

MME PLANNING SERVICES

Permission in Principle (PIP) application for the erection
of 1no dwelling.

at

Jandola, New Hall Lane, Small Dole, Henfield, West
Sussex, BN5 9YH

Planning Statement

Ref: P-027d

July 2026

Version 1



Figure 1: Site Location

Contents

Contents	
1. Introduction	1
2. Site, Surroundings and Background	1
3. Planning History	3
4. Proposals	3
5. Planning Policy	4
6. Planning Considerations	7
7. Summary and Conclusion	13

1. Introduction

- 1.1 We are instructed to prepare and submit a Permission in Principle (PIP) application for the erection of 1no dwelling at Jandola, New Hall Lane, Small Dole, Henfield, West Sussex, BN5 9YH.
- 1.2 While it is noted that the application is submitted as a PIP, where matters in relation to the location of the site, the type of land use proposed and the amount of development are the only considerations, this statement sets out the proposed scheme with regard to the following aspects: the planning history of the site, the development proposals, the relevant planning policy, the planning merits of the scheme and how the proposals comply with the Council's policies.

2. Site, Surroundings and Background

- 2.1 The application site is located at the western end of New Hall Lane, to the west of Shoreham Road, Small Dole, Henfield. The application site comprises the residential garden space / curtilage of Jandola. As detailed within the supporting plans, the site directly adjoins the defined built-up area boundary of Small Dole, however, is classed as a countryside location for planning and policy purposes, as defined by the Horsham District Planning Framework (2015) (HDPF).
- 2.2 Although designated as a countryside location, the site is surrounded by residential development, with existing dwellings located to the east and south. As such, the site is not considered to be in an isolated rural location. Small Dole is identified as a smaller village within the HDPF, with limited services, facilities, social networks, but with good accessibility to larger settlements. There are bus stops located to the east of the site on Shoreham Road providing links to the larger settlement of Henfield to the north, which is located in close proximity to Small Dole, and Upper Beeding to the south.
- 2.3 Given the site's location and its relationship to the defined built-up area, it is therefore considered that the site is in a sustainable location. This has been confirmed by the Planning Inspectorate under a previous application under planning reference DC/24/1225 (Appeal Ref: APP/Z3825/W/24/3357209), where no objections were raised in this regard.

