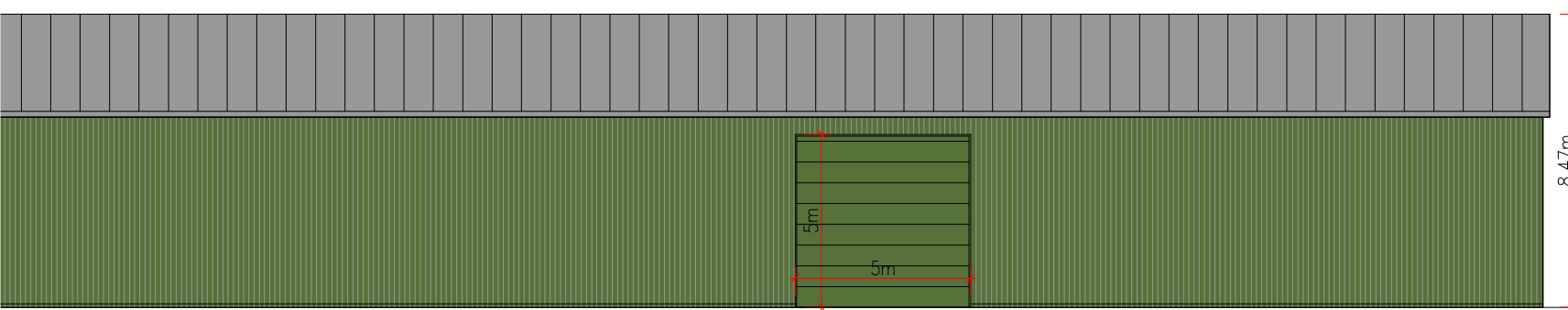
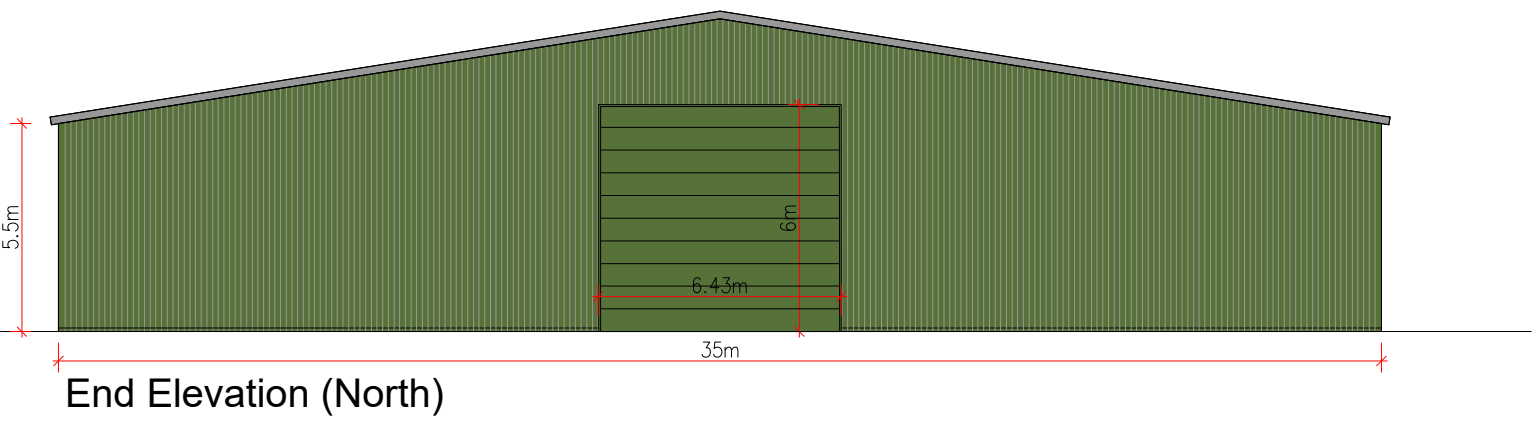
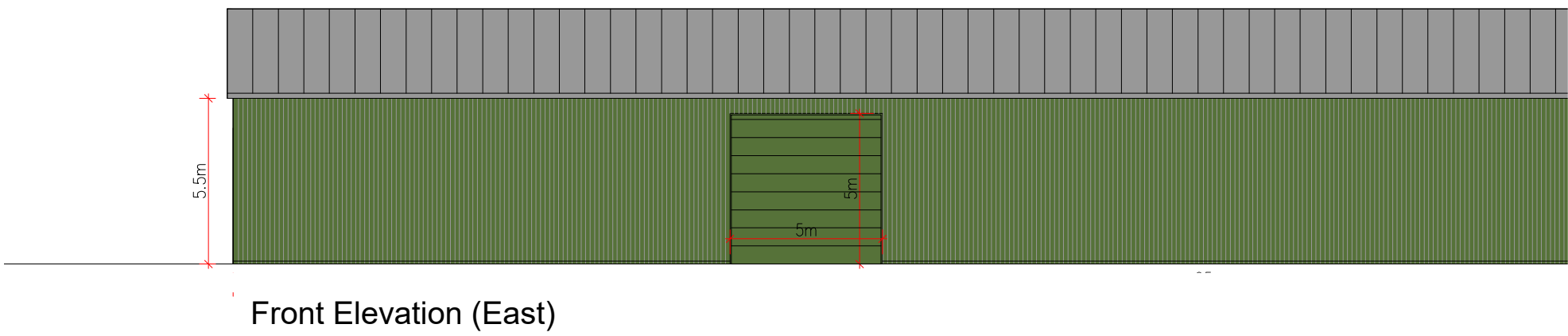
- Assume drawings not to scale, use figured dimensions.

