Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/26/1356
Jandola, New Hall Lane, Small Dole, Henfield, West Sussex, BN5 9YH

DESCRIPTION:

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

RELEVANT PLANNING HISTORY:

DC/23/0495	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).	Application Permitted on 25.05.2023
DC/23/0526	Erection of an outbuilding to the rear (Retrospective).	Application Permitted on 13.06.2023
DISC/23/0084	Approval of details reserved by conditions 3, 4, 5 and 6 to approved application DC/19/0532	Withdrawn Application on 17.08.2026
DC/24/1225	Erection of 1no detached dwelling, creation of new access, erection of a detached 2-bay garage and associated works.	Application Refused on 09.10.2024
DC/26/1284	Conversion of existing outbuilding to 1no. dwelling and associated works.	Pending

DESCRIPTION OF THE SITE

The application site forms part of the residential curtilage of Jandola, a detached dwelling situated on the northern side of New Hall Lane, Small Dole. The site lies at the western end of the lane and occupies an irregular parcel of residential garden land extending to the north of the existing dwelling.

Jandola is located within an established residential area characterised predominantly by detached dwellings set within relatively spacious plots. Residential development adjoins the site to the south and east, whilst open agricultural land extends to the north and west.

Part of the existing dwellinghouse lies within the defined Built-Up Area Boundary (BUAB) of Small Dole. However, the application site itself comprises garden land extending beyond the BUAB and is therefore designated as countryside for the purposes of the development plan.

Access to the site is currently obtained from New Hall Lane, a private road serving a number of existing residential properties. The surrounding area is predominantly residential in character, although the site occupies a transitional position between the built form of Small Dole and the adjoining open countryside.

The application site contains areas of maintained residential garden together with a detached garage building with a further outbuilding situated toward the northern part of the curtilage. The wider landholding remains in residential use ancillary to Jandola.

DESCRIPTION OF THE APPLICATION

Permission in Principle is sought for the development of land at Jandola, New Hall Lane, Small Dole, Henfield for the provision of 1 no. residential dwelling. The application is submitted under the Permission in Principle (PIP) process, whereby consideration at this stage is limited to the location, land use and amount of development proposed. Matters relating to layout, access, scale, appearance and landscaping would be reserved for consideration through a subsequent Technical Details Consent application should Permission in Principle be granted.

The proposal constitutes Schedule 1 development under the National Scheme of Delegation, involving a single dwelling on a site of less than 0.5 hectares, and is therefore eligible for determination under delegated powers.

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 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 17 - Exceptions Housing Schemes
Policy 24 - Strategic Policy: Environmental Protection
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 40 - Sustainable Transport
Policy 41 - Parking

Henfield Neighbourhood Plan (2017-2031) (adopted 2021)
Policy 1 – Spatial Plan
Policy 10 – Green Infrastructure and Biodiversity
Policy 12 – Design Standards for New Development

Horsham District Local Plan (2023-40) (Regulation 19):
Strategic Policy 1: Sustainable Development
Strategic Policy 2: Development Hierarchy
Strategic Policy 3: Settlement Expansion
Strategic Policy 6: Climate Change
Strategic Policy 7: Appropriate Energy Use
Strategic Policy 8: Sustainable Design and Construction
Strategic Policy 11: Environmental Protection
Strategic Policy 12: Air Quality
Strategic Policy 13: The Natural Environment and Landscape Character
Strategic Policy 14: Countryside Protection
Strategic Policy 19: Development Quality
Strategic Policy 20: Development Principles
Strategic Policy 24: Sustainable Transport
Policy 25: Parking
Strategic Policy 37: Housing Provision
Strategic Policy 38: Meeting Local Housing Needs

Policy 40: Improving Housing Standards in the District
Policy 41: Rural Exception Homes

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

Planning Advice Notes:
Shaping Development in Horsham District (SDPAN)
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:

OUTSIDE AGENCIES

WSCC Highways: No Objection (11.09.2026)

The indicative plans suggest that the existing vehicular access on New Hall Lane will be utilised to serve the site. Access to the maintained highway network is at the existing access point on Shoreham Road. The privately maintained New Hall Lane links the maintained highway to the application site. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access on Shoreham Road. In addition, the proposals are not anticipated to give rise to a significant material intensification of use of this access.

As per the application type, details have not been provided in regard to dwelling size (number of bedrooms) or site layout. At Technical Details Consent stage, the LHA would expect details to be provided demonstrating proposed vehicle access arrangements and sufficient space for parking and turning of vehicles in accordance with WSCC Parking Standards. Sufficient secure and covered cycle storage should also be demonstrated, to encourage sustainable transport methods and reduce the reliance upon the private car.

As outlined above, the LHA is limited in its ability to comment on an application for permission in principle. In principle, the LHA would not raise any objections to an application at this site, subject to the submission of sufficient information at Technical Details Stage.

WSCC Rights of Way: No Objection 08.09.2026

It is understood that the application does not impact upon, or propose any alteration, to the Public Right of Way. Therefore, the Public Right of Way team offer no objection to the proposal. If the applicant does now, or in future, propose any alteration to the public rights of way then they must first consult directly with West Sussex County Council, Public Rights of Way team (prow@westsussex.gov.uk).

PUBLIC CONSULTATIONS:

Representations:

1 letter of Objection has been received from 1 address, objecting to the application on the following grounds:

- Highway access and parking
- Overdevelopment
- Trees and Landscaping

- This application needs to be considered in relation to DC/26/1284 for another dwelling within Jandola's curtilage, adding yet further to this accumulated impact.

