



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/0650

Dalesdown, Honeybridge Lane, Dial Post, West Sussex, RH13 8NX

DESCRIPTION:

Erection of a single storey storage / workshop outbuilding.

RELEVANT PLANNING HISTORY:

DC/19/1304	Erection of single story extensions to north, east and south elevations to main building, and the creation of a new footpath to the south of the main building and north of the parking area.	Application 28.08.2019	Permitted	on
DC/19/1040	Demolition of existing single storey temporary accommodation and erection of a replacement single storey chalet dwelling, and the erection of a shed	Application 10.07.2019	Permitted	on
DC/14/2672	Renewal of planning permission for the siting of a mobile home on the Dalesdown grounds for the purpose of accommodating our resident managers (original application WG/11/02) for a further period of 18 months, the intention is for the managers to eventually be house in a purpose built flat in the development which has already been approved and commenced on our grounds, phase 1 of build has been completed phase 2 to follow	Application 16.02.2015	Permitted	on
DC/13/0482	Renewal of planning permission (WG/11/02) for the siting of a mobile home within the grounds for the purpose of accommodating resident managers, for a further period of 18 months	Application 24.07.2013	Permitted	on
DC/11/0043	Renewal of planning permission (WG/11/02) for the siting of a mobile home on the Dalesdown grounds for the purposes of accommodating resident managers	Application 25.03.2011	Permitted	on
DC/09/0689	Continued siting of mobile home in the grounds for the purpose of accommodating resident warden	Application 30.06.2009	Permitted	on
DC/05/0305	Erection of storage building	Application 19.04.2005	Permitted	on
DC/05/0194	Renewal of temporary planning permission WG/11/02 (stationing a mobile home)	Application 21.03.2005	Permitted	on

RELEVANT PLANNING POLICIES

The National Planning Policy Framework (NPPF)

Horsham District Planning Framework (2015):

Policy 1 - Strategic Policy: Sustainable Development
Policy 2 - Strategic Policy: Strategic Development
Policy 7 - Strategic Policy: Economic Growth
Policy 9 - Employment Development
Policy 10 - Rural Economic Development
Policy 24 - Strategic Policy: Environmental Protection
Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
Policy 26 - Strategic Policy: Countryside Protection
Policy 27 - Settlement Coalescence
Policy 28 - Replacement Dwellings and House Extensions in the Countryside
Policy 29 - Equestrian Development
Policy 30 - Protected Landscapes
Policy 31 - Green Infrastructure and Biodiversity
Policy 32 - Strategic Policy: The Quality of New Development
Policy 33 - Development Principles
Policy 35 - Strategic Policy: Climate Change
Policy 36 - Strategic Policy: Appropriate Energy Use
Policy 37 - Sustainable Construction
Policy 38 - Strategic Policy: Flooding
Policy 39 - Strategic Policy: Infrastructure Provision
Policy 40 - Sustainable Transport
Policy 41 - Parking
Policy 42 - Strategic Policy: Inclusive Communities

Cowfold Neighbourhood Plan (CNP) 2019 – 2031

Paragraph 33 of the NPPF requires that all development plans complete their reviews no later than 5 years from their adoption. Horsham District Council is currently in the process of reviewing its development plan however at this stage the emerging policies carry only limited weight in decision making. As the HDPF is now over 5 years old, the most important policies for the determination of this application must be considered as to whether they are 'out of date' (NPPF paragraph 11d). This includes, for applications involving the provision of housing, whether the Council can demonstrate a five year supply of deliverable housing sites (NPPF footnote 8).

The Council is currently unable to demonstrate a five year supply of deliverable housing sites, with the supply currently calculated as being 1.7-years. The presumption in favour of development within Paragraph 11d) of the NPPF therefore applies in the consideration of all applications for housing development within the District (unless footnote 7 or Paragraph 14 applies to relevant applications), with Policies 2, 4, 15 and 26 now carrying only moderate weight in decision making.

All other policies within the HDPF as itemised above have been assessed against the NPPF and are considered to be consistent such that they continue to attract significant weight in decision making.