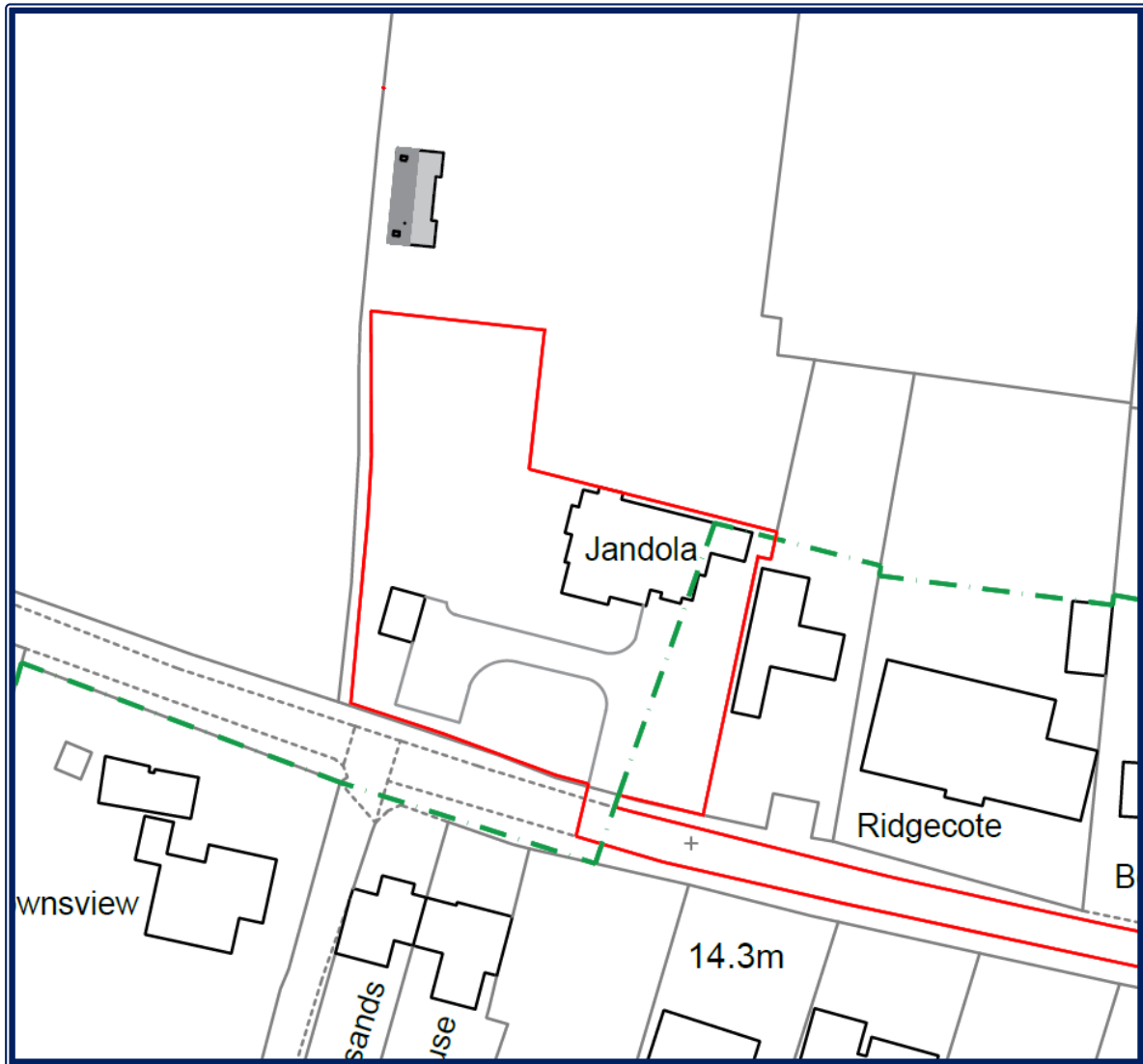


Figure 2: Map showing the relationship of the site to the Built-Up Area Boundary (dashed green line)

- 2.4 Neighbouring and surrounding residential dwellings are generally characterised by an eclectic mix of detached and semi-detached properties of both single and two storeys, all with differing plot sizes. It is also noted that New Hall Lane is characterised by various back-land developments to the north and south.
- 2.5 The proposed red line area, as indicated on the submitted plans, extends to some 0.2ha. There is an existing access / entrance to the site from New Hall Lane which serves the existing residential property on site.
- 2.6 It is noted that a number of new dwellings have been permitted along New Hall Lane, including at the application site, where planning permission was granted for 1no dwelling in 2019 under planning reference DC/19/0532.

3. Planning History

- Demolition of existing dwelling and erection of a replacement dwelling

Ref. No: DC/05/0480 | Status: Application Permitted, April 2005

- Demolition of existing dwelling and erection of a replacement dwelling (Amendment to previously approved planning application DC/05/0480)

Ref. No: DC/05/1210 | Status: Application Permitted, July 2005

- Erection of a two storey detached dwelling with associated parking

Ref. No: DC/19/0532 | Status: Application Permitted, August 2019

- Application to confirm the building works for the erection of a detached garage were substantially completed more than four years before the date of this application (Lawful Development Certificate - Existing).

Ref. No: DC/23/0495 | Status: Application Permitted, May 2023

- Erection of an outbuilding to the rear (Retrospective).

Ref. No: DC/23/0526 | Status: Application Permitted, June 2023

- Erection of 1no detached dwelling, creation of new access, erection of a detached 2-bay garage and associated works.

