



Planning in Principle (PIP) Statement relating to the erection of six dwellings

at

Land north of Moat Cottage,
Worthing Road,
Dial Post,
RH13 8NS

May 2026



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1. Introduction

- 1.1. This planning statement is prepared on behalf of our client in support of a Planning in Principle (PIP) application for the construction of six dwellings on land to the north of Moat Cottage, Worthing Road, Dial Post.
- 1.2. The PIP consent route is a two stage planning process designed for small-scale housing-led development of nine or fewer dwellings. It separates the 'principle' of development from the 'technical details' of the proposal.
- 1.3. This application is the first step in the two stage process and seeks to establish whether the principle of development is acceptable. This statement therefore focuses on whether the principle of development of six dwellings on the land to the north of Moat Cottage is acceptable specifically in relation to the location, land use, and amount of development.



2. Site Description

- 2.1 The application site measures 5733sq.m and is located on the western side of Worthing Road, close to the junction with the A24. The village of Dial Post is located approximately 300m to the north of the site.

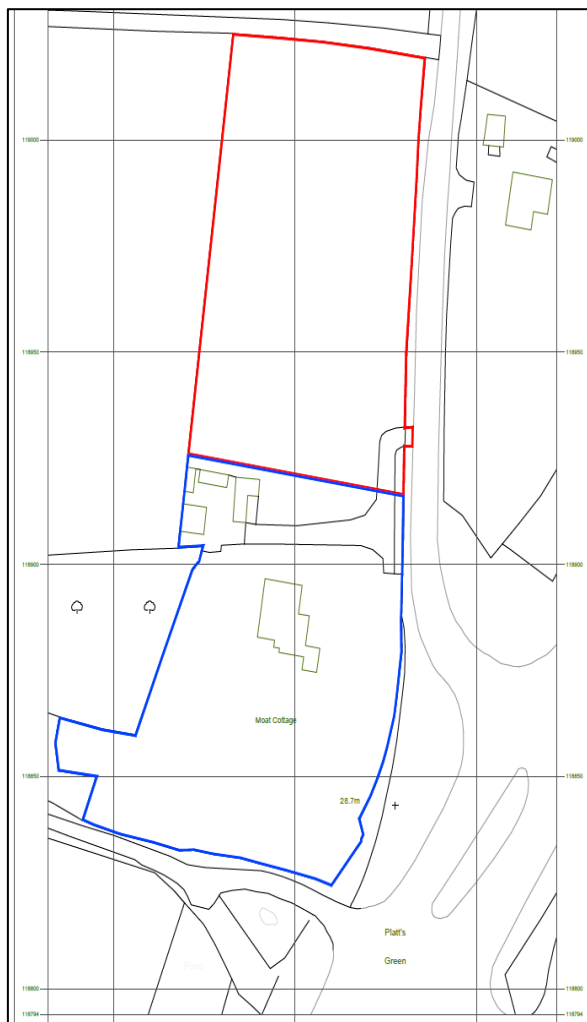


Figure 1: Location of Site

- 2.2 The application site comprises a grassed area of land to the north of Moat Cottage which is a residential dwelling clustered with a series of outbuildings. The eastern boundary of the site is lined with a hedgerow and the northern boundary is bound by an access track leading to farm land to the north-west. To the east is a two storey residential dwelling, Hurst Cottage, and garage building which sit adjacent to the road.
- 2.3 The surrounding area, which is subdivided by the A24, has a semi-rural character. There are a mixture of large residential properties and farmsteads which are accessed from the A24. A large garden centre and restaurant, Old Barn Nurseries, is located on the opposite side of the A24 to the site.



3. Background & Relevant Planning History

3.1 The table below shows the relevant planning history relating to the site.

Planning Reference	Proposal	Decision
DC/08/0129	Erection of storage building	Refused (Committee Overturn) 27.03.2008
DC/08/0128	Formation of access track	Refused (Committee Overturn) 27.03.2008
DC/08/0127	New field gate and enlargement of existing access	Refused (Committee Overturn) 27.03.2008
DC/05/0482	New access to field	Approved 12.06.2024
WG/57/94	Erection of two stables and haybarn	Approved 20.01.1995
WG/4/93	Erection of two stables and haybarn	Refused 22.12.1993

- 3.2 The most recent applications relating to this site comprise DC/08/0127, 0128 and 0129. Planning application DC/08/0129 sought planning permission for the construction of a storage building for the stabling of horses and storage of equipment in association with maintenance of the land. Applications DC/08/0127 and 0128 sought part retrospective permission for the formation of a new field gate, enlargement of the existing access and formation of access track.
- 3.3 These applications were considered together at the Planning Committee on the 18th March 2008 and were recommended for approval by the Planning Officers within their Report to the Planning Committee. In relation to the proposed storage building application, Planning Officers considered that the visual impact of the building would not be harmful to the rural character of the area given the existing presence of the stable building.
- 3.4 All three applications were overturned at the Planning Committee by Members. Application DC/08/0129 was refused on the basis that the storage building would adversely affect the visual character of the area and the amenities of neighbouring properties.