Supplementary Planning Guidance:

Planning Obligations and Affordable Housing SPD (2017)
Community Infrastructure Levy (CIL) Charging Schedule (2017)

Planning Advice Notes:

Facilitating Appropriate Development
Biodiversity and Green Infrastructure

REPRESENTATIONS AND CONSULTATIONS RESPONSES

Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

Consultations:

Ecology Consultant: No Objection

We are satisfied that there is sufficient ecological information available to support determination of this application. Conditions recommended.

Southern Water: No Objection

Southern Water has determined that the flow rate for the above site will remain consistent, so capacity is not an issue and no Southern Water assets will be affected. Therefore, Southern Water has no objections to this proposal.

PUBLIC CONSULTATIONS:

Representations:

None received

Parish Comments:

WGPC's recommendation is that HDC should give permission for this application.

Member Comments:

None received

HUMAN RIGHTS AND EQUALITY:

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

This proposal is for the Erection of a single storey storage / workshop outbuilding at Dalesdown, Honeybridge Lane, Dial Post. Dalesdown is a Christian residential retreat and activity centre set well back from Honeybridge Lane. The site is set in spacious surrounds with views of the countryside and accessed via private lane.

Principle of Development:

Section 6, Paragraph 88 of the NPPF (2024) states "[p]lanning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, new buildings;
- b) the development and diversification of agricultural and other land-based rural businesses;
- c) sustainable rural tourism and leisure developments which respect the character

of the countryside; and

- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

Policy 1 of the Horsham District Planning Framework (HDPF) states that the council will take positive approach to development proposals, aligning with the National Planning Policy Framework's emphasis on sustainable development. It collaborates proactively with applicants to find solutions that enable project approval and enhance economic, social, and environmental conditions. Planning applications that comply with the Local Plan and relevant neighbourhood plans will be approved promptly unless material considerations suggest otherwise. If policies are absent or outdated, the Council will grant permission unless significant adverse impacts outweigh the benefits, or specific policies in the Framework restrict development.

Policy 26 of the HDPF requires development in the countryside be of a scale that is appropriate to its countryside character and location and not lead, either individually or cumulatively, to a significant increase in the overall level of activity in the countryside. It also needs to be essential to its countryside location and to meet one of the following criteria:

- Support the needs of agriculture or forestry;
- Enable the extraction of minerals or the disposal of waste;
- Provide for quiet informal recreational use; or
- Enable the sustainable development of rural areas.

Policy 43 of the HDPF seeks to acquire the provision for new or improved community facilities where they meet the identified needs of the community. A community's sustainability is dependent on the services and facilities that they access. As such, this policy seeks to provide, retain and enhance existing facilities and services for the local community to benefit from.

This proposal is for the erection of a storage / workshop facility located to the east of the main built form of Dalesdown. The development is to allow for the continual maintenance and storage of equipment associated with the upkeep of the Dalesdown estate and will not be used by visitors of the site. The proposal aims to regularise storage of equipment and consumables in one, secured location.

In addition, as confirmed by the applicant, *"The storage area will house maintenance tools and equipment, grounds maintenance machinery, spare furniture, activity equipment, building materials, consumable supplies, and other items required for the day-to-day running of the centre. It will also provide secure storage of two ride on lawn mowers. The workshop element will provide a suitable space for our maintenance team to undertake routine repair, maintenance, and refurbishment work associated with the buildings, grounds, equipment, and facilities at Dalesdown. This may include tasks such as repairing furniture, preparing materials for site projects, servicing equipment, and carrying out general maintenance activities that support the operation of the centre"*. Though there is likely to be noise associated with a workshop, it is considered that this is an on-site workshop that would be no louder than a typical domestic workshop given the existing use of the site and the scope of activities to occur.

Given this, it is considered that the proposed use of the site as a storage area located in this location would abide by the policies and is acceptable subject to material considerations.