Ref. No: DC/24/1225 | Status: Application Refused, October 2024 (Appeal Dismissed, August 2025)

4. Proposals

- 4.1 As detailed above, PIP is sought for the erection of 1no dwelling. It is noted that an existing detached garage would be removed to facilitate the proposed development.
- 4.2 The proposals, while full and final specifications would be reserved for the technical details stage, would consist of a modest dwelling positioned in line with existing properties to the east of the site, which is considered to be in keeping with the character of the area.

- 4.3 As is evident from the submitted indicative plans, the proposed use of the site for residential purposes is considered to be acceptable given the existing use of the site as part of the existing residential curtilage of Jandola and existing residential properties along New Hall Lane. The location of the site is therefore considered to be appropriate for housing.
- 4.4 The indicative site plans provided show how 1no dwelling would be comfortably accommodated on the site, complementing the character of the immediate area. Notwithstanding this, any perceived harm within this setting is not considered to outweigh the provision of an additional dwelling, given the deficient housing supply of the Council.

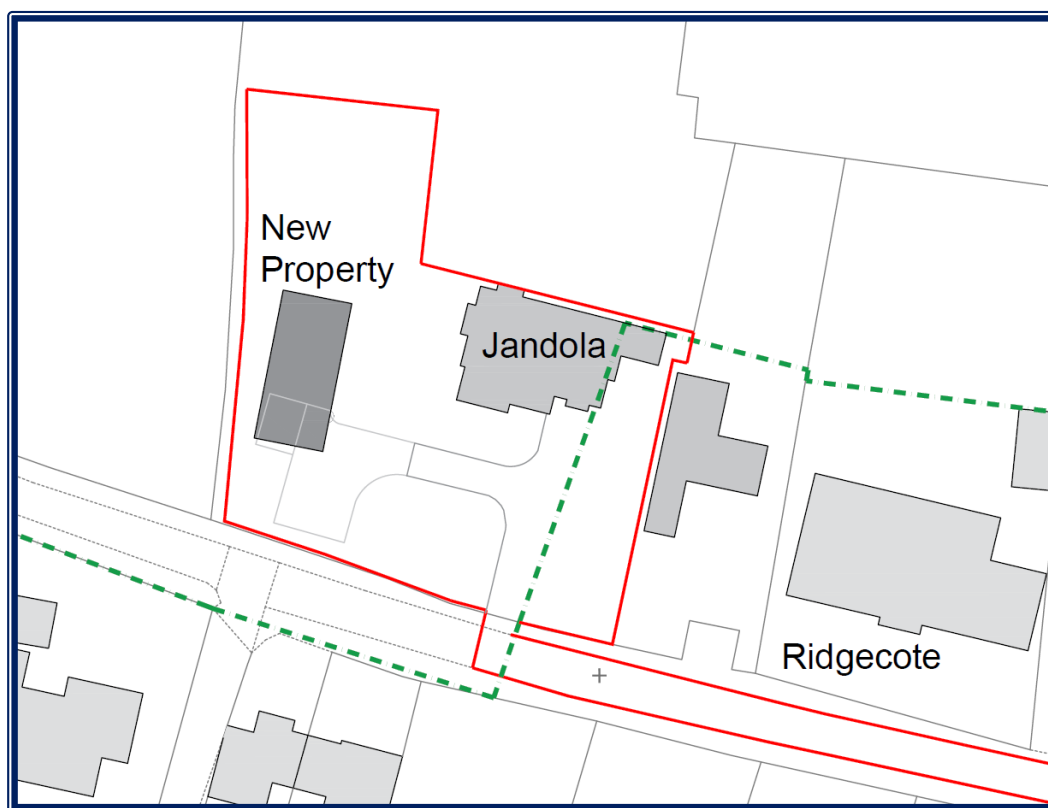


Figure 3: Indicative Proposed Site Plan

5. Planning Policy

National Planning Policy Framework (NPPF) (2024) and National Guidance

- 5.1 The NPPF sets out the Government's planning policies for England and how these should be applied. It provides a framework for the preparation of local plans for housing and other development. The NPPF should be read as a whole.

