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The Planning Inspectorate

QUESTIONNAIRE (s78) HOUSEHOLDER APPEAL (Online Version)

You must ensure that a copy of the completed questionnaire, together with any attachments, are sent to the appellant/agent by the date given in the start letter.

Appeal Reference	APP/Z3825/D/25/3367372
Appeal By	MR NICK WHITE
Site Address	The Old Paddock Leechpond Hill Lower Beeding West Sussex RH13 6NR Grid Ref Easting: 521960 Grid Ref Northing: 127065

PART 1

1. Do you agree that the Householder Appeals Service (HAS) written representation procedure is appropriate for this appeal? Please note there must be exceptional reasons for us to agree to a procedure other than HAS.	Yes	☑ No	☐
2.a. Are there any appeals or matters relating to the same site still being considered by us or the Secretary of State?	Yes	☐ No	☑
2.b. Are there any appeals or matters adjacent or close to the site still being considered by us or the Secretary of State?	Yes	☐ No	☑
3. Can the Inspector see the relevant parts of the appeal site from public land?	Yes	☐ No	☑
4. Will the reasons for refusal/grounds of appeal require the Inspector to enter:			
4.a. the appeal site or property to judge the appeal proposal?	Yes	☑ No	☐

The entrance gate would need to be unlocked to access the private shared driveway.

4.b. a neighbour's land or property to judge the appeal proposal?	Yes	☑ No	☐

4.b.i. Full address of the neighbour's land or property.

Leechpool Cottage Leechpond Hill Lower Beeding Horsham West Sussex RH13 6NR

4.b.ii. Please provide the reasons why the Inspector will need to visit the neighbouring property.

To assess the scale and characteristic of outbuildings present on neighbouring land.

5. Are you aware of any specific health and safety issues, from your Officer's visits to the site or otherwise, which would need to be taken into account when the inspector visits the site?	Yes	☐ No	☑
6.a. Is the site within a Conservation area?	Yes	☐ No	☑
6.b. Is the site adjacent to a Conservation Area?	Yes	☐ No	☑
6.c. Is the site within a green belt?	Yes	☐ No	☑

6.d. Is the site in an Area of Outstanding Natural Beauty?	Yes	☐ No	☑
7.a. Does the proposed development involve the demolition, alteration or extension of a listed building?	Yes	☐ No	☑
7.b. Would the proposed development affect the setting of a listed building?	Yes	☐ No	☑
8. Did you give publicity, as required, for the site being within a Conservation Area or affecting a listed building?	Yes	☐ No	☑
9. Is any part of the site subject to a Tree Preservation Order?	Yes	☐ No	☑

PART 2

Environmental Impact Assessment - Schedule 2

10.a.i. Is the proposed development Schedule 2 development as described in Column 1, Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011?	Yes	☐ No	☑

Screening

10.c.i. Have you issued a Screening Opinion (SO)?	Yes	☐ No	☑

Environmental Statement (ES)

10.d. Has the appellant supplied an environmental statement?	Yes	☐ No	☑

Publicity

10.e. If applicable, please send a copy of the site notice and local advertisement published under Article 15 of the DMPO 2015, as required for EIA development with your case file.	Applies	☐ N/A	☑
11.a. the development hereby permitted shall begin not later than three years from the date of this decision.	Yes	☑ No	☐
11.b. the materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.	Yes	☑ No	☐
11.c. the development hereby permitted shall be carried out in accordance with the approved plans.	Yes	☑ No	☐
11.d. any other conditions you regard as necessary?	Yes	☑ No	☐

Details of the condition(s) and reasons you regard the condition(s) as necessary are:

☑ the box below

Regulatory Condition: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended the detached garage and storage building with room in the roof space, hereby permitted shall be used only for purposes incidental to the enjoyment of the dwelling house, The Old Paddock, Leechpond Hill, Lower Beeding (as identified on the approved plans) and shall not be used for any trade or business nor as a separate living accommodation.

Reason: To restrict the use to one compatible with a residential area, and in order that the developments accords with Policy 33 of the Horsham District Planning Framework (2015) and to ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar

sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraphs 193 and 194 of the National Planning Policy Framework (2023), and to allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority Habitats & Species).

PART 3

12.a.i. All the plans submitted with the application; ☑

☑ see 'Questionnaire Documents' section

12.a.ii. A list of the plans submitted with the application, stating each reference number and clearly indicating which of these plans was under consideration at the time the application was decided; ☑

☑ see 'Questionnaire Documents' section

12.b.i. A copy of the letter/site notice with which you notified interested parties about the householder planning application and a list of the addresses to which it was sent if applicable; ☑

☑ see 'Questionnaire Documents' section

☑ see 'Questionnaire Documents' section

12.b.ii. All representations received from interested parties about the application, including comments from internal and external consultees; ☑

☑ see 'Questionnaire Documents' section

12.c. A copy of the letter with which you notified people about the appeal and a list of the addresses to which it was sent; ☑