Design and Appearance:

Policy 25 of the HDPF seeks that the natural environment and the local character of Horsham District including the landscape, the landforms and development pattern will be protected from inappropriate development. The policy aims to:

- Protects, conserves and enhances the landscape and townscape character, considering areas identified as being of landscape importance, the individual settlement characteristics, and maintains settlement separation.

- Maintain and enhances the Green Infrastructure Network and addresses any identified deficiencies in the District.
- Maintains and enhances the existing network of geological sites and biodiversity, including safeguarding existing designated sites and species, and ensures no net loss of wider biodiversity and provides net gains in biodiversity where possible.
- Conserve and where possible enhance the setting of the South Downs National Park.

Policy 32 and 33 of the HDPF seeks to ensure that development promotes a high standard and quality of design in order to enhance and protect locally distinctive characters. The policies also seek to ensure that the scale, massing and appearance of development relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views

The development sees the erection of a workshop / storage facility to the east of the main Dalesdown facility. This consist of a workshop building (w: 6m; d: 15m; h: 4m (apex)) and an adjoining lean-to structure to the side which runs the depth of the building and is 3m in width. The building is a simple construction with a front roller bay door, two pedestrian doors to the side elevation entering out to the lean to and windows to the opposite side elevation. The building is of limited architectural value however, it is considered that the proposal is well shielded from public view and is of purpose.

It would be considered that though of low architectural value, the proposal would abide by the policies listed above.

Residential Amenity:

Policy 33 of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.

Given the seclusion of the plot and the development, there is not considered to be any residential amenity impact. As discussed, though there may be noise associated with a workshop, it is considered this would be akin to a domestic workshop and would be unlikely to generate an amount of noise / work that would be considered to disturb the tranquil environ of the countryside given the anticipated activities.

It is considered the proposal would abide by policy above and is recommended for approval.

Ecology:

Policy 31 of the HDPF promotes development that protects and enhances green infrastructure and biodiversity. It supports projects that maintain ecological networks, create new habitats, and improve existing biodiversity. Loss of green infrastructure must be mitigated or compensated, and protected trees must be replaced if felled. The policy prioritizes safeguarding designated nature sites and habitats, and requires rigorous assessment and mitigation for developments impacting sensitive areas like the Arun Valley SPA and the Mens SAC.

The Ecological Consultant raised no concerns owing to the development and recommended conditions be affixed to ensure compliance with the report. Ecological gain is considered to occur via the implementation of hedgerows within the site as outlined within the BNG section of this report.

Water Neutrality:

A 2021 Position Statement from Natural England identified that it could not be concluded with the required degree of certainty that new development in the Sussex North Water Supply Zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites. As a consequence, and to comply with the legal duties set out in the Conservation of Habitats and Species Regulations 2017 (known as the Habitat Regulations), all new development since has been required to demonstrate water neutrality.

On 31st October 2025 Natural England formally withdrew the 2021 Position Statement, citing a package of measures that they were satisfied would safeguard the Arun Valley sites. Principal amongst these measures is a reduction in the Southern Water abstraction licence 'by March 2026'. However, given the licence change has not yet taken place Horsham District Council, as competent authority under the Habitats Regulations, cannot yet be certain that new development will not result in adverse impacts on the Arun Valley sites.

To ensure development can come forward as water neutral in the meantime, the Council has agreed with Natural England to use the significant water savings made by Southern Water in 2024/25 through their programme of leakage reduction (amongst other measures). This has generated some 3,240,000 litres per day of water savings that can now be attributed to new development without increasing water abstraction in the Arun Valley beyond baseline. These savings were previously to be used to launch the Sussex North Water Certification Scheme (SNWCS), however following the withdrawal statement SNWCS will no longer be launching. Natural England standing advice dated 10 November 2025 raises no objection to using these savings to enable development to come forward. The standing advice clarifies that it functions as Natural England's formal response pursuant to Regulation 63(3) of the Conservation of Habitats and Species Regulations 2017 to all relevant planning applications which seek to achieve water neutrality using the above Southern Water savings.