- 5.2 Running throughout the NPPF is a presumption in favour of sustainable development. Sustainable development is achieved through three main objectives: economic, social and environmental.
- 5.3 Paragraph 11 of the NPPF states that for decision-taking, this means approving development proposals that accord with an up-to-date development plan without delay. Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, planning permission should be granted unless the policies of the Framework that protect areas or assets of particular importance provide a clear reason for refusing the development proposed, or, any adverse impact of doing so would 'significantly and demonstrably outweigh the benefits' when assessed against the policies of the NPPF when taken as a whole (NPPF paragraph 11(d)).

Horsham District Planning Framework (HDPF) (2015)

- 5.4 Paragraph 34 of the NPPF requires that all development plans complete their reviews no later than 5 years from their adoption. Horsham District Council has submitted its new local plan for examination, however at this stage, the emerging policies carry only limited weight in decision-making.
- 5.5 A Local Development Scheme (LDS) was published in February 2025 by the Council. The LDS sets out the production timetable for the New Local Plan anticipated to be adopted April 2026. Notwithstanding the above, as the HDPF is now over 5 years old, the most important policies for determining this application are now considered to be 'out of date'. This position is further highlighted given that the Horsham District Local Plan examination hearing meetings scheduled for January 2025 were cancelled by the appointed Inspector, and in April 2025 advised that the Plan be withdrawn due to concerns about its legal compliance. Proceedings for the new Local Plan have now reopened, however, the new local plan carries limited weight in decision-making at this stage.
- 5.6 The Council is currently unable to demonstrate a 5-year supply of deliverable housing sites. The presumption in favour of development within Paragraph 11(d) of the NPPF therefore applies in the consideration of all applications for housing development within the District, with Policies 2, 4, 15 and 26 now carrying limited weight in decision-making.

5.7 While considered to be out of date, the main HDPF policies relevant to this application are as follows:

- Policy 1 - Strategic Policy: Sustainable Development
- Policy 2 - Strategic Policy: Strategic Development
- Policy 3 - Strategic Policy: Development Hierarchy
- Policy 4 - Strategic Policy: Settlement Expansion
- Policy 15 - Strategic Policy: Housing Provision
- Policy 16 - Strategic Policy: Meeting Local Housing Needs
- Policy 25 - Strategic Policy: The Natural Environment and Landscape Character
- Policy 26 - Strategic Policy: Countryside Protection
- 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 40 - Sustainable Transport
- Policy 41 - Parking

Henfield Neighbourhood Plan (HNP) (2021)

5.8 While also considered to be out of date, the Neighbourhood Plan policies relevant to this application are as follows:

- Policy 1: A spatial plan for the parish
- Policy 4: Transport, Access & Car Parking
- Policy 10: Green Infrastructure & Biodiversity
- Policy 12: Design Standards for Development

Planning Advice Note(s) (PAN)

5.9 Relevant PANs to this application are as follows:

- Shaping Development in Horsham District
- Biodiversity and Green Infrastructure