- Work done shall confirm to the issued drawings and specifications. No changes to be made unless by prior consultation with D S Equine

- Copyright and Intellectual Property rights are owned by D S Equine, reproduction or use of design by any party for any purpose is expressly forbidden without the written consent of D S Equine

Elevations 1:200

0m 10m



Plan 1:200

0m 10m

Sizing

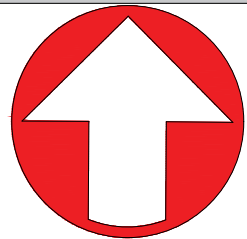
Length = 60 Meters (196.85 Feet)

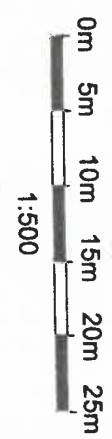
Width = 35 Meters (114.83 Feet)

Area = 2100 Square Meters

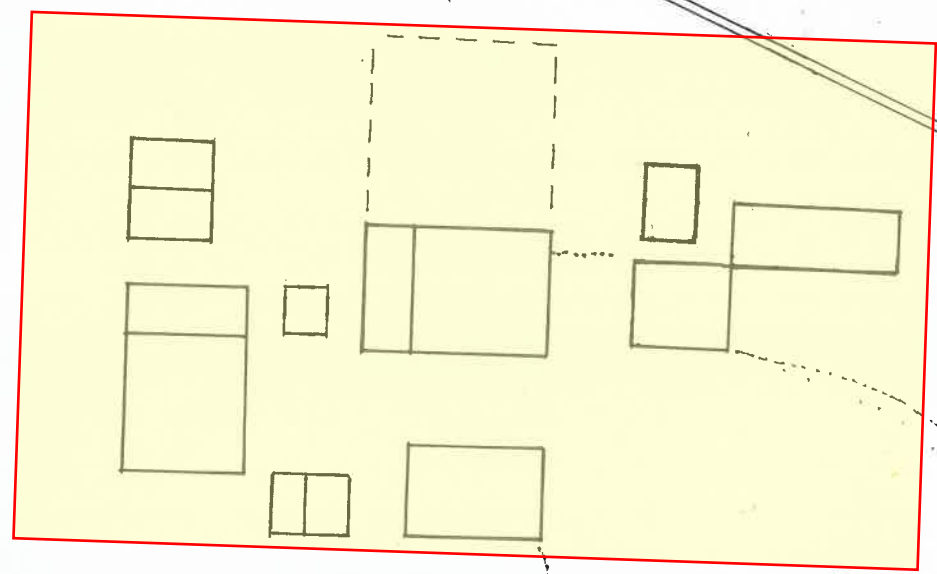
Area = 22606.25 Square Feet

DS EQUINE		
Beckley Stud, Reeds Lane, Southwater. Horsham. RH13 9DQ		
Project No		
Drawing Title	Storage Barn	
Drawing No	DSE/BS/PL/01	
Pages		
Drawn	TWEAD	October 2025
Review		
Leader		
Stage	Planning	N O R T H
Scale	various	
Paper	A1	





Proposed Warehouse for DC/25/2133
overlayed on proposed buildings for
DC/24/0204.



Power Line

69.4m

Install Fencing/Hedging

Retain Oak Tree

Native Species Planting

Existing Gateway to be
left accessible

Existing Ditch

PLAN	KCC3091/08
TITLE	Landscaping Plan
SITE	Holbrook Animal Rescue
CLIENT	Mr & Mrs Santini
NUMBER	KCC3091/08 01/24ec
DATE	January 2024
SCALE	1:500 at A3

KERNON COUNTRYSIDE CONSULTANTS LTD
Greenacres Barn, Purton Stoke, Swindon SN5 4LL
Tel 01793 771333 Email info@kernon.co.uk
This plan is reproduced from the Ordnance Survey under copyright
licence 100015226.