☑ see 'Questionnaire Documents' section

☑ see 'Questionnaire Documents' section

12.d. The Planning Officer's report to committee or delegated report on the application and any other relevant documents/minutes; ☑

☑ see 'Questionnaire Documents' section

12.e. Design and Access Statement (if submitted); ☐

12.f. Extracts from any statutory development plan policy (inc front page, title and date of approval/adoption and status); ☑

☑ see 'Questionnaire Documents' section

☑ see 'Questionnaire Documents' section

☑ see 'Questionnaire Documents' section

12.g. Extracts from relevant policies which have been saved by way of a direction; ☐

12.h. Extracts from any supplementary planning guidance that you consider necessary (and/or any supplementary planning guidance published under previous provisions still in place) together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted and if so, when. In the case of emerging documents, please state what stage they have reached; ☐

12.i. Relevant planning history only (e.g. previous relevant permissions if appropriate), including a list of relevant documents taken into account when considering the application. ☐

12.j. If any Development Plan Document (DPD) or Neighbourhood Plan relevant to this appeal has been examined and found sound/met the basic conditions and passed a referendum, the date the DPD or Neighbourhood Plan is likely to be adopted and, if you consider this date will be before the Inspector's decision on this appeal is issued, an explanation of the Council's policy position in respect of this appeal upon its adoption. You should also include an explanation of the status of existing policies and plans, as they relate to this appeal, upon adoption and which (if any) will be superseded; ☐

12.k. If any DPD or Neighbourhood Plan relevant to this appeal has been submitted for examination, ☐

or in the case of a Neighbourhood Plan has been examined and is awaiting a referendum, an explanation of any substantive changes in the progress of the emerging plan, and their relevance to this appeal if it is considered that the plan will not be adopted before the Inspector's decision on this appeal is issued;

12.l. Your Authority's CIL charging schedule is being/has been examined; ☐

12.m. Your Authority's CIL charging schedule has been adopted. ☑

Please provide the date of adoption: 01/10/2017

Please advise the case officer of any changes in circumstances occurring after the return of the questionnaire.

LPA Details

I certify that a copy of this appeal questionnaire and any enclosures will be sent to the appellant or agent today. ☑

LPA's reference	DC/25/0453
Completed by	Lucy Green
On behalf of	Horsham District Council

Please provide the details of the officer we can contact for this appeal, if different from the Planning Inspectorate's usual contact for this type of appeal.

Name	Halima Chowdhury
Phone no (including dialling code)	01403 215059
Email	halima.chowdhury@hotmail.co.uk

Please advise the case officer of any changes in circumstances occurring after the return of the questionnaire.

QUESTIONNAIRE DOCUMENTS

Appeal Reference	APP/Z3825/D/25/3367372
Appeal By	MR NICK WHITE
Site Address	The Old Paddock Leechpond Hill Lower Beeding West Sussex RH13 6NR Grid Ref Easting: 521960 Grid Ref Northing: 127065

The documents listed below were uploaded with this form:

Relates to Section: PART 3
Document Description: 12.a.i. All the plans submitted with the application
File name: Plans.pdf

Relates to Section: PART 3
Document Description: 12.a.ii. A list of the plans submitted with the application, stating each reference number and clearly indicating which of these plans was under consideration at the time the application was decided
File name: List Of Plans.pdf

Relates to Section: PART 3
Document Description: 12.b.i. A copy of the letter with which you notified interested parties about the householder planning application.
File name: Notification Letter.pdf

Relates to Section: PART 3
Document Description: 12.b.i. A list of the addresses of the people who were notified of the householder planning application.
File name: Notification List.pdf

Relates to Section: PART 3
Document Description: 12.b.ii. All representations received from interested parties about the application.
File name: Rep Letters.pdf

Relates to Section: PART 3
Document Description: 12.c. A copy of the letter with which you notified people about the appeal.
File name: PINS Letter.pdf

Relates to Section: PART 3
Document Description: 12.c. A list of the addresses of the people who were notified of the appeal.
File name: PINS Notification List.pdf

Relates to Section: PART 3
Document Description: 12.d. The Planning Officer's report to committee or delegated report on the application and any other relevant documents/minutes.
File name: Delegated Report.pdf

Relates to Section: PART 3

Document Description:	12.f. Extracts from any statutory development plan policy including the front page, title and date of approval/adoption and status.
File name:	HDPF Cover.pdf
Relates to Section:	PART 3
Document Description:	12.f. Extracts from any statutory development plan policy including the front page, title and date of approval/adoption and status.
File name:	HDPF List 25,28,32,33.pdf
Relates to Section:	PART 3
Document Description:	12.f. Extracts from any statutory development plan policy including the front page, title and date of approval/adoption and status.
File name:	Appendix 1 - Horsham District Local Plan Regulation 19 Dec 2023.pdf

Completed by	Not Set
Date	02/07/2025 10:18:59
LPA	Horsham District Council