6. Planning Considerations

Location of Site

- 6.1 The HDPF spatial development strategy as contained within policies 2, 3 & 4 directs development to sites within built-up area boundaries, encourage the effective use of brownfield land, and aim to manage development around the edges of existing settlements in order to protect the rural character and landscape.
- 6.2 As detailed at Figure 2 above, the site directly adjoins the defined built-up area boundary of Small Dole. The site is not allocated within Horsham's adopted development plan (comprising in this case the HDPF and the HNP), while it is again noted that these are now out of date. As a result, residential development in this location would conflict with the requirements of Policies 2 and 4 (Settlement Expansion) of the HDPF, as well as Policy 1: A spatial plan for the parish of the HNP. The site is also not in an isolated location therefore the opportunities afforded by Paragraph 84 of the NPPF do not apply in this instance.
- 6.3 Notwithstanding the above, the Council is currently unable to demonstrate a 5-year housing land supply, with the latest Authority Monitoring Report (December 2025) detailing a supply of only 1.7 years. Therefore, the tilted balance contained in Paragraph 11(d) of the NPPF is engaged.
- 6.4 While the Council has submitted the New Horsham District Local Plan for examination, as detailed above, the weight given to the above policies and the New Local Plan is limited at this stage. In addition, as will be detailed below, there are no material matters which would represent a reason to refuse this application. In any event, any issues or harm identified would need to surmount a high hurdle to prevail in this balance.
- 6.5 In addition, the Council has failed its most recent Housing Delivery Test, with the December 2024 test results demonstrating that the Council has only delivered 62% of its housing target in the preceding three years. This itself also triggers the presumption in favour of sustainable development under Paragraph 11(d). This is irrespective of a Council's five-year housing land supply position.
- 6.6 It is noted that limited weight should be attached to any conflict with Policy 26 in respect of development outside of built-up area boundaries given that the deficient housing supply position dictates that these boundaries are out of date. As such, the fact that a site may lie outside of the built-up area boundary does not, in and of itself, constitute a reason to refuse the application.

- 6.7 Further to the above, Paragraph 14 of the NPPF notes that: “in situations where the presumption (at paragraph 11(d)) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply:
- a) the neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and
 - b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement”.
- 6.8 The HNP is now more than five years old. Therefore, Paragraph 14 of the NPPF does not apply and the presumption in favour of sustainable development would not be affected in this instance.
- 6.9 Moreover, and as detailed above, the site adjoins the BUAB of Small Dole which benefits from a number of facilities, including a shop, post office and pub, as well as being located close to public transport links, with bus services available on Shoreham Road to Henfield to the north and Upper Beeding to the south.
- 6.10 It is therefore considered that there is an opportunity for future occupiers of the proposed dwelling to utilise the facilities in the village and surrounding areas by alternative methods of transport and would not be unduly reliant on private vehicles for day-to-day needs. In terms of its location, the site is therefore considered to be sustainable. It is noted that no concerns were raised by the Inspector in the previous appeal decision in this regard.
- 6.11 The site forms part of an existing residential garden, therefore the introduction of an additional dwelling in this location would be commensurate with the prevailing character and spatial context of the site and surroundings.
- 6.12 While considered to be out of date, the development accords with Policies 2, 3 and 4 of the HDPF which encourage the redevelopment of previously developed land and the expansion of settlements outside of built-up area boundaries where the level of expansion is appropriate to the scale and function of the settlement type. The development would also accord with Policy 26 in this regard, as the proposal would enable the sustainable development of a rural area.

- 6.13 It is noted that there are a number of other recent decisions that have granted residential developments outside of the defined built-up areas in other parts of the District. Examples include reference numbers DC/22/0495 and DC/22/2250 which each sought permission for 1no dwelling and were granted at appeal in August 2023 and March 2024 respectively and; DC/23/2278 which sought permission for 8no dwellings and was granted by the Council's planning committee in April 2024.
- 6.14 A very recent appeal decision issued in October 2025 under planning reference DC/24/1486, granted permission for a new build dwelling approximately 2 miles away from the closest built-up area boundary. Within the appeal decision the Inspector states that:
- “27. *The proposed dwelling would be in a location that is not considered suitable when assessed against the relevant HDPF and NP policies. The site lacks close proximity to a wide range of essential services and facilities. Although there are some opportunities for travel by means other than private car, reliance on car journeys is likely to be significant. In these respects, the proposal would conflict with key development plan policies.*
28. *Balanced against the harm are a number of benefits. The overall housing supply remains significantly deficient, and the provision of an additional dwelling would make a meaningful contribution to addressing this shortfall. The Framework recognises that small sites can make an important contribution to housing supply and are often built out quickly. There would also be modest economic benefits during construction and through local spending, as well as a small contribution to housing diversity. While the scale of these benefits is modest given that only one dwelling is proposed, in the context of current housing pressures, even a single additional home represents a valuable and positive contribution.*
29. *Taking all matters into account, the adverse impacts of granting permission would not significantly and demonstrably outweigh the benefits when assessed against the Framework as a whole. Consequently, the proposal benefits from the presumption in favour of sustainable development as defined in paragraph 11d of the Framework.”*