4. Proposal

- 4.1 The application seeks Permission in Principle (PIP) for the construction of six dwellings on the land to the north of Moat Cottage.
- 4.2 This application only allows for consideration of whether the principle of six dwellings in respect of its location, land use and amount of development is acceptable, with the technical matters of the development to be considered under a separate submission within the two step process. However, to aid the Council's consideration of this PIP application, an indicative block plan, floor plans and elevations have been provided.
- 4.3 The indicative block plan shows three pairs of semi-detached dwellings located in a row which reflects the linear form of the existing road. The dwellings are shown to be set back from the road to enable the retention of the hedge and additional planting to the road frontage. The dwellings would be accessed from Worthing Road to the east via a new vehicular access.
- 4.4 The dwellings are shown indicatively as being 3 bed, two storey semi-detached with a half hipped gable roof. Detached garaging and parking is shown to the side of the properties with the generous rear gardens extending beyond the dwellings to the west.



5. Planning Policy

- 5.1 Section 38 (6) of the Planning and Compulsory Act 2004 and Section 70 (2) of the Town and Country Planning Act 1990 requires planning applications to be determined in accordance with the policies of the Development Plan unless material considerations indicate otherwise.

National Planning Policy Framework (2024)

- 4: Decision Making
- 5: Delivering a Strong Sufficient Supply of Homes
- 11: Making Efficient Use of Land
- 12: Achieving Well Designed Places
- 15: Conserving the Natural Environment

Horsham District Council Local Plan Review

- 5.2 The Horsham District Local Plan 2023 - 2040 was submitted to the Planning Inspectorate on the 26th July 2024.
- 5.3 In April 2025, the Planning Inspectorate published their Interim Findings and recommended that the new Horsham District Local Plan be withdrawn on the basis that it had not complied with the 'Duty to Cooperate'.
- 5.4 Following the removal of the duty to cooperate and water neutrality issues in late 2025, the Planning Inspectorate have written to Horsham District Council advising they are willing to re-commence the Local Plan examination. The Council are required to submit additional information, and the hearing sessions are anticipated to re-commence in April and September 2026.

Horsham District Planning Framework (2015) (HDPF)

- 5.5 The relevant Development Plan therefore continues to be the Horsham District Planning Framework (HDPF) 2015 which provides both the strategic and development focused policies for the District.
- Policy 1: Sustainable Development
 - Policy 3 & 4: Development Hierarchy & Settlement Expansion
 - Policy 15: Housing Provision
 - Policy 24: Environmental Protection
 - Policy 26: Countryside Protection
 - Policy 31: Green Infrastructure & Biodiversity
 - Policy 32: The Quality of New Development
 - Policy 33: Development Principles
 - Policy 35: Climate Change

West Grinstead Neighbourhood Plan 2019-2031 (March 2021)



6. Planning Assessment

Location

- 4.5 The site is located outside of any settlement boundary and therefore would be considered against the countryside policies within the Horsham District Planning Framework (HDPF). Policy 3 of the HDPF identifies Dial Post as an unclassified village within the Development Hierarchy. Unclassified villages are noted in the HDPF to be settlements with few or no facilities that are reliant on other villages and towns to meet the needs of residents.
- 4.6 The presumption in favour of sustainable development in relation to paragraph 11(d) of the NPPF has been engaged as the Council has a one year housing land supply. The proposed development of six dwellings would contribute to this housing shortfall and should be given significant weight in the planning balance. The site is also situated in a sustainable location with access to facilities and amenities within the village of Dial Post.
- 4.7 The Shaping Development in Horsham (SD) document, endorsed at Full Council on 17 September 2025, is a material consideration in the determination of planning applications in Horsham District. Paragraph 2.4 states that, in the absence of a five-year housing land supply and/or where Housing Delivery Test performance is below 75%, relevant housing policies in the HDPF are considered out of date. This reduces the weight that may be afforded to such policies and engages the “tilted balance,” whereby there is a presumption in favour of granting planning permission for housing development.
- 4.8 Paragraph 5.12 of the SD document states that the Council recognises it is likely to receive applications outside defined BUABs and on unallocated sites due to the lack of a five-year housing land supply. In this context, and having regard to HDPF Policy 4, the Council will consider positively applications that meet all the following criteria:
1. The site adjoins the existing settlement edge as defined by the BUAB;
 2. The level of expansion is appropriate to the scale and function of the settlement;
 3. The proposal demonstrates that it meets local housing needs or supports the retention and enhancement of community facilities and services;
 4. The impact of the development, individually or cumulatively, does not prejudice comprehensive long-term development; and
 5. The development is contained within a defensible boundary and maintains or enhances landscape character features.

