

Appeal 6012734

Submitted on 13 July 2026.

Before you start

Local planning authority	Horsham District Council
Appeal type	Full planning
Decision date	23 June 2026

Prepare appeal

Was the application made in your name?	No, I'm acting on behalf of the applicant
What is the applicant's name?	Jerry McHale
Contact details	Rebecca Tier Manorwood
What is your phone number?	
What is the address of the appeal site?	Land to the north of Moat Cottage Worthing Road Dial Post West Sussex RH13 8NS
What is the area of the appeal site?	0.57 ha
Is the appeal site in a green belt?	No
Do you own all of the land involved in the appeal?	Yes
Is the appeal site part of an agricultural holding?	No
Access for inspection	No
Are there any health and safety issues on the appeal site?	No
What is the application reference number?	DC/26/0823
Was your application for a major or minor development?	Minor development

Was your application about any of the following?	Other
Enter the description of development that you submitted in your application	Planning in Principle (PIP) relating to the erection of six dwellings
Did the local planning authority change the description of development?	No
Why are you appealing?	It has been agreed between both parties that the proposal would provide a significant benefit of providing six houses towards the Council's current housing shortfall when weighed in the planning balance. When considering whether the principle of the location and residential use of the land is acceptable, it is maintained that the appeal site would be located sustainably within walking distance of amenities within the village of Dial Post village. The sustainability of the village is supported by the Council's designation of Dial Post as a secondary settlement in their Local Plan Review. This would also weigh heavily in favour of the appeal proposal. The conflict with Council's HDPF policies in respect of housing being located outside the built up area boundary and the localised landscape harm in respect of the amount of development would not be outweighed by the significant benefit of providing nine houses in relation to the Council's current housing shortfall.
Have there been any significant changes that would affect the application?	There have been no significant changes
How would you prefer us to decide your appeal?	Written representations
Are there other appeals linked to your development?	No

Upload documents

Application form	Application Form.pdf (/document/21ee035e-993b-4602-9581-03dcb221057d)
Did you submit an environmental statement with the application?	No
Decision letter	ufm3 Full Application Refusal Notice.pdf (/document/c91adfce-96b7-4da1-b741-a405fb4d8fa3)

Do you have a planning obligation to support your appeal?	Yes
Planning obligation	Appeal Statement Moat Cottage PIP-Appendices combined.pdf (/document/7be6aa0a-fc5a-4b22-9e26-e4e50efbd180)
Did you submit a separate ownership certificate and agricultural land declaration with your application?	No
Do you want to apply for an award of appeal costs?	No