- 6.15 Other recent examples of permitted dwellings outside of a defined built-up area can be seen under planning reference DC/24/1887, which granted outline planning consent for 2no detached dwellings in December 2025; reference DC/25/1831, which granted outline planning consent for 1no dwelling in March 2026; reference DC/25/0895, which granted full planning consent for 1no dwelling at appeal in March 2026 (Appeal Reference APP/Z3825/W/25/3375774); reference DC/24/1888, which granted outline planning consent for 2no detached dwellings at appeal in June 2026 (Appeal Reference 6004865) and; reference DC/26/0735 which granted Permission in Principle (PIP) for 3no dwellings in July 2026.
- 6.16 While it is acknowledged that every application and site context should be considered on its own merits, taking into account the current situation of the Council in terms of its 5-year housing supply and the above examples, there is an expectation that a consistent approach is applied to decision making.
- 6.17 It is highlighted that the above permitted dwellings were located outside of any defined built-up areas. The above examples clearly show that notwithstanding the distances to the respective settlement boundaries, these boundaries are now considered to be out of date given the lack of 5-year housing supply. As such, the tilted balance is engaged and the principle of residential development in this location is acceptable.
- 6.18 This position is referenced at paragraph 6.6 above and confirmed by the Inspector within the appeal decision in relation to application reference DC/22/0495, which states “I have attached limited weight to the conflict with HDPF Policy 26 in respect of development outside of built-up area boundaries. The housing shortfall dictates that those boundaries are out of date. I consider that some weight can still be given to the strategy set out within HDPF Policy 2, in terms of the general locations of new development, but the fact that a site may lie outside of the built-up area boundary does not, in and of itself, constitute a reason to refuse planning permission”.
- 6.19 Notwithstanding this viewpoint, given that the site adjoins a defined built-up area, it is considered that the proposal would accord with criterion 4 of Policy 26 of the HDPF, as it would enable the sustainable development of rural areas. This would be the case for this application site, as it is located next to a defined built-up area boundary and as future occupiers would have access to a range of facilities and services, similar to that of existing neighbouring residential properties within the vicinity.

- 6.20 The housing supply position of the Council is deficient. 1no additional dwelling would contribute towards the much-needed supply of dwellings. Small sites can often be built out relatively quickly. There would be economic benefits arising from construction and spend in the local economy. The provision of 1no dwelling, in the context of the current circumstances, would be valuable.
- 6.21 In summary, given the lack of a 5-year housing supply, the location of the site adjoining a defined built-up area and public transport links in close proximity, relevant recent examples of housing developments permitted outside of settlement boundaries, including the conversion of existing rural buildings, and the resulting landscape enhancement that the development would achieve, the principle of residential development is therefore acceptable.

The type of land use proposed

- 6.22 As detailed above, the application proposes the use of the site for residential development to provide 1no dwelling. The proposed use of the site for residential purposes is considered to be acceptable, given the existing use of the site as residential curtilage serving the existing dwelling at Jandola, and the presence of existing residential properties around the site, with the indicative proposals essentially representing infill residential development on a site which is already developed and in a residential use.
- 6.23 Policy 3 of the Horsham District Planning Framework (HDPF) states that development will be permitted within towns and villages which have defined built-up area boundaries. Any infilling will be required to demonstrate that it is of an appropriate nature and scale to maintain characteristics and function of the settlement, in accordance with the settlement hierarchy.
- 6.24 The direct surroundings of the site to the east, south and south-west, and the wider area is characterised primarily by residential development. The site is well contained with extensive foliage to the boundaries, particularly to the south and west where the proposed dwelling would be predominantly screened from public views.
- 6.25 Given the spatial context of the site, which sits within the existing residential curtilage of Jandola and close to neighbouring residential dwellings, it is considered that an additional residential dwelling would be an appropriate use of the site.