Officers have undertaken an Appropriate Assessment which demonstrates that the anticipated increase in mains water consumption from this development, alongside all other development granted since the 31st October 2025, will not exceed 3,240,000 litres per day.

Accordingly, Officers consider that the proposed development will not have an Adverse Effect on the Integrity of the Arun Valley Site, either alone or in combination with other plan and projects, thereby complying with Regulations 63 and 70 of the Conservation of Habitats and Species Regulations 2017, HDPF Policy 31, and paragraph 193 of the NPPF.

Biodiversity Net Gain (BNG):

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net Gain (BNG) (unless the development qualifies as exempt under the Biodiversity Gain Requirements (Exemptions) Regulations 2024) and that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the condition that development must not be begun unless a Biodiversity Gain Plan has been submitted to the planning authority and the planning authority has approved the Plan.

The Biodiversity Gain Plan must show how the development will achieve the required minimum 10% BNG using the statutory biodiversity metric tool, and must demonstrate how the habitats will be managed and maintained for 30 years, starting from the date the development is completed. Off-site gains (on unregistered sites) and significant on-site enhancements will be secured over this period by way of a Legal Agreement.

The Applicant has submitted a Biodiversity Metric which demonstrates a 15.33% area habitat gain and 42.26% hedgerow net gain achievable by way of onsite biodiversity gains.

Conclusions:

The proposal is considered to abide by the conditions listed above and is recommended for approval.

Recommendation: Recommendation Pending

Conditions:

- 2 **Standard Time Condition:** The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 3 **Pre-Commencement (Slab Level) Condition:** A Biodiversity Enhancement Layout for biodiversity enhancements listed in the Preliminary Ecological Appraisal and Roost Assessment (Arbtech Consulting Ltd., May 2025) shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Layout shall include the following:

- a) detailed designs or product descriptions for biodiversity enhancements; and
- b) locations, orientations and heights for biodiversity enhancements on appropriate drawings.

The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species & habitats and allow the Local Planning Authority to discharge its duties under paragraph 187d of the NPPF 2024 and s40 of the NERC Act 2006 (as amended).

- 4 **Regulatory Condition:** All mitigation measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal and Roost Assessment (Arbtech Consulting Ltd., May 2025) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This includes the non-licensed Precautionary Method Statement for Hazel Dormouse and Otter and the Precautionary Method Statement for Water Vole, reptiles, common amphibians and mobile protected and Priority species in the Preliminary Ecological Appraisal and Roost Assessment (Arbtech Consulting Ltd., May 2025)). This avoids impacts on European Protected Species and protected species.

This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECow) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve protected and Priority species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

- 5 **Regulatory Condition:** The materials to be used in the development hereby permitted shall strictly accord with those indicated on the application form and approved plans.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 6 **Regulatory Condition:** No external lighting or floodlighting shall be installed other than with the permission of the Local Planning Authority by way of formal application.

Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 7 **Regulatory Condition:** The workshop hereby permitted shall be used solely for purposes ancillary to the function of Dalesdown, Honeybridge Lane, Dial Post and shall not be used as an independent commercial workshop.

Reason: The establishment of an additional independent commercial unit would give rise to an over-intensive use of the site and would be contrary to Policies 26 and 33 of the Horsham District Planning Framework (2015).

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DC/26/0650

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Biodiversity metric	V2	01.07.2026
Supporting Docs	Biodiversity net gain assessment	V2	06.07.2026
Supporting Docs	Preliminary ecological appraisal and roost assessment	NONE	22.04.2026
Location plan		PL-01	22.04.2026
Block plan	Existing	PL-02	22.04.2026
Block plan	Proposed	PL-03 (a)	01.07.2026
Plans	Proposed	PL-04	07.05.2026
Elevation & Floor plan	Proposed	PL-05	22.04.2026
Supporting Statement	Planning statement	1326.PS.1.1	22.04.2026

DELEGATED

Case Officer sign/initial JBurrowes Date: 10/07/2026

Authorising Officer sign/initial RHERMITAGE Date: 13.07.2026