Criteria 1 – Sustainability & Proximity to Settlements

- 4.9 The site is not located adjacent to the existing built up area boundary edge. However, within strategic policy 2 of the Regulation 19 version of the Horsham Local Plan, Dial Post, falls within a new category of a Secondary Settlement. Policy 2 permits development within secondary settlements providing that it infills a gap within the built up area and is limited in scale and reflects the character of the existing settlement. In the Secondary Settlement Boundary Review (November 2023) it was noted that:

“Dial Post is one of the larger ‘unclassified settlements’ in the hierarchy, located on western side of A24. There is a small village hall which indicates the presence of a community and the village green gives a clear sense of place. Some employment is available locally.”



- 4.10 The secondary settlement boundary within Dial Post is drawn around the cluster of housing, village green, village hall within the centre of the village. The application site is located 264m from the southern edge of the secondary settlement boundary and within an approximate 5 minute walk.

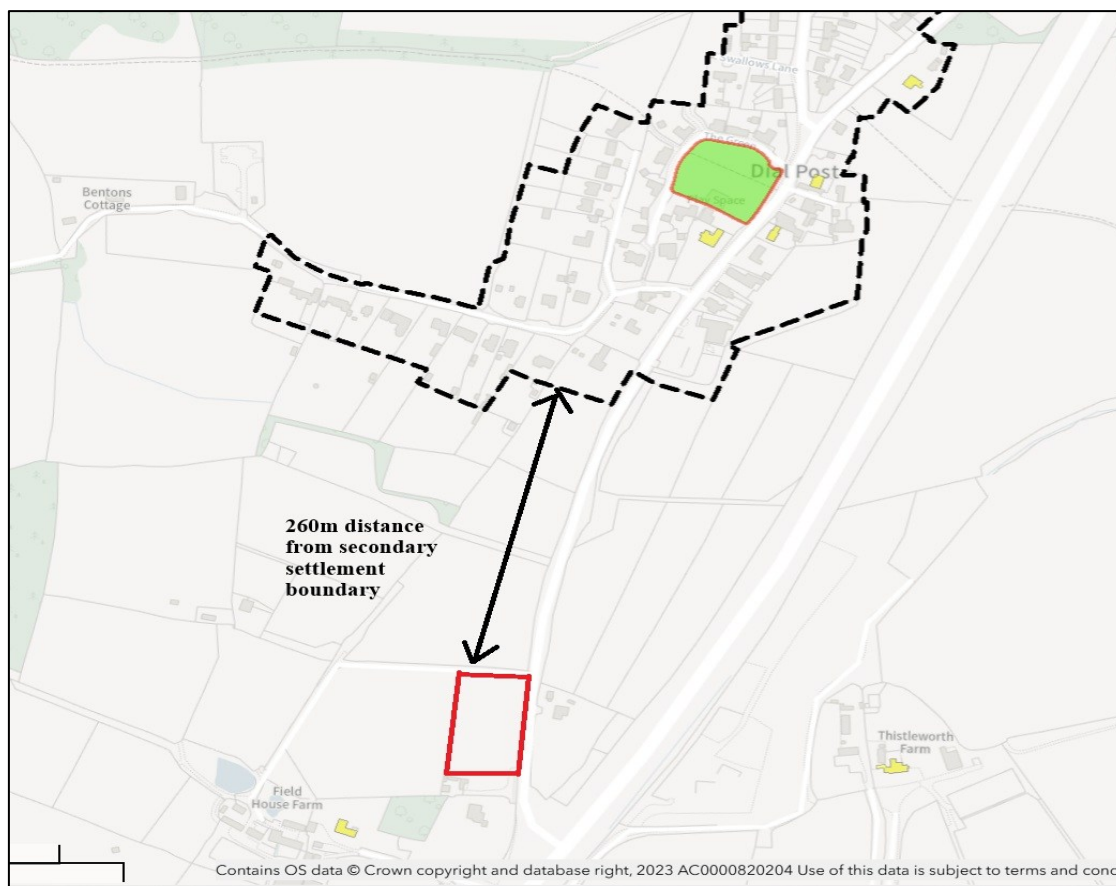


Figure 2: Site proximity to the secondary settlement boundary in Dial Post (Reg 19 Horsham Local Plan Policy Map)

- 4.11 The site is also located close to other dwellings comprising Moat Cottage to the south and Hurst Cottage to the east. The proposed development will not therefore appear as an isolated form of built development within the area, given its proximity to other housing within the road.
- 4.12 The Council's recent review of the built up area and secondary settlement boundaries as part of their Local Plan Review, supports the suitability of new development within Dial Post, given its sustainable location close to the village amenities. In addition to the amenities listed within the Secondary Settlement, the site also has excellent connectivity to the public right of way network further north within Dial Post, which provides pedestrian access around the Knepp Estate and access to the Knepp café/restaurant and shop.