- 6.26 The site adjoins a defined built-up area boundary, and there are existing residential properties surrounding the site, with the application seeking to develop the site for residential purposes to provide 1no dwelling. Such development and use is considered to be commensurate with the character and uses within the immediate and wider vicinity, and would therefore represent an appropriate form of development in this regard.

The amount of development

- 6.27 Policy 25 of the HDPF seeks to protect the natural environment and landscape character of the District, including the landform, development pattern, together with protected landscapes and habitats. Development will be required to protect, conserve, and enhance landscape and townscape character, taking account of areas or features identified as being of landscape importance, individual settlement characteristics and settlement separation. In addition, development will be supported where it maintains and enhances the Green Infrastructure Network.
- 6.28 Policies 32 and 33 of the HDPF require development to be of a high standard of design and layout. Development proposals must be locally distinctive in character and respect the character of their surroundings. Where relevant, the scale, massing and appearance of development will be required to relate sympathetically with its built-surroundings, landscape, open spaces and to consider any impact on the skyline and important views.
- 6.29 The application site measures to an area of approximately 0.2 hectares. The wider surroundings are generally characterised by detached dwellings set within varying sized plots, including the recent approval directly to the east of the existing dwelling at Jandola, as referenced above at paragraph 2.6, known as Willow Pond House.
- 6.30 The indicative proposals are considered to be reflective of surrounding character and, positioned in line with the neighbouring properties to the east and the prevailing building line. The proposal would maintain the mixed character of New Hall Lane, with an appropriately sized garden retained for the existing dwelling at Jandola.

- 6.31 The existing soft landscaping to the boundaries of the site would ensure that the indicative built form would not appear prominently from public vantage points. Notwithstanding this point, it is noted again that the proposed dwelling would be located in the general location of an existing detached garage to be removed and any views of the proposed dwelling would not be unexpected or harmful, given the existing built form and character of New Hall Lane.
- 6.32 The indicative plans clearly show that the quantum of development would be appropriate, with the proposed dwelling comfortably accommodated within the site area. The indicative plans also indicate that sufficient space would be available for an appropriate build pattern, vehicular access, and garden areas, and that existing landscape features such as trees and foliage to the boundaries would be retained. The indicative proposals would also be acceptable in terms of impact on neighbouring amenity.
- 6.33 It is considered that the application site could accommodate 1no dwelling comfortably, with the site capable of providing an appropriate layout and configuration. As detailed above, an existing detached garage on site would be removed to facilitate the proposal. It is considered that the indicative proposals would not harm the landscape character or visual amenities of the locality.
- 6.34 Notwithstanding the above and the amended indicative plans provided, given the housing position of the Council, it is viewed that even if some harm is identified, the adverse impacts of granting permission would not significantly and demonstrably outweigh the benefits, when assessed against the Framework as a whole.
- 6.35 Overall, the indicative proposals would represent appropriate development within this setting and would be in accordance with Policies 25, 32 and 33 of the HDPF.

7. Summary and Conclusion

- 7.1 Overall, given the position of the Council with regard to its 5-year housing land supply, the location of the site which adjoins a defined built-up area boundary and is within a short distance of services and public transport links to larger settlements, the existing residential use of the site and residential uses within the immediate and wider vicinity, the appropriate quantum of development proposed and recent decisions relating to residential development outside of built-up areas, the proposal represents an appropriate form of development in this location.

- 7.2 It is considered that the application site could comfortably accommodate 1no dwelling. The indicative proposals would be acceptable in terms of design and impact on the setting, and would not appear prominently within this context given the residential nature of the surroundings, existing screening, and the character of the area.
- 7.3 As such, while now considered to be out of date, the proposals would be in accordance with Policies 4, 25, 26, 31, 32 and 33 of the HDPF and therefore, the Local Planning Authority is respectfully asked to grant PIP accordingly.