Criteria 2 - Scale & Function

- 4.13 The proposed small-scale housing scheme is considered appropriate to the scale and function of Dial Post. The site is located approximately 260 metres from the village centre, placing future residents within reasonable walking distance of local services and facilities. The proposal therefore satisfies the second criterion.

Criteria 3 – Local Housing Need

- 4.14 The scheme would provide six dwellings, and make a small, but meaningful contribution towards local housing need. In addition, future residents would support local services and businesses within Dial Post, thereby providing benefits to the local economy. The proposal therefore meets the third criterion.

Criteria 4 –Planned Development

- 4.15 The site is not allocated within the adopted Local Plan, Neighbourhood Plan, or any emerging development plan. As such, its release would not undermine or prejudice long-term strategic planning objectives. The proposal therefore meets the fourth criterion.

Criteria 5 – Landscape Character

- 4.16 The site comprises a small, grassed paddock which is well contained to its northern, eastern, and western boundaries by existing hedges and trees that would be predominantly retained in conjunction with the proposed residential development of six houses. This provides a degree of physical containment and establishes a defensible settlement edge.
- 4.17 The indicative layout shows that the proposed dwellings could be set back from the road with the existing hedgerow adjacent to the road frontage enhanced with a strengthened landscape buffer.
- 4.18 There are no public right of ways or pedestrian vantage points to the west and therefore the proposed development would not cause any harm to public views to the west.
- 4.19 The proposal therefore meets the fifth criterion.
- 4.20 Overall, the proposal represents a positive form of development that meets all criteria set out under the SD Document and Policy 4 of the HDPF. It is therefore considered to be a sustainable and appropriate location for small-scale residential development.

Land Use

- 4.21 Whilst it is acknowledged that the residential development of six dwellings in this location outside the built up area boundary represents a partial conflict with Policy 2, the Council is currently unable to demonstrate a five-year housing land supply. It has been demonstrated that the proposal meets all the criteria under the SD Document and Policy 4, the location of the site is therefore, on balance, considered acceptable.
- 4.22 The change of land use and proposed development would intensify residential presence within a semi-rural location; however, this would be contained within a defensible boundary. Furthermore, the need for housing weighs significantly in favour of the proposal, resulting in an acceptable balance in land use terms.

Amount of Development

- 4.23 HDPF Policies 25, 32, and 33 promote development that protects, conserves, and enhances landscape character and resists inappropriate development. Proposals should take account of local landscape characteristics and seek to provide an attractive, functional, and accessible environment that complements the locally distinctive character of the District. Buildings should contribute to a strong sense of place and be of a scale, massing, and appearance that achieves a high standard of design, with layouts that relate sympathetically to both the landscape and surrounding built form.



- 4.24 The 0.5 ha site is considered sufficient to accommodate six dwellings with private rear gardens and associated landscaping at each plot. The proposed plot sizes would be generous, allowing additional space for landscaping and biodiversity enhancement.
- 4.25 The proposed access road and site layout ensure that adequate provision is made for refuse and emergency service vehicles to enter, turn, and exit the site in forward gear.
- 4.26 It is noted that this application is submitted at the Permission in Principle (PiP) stage only. Further details relating to detailed design, parking, cycle provision, servicing, waste storage, drainage, landscaping, biodiversity, and residential amenity will be addressed in full at the subsequent Technical Details Consent stage.

7. Conclusion

- 4.27 The proposal seeks Permission in Principle for the erection of six dwellings with associated access, parking, and landscaping.
- 4.28 The proposed development would make a positive contribution to housing land supply, in relation to the Council's current significant shortfall in housing delivery. The site is also considered to be contained within a defensible boundary. It can accommodate up to six plots, which would provide opportunities for meaningful landscaping and enhancements to the character of the site.
- 4.29 Further details will be provided at the Technical Details Consent stage to demonstrate how the site can appropriately accommodate up to nine dwellings in terms of design, layout, and associated infrastructure.
- 4.30 As such, it is respectfully requested that the Permission in Principle application be considered favourably.