Parish Comments:

Henfield Parish Council: Objection (18.09.2026)

There is insufficient information with regards access, and it appears that the boundaries drawn would appear to make access to Jandola and the application in respect of DC/26/1284 impossible.

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

The Permission in Principle consent route is an alternative way of obtaining planning permission for residential development, which separates the consideration of matters of "principle" for the proposed development, from the "technical details" of the development. As such, the Permission in Principle route has two stages: the first being the "Permission in Principle" stage (subject of this current application), which establishes whether the site is suitable in-principle; and the second being the "Technical Details consent" stage which is when the detailed development proposals are assessed.

The scope of the Permission in Principle application (being the first stage) is limited to location, land use, and amount of development.

Principle of Development and Location

Policy 2 of the Horsham District Planning Framework (HDPF) establishes the District's spatial strategy, directing the majority of development towards the most sustainable settlements. Policy 3 seeks to maintain the established settlement pattern and directs development to locations within the settlement hierarchy, whilst Policy 4 provides criteria for development proposals located beyond defined Built-Up Area Boundaries (BUABs).

The application site forms part of the residential curtilage of Jandola. Whilst part of the host dwelling lies within the defined BUAB of Small Dole, the application site itself lies beyond the settlement boundary and is therefore located within the countryside for the purposes of development plan policy.

Policy 26 of the HDPF seeks to protect the countryside from inappropriate development and restricts development outside defined settlement boundaries unless it meets specified exceptions. The proposal does not represent a form of development that is essential to a countryside location and therefore conflicts with Policy 26 when considered in isolation. Furthermore, as the site lies beyond the BUAB, the proposal conflicts with the spatial strategy established by Policies 2, 3 and 4 of the HDPF. The proposal is also in conflict with Policy 1 of the Henfield Neighbourhood Plan, which directs development towards the defined settlement boundary.

Policy S5 of the National Planning Policy Framework (2026) is also a material consideration. Whilst the site lies outside the defined Built-Up Area Boundary, Policy S5 identifies circumstances where development beyond settlements may be supported. In particular, Policy S5(1)(j) supports housing development which addresses an evidenced unmet housing need where the proposal is physically well-related to an existing settlement and can be accommodated by existing or proposed infrastructure. The Council currently faces a significant housing land supply shortfall and substantial weight is afforded to the delivery of additional housing. In this instance, the site adjoins the existing settlement edge, forms part of an established residential planning unit and is physically connected to existing residential development. Officers therefore consider that the proposal is broadly consistent with the principles set out in Policy S5.

The Council's Shaping Development in Horsham District Planning Advice Note (SDPAN) is also a material consideration. The document recognises that the Council is unable to demonstrate a five-year housing land supply and is likely to receive proposals for residential development outside defined Built-Up Area Boundaries. In these circumstances, paragraph 5.12 advises that the Council will consider positively proposals that satisfy a number of criteria derived from HDPF Policy 4.

In this instance, the application site adjoins the existing settlement edge of Small Dole and forms part of the residential curtilage of Jandola, which immediately adjoins the defined Built-Up Area Boundary. The proposal seeks Permission in Principle for a single dwelling only and therefore represents a very modest level of expansion that is appropriate to the scale and function of Small Dole as a smaller village within the District’s settlement hierarchy.

The application has been submitted in Permission in Principle (PIP) form. Accordingly, the assessment at this stage is limited to the suitability of the site in terms of the location, land use and amount of development proposed. Matters relating to design, layout, appearance, landscaping, access and other technical considerations do not form part of the current application and would be assessed through any subsequent Technical Details Consent application.

The proposal seeks Permission in Principle for the provision of a single dwelling on land occupied in part by an existing detached garage building and associated hardstanding. The site is therefore considered to represent previously developed land, where the existing garage building and associated surfaced areas comprise lawful built development within the site. The proposal would therefore make effective use of land containing existing built development and would not result in development extending beyond the existing developed extent of the site into the adjoining agricultural land. These factors weigh in favour of the proposal and are consistent with the objectives of Policy S5(1)(d) of the National Planning Policy Framework.

A highly material consideration is the recent appeal decision relating to land at Jandola under application reference DC/24/1225 (Appeal Ref. APP/Z3825/W/24/3357209), which was dismissed on 11 August 2025. In dismissing the appeal, the Inspector concluded that the proposal conflicted with the spatial strategy for the area and would fail to maintain the character and appearance of the locality owing to the particular siting of a detached dwelling within the rear garden, its limited containment, and its strong visual and spatial relationship with the adjoining countryside.

The appeal decision attracts significant weight. However, the current proposal differs materially from the dismissed scheme. Most notably, the appeal proposal sought the erection of a detached two-storey dwelling positioned further within the rear garden, adjacent to the open countryside. By contrast, the current application seeks Permission in Principle for a single dwelling, in a position materially closer to New Hall Lane and more closely related to the established pattern of development within the locality.

Consequently, whilst the proposal remains in technical conflict with the spatial strategy established by Policies 2, 3, 4 and 26 of the Horsham District Planning Framework and Policy 1 of the Henfield Neighbourhood Plan, Officers consider that the proposal is supported by the material considerations set out within Policy S5 of the National Planning Policy Framework and the SDPAN. These material considerations weigh in favour of the development and are considered sufficient to justify a departure from the development plan in this instance.

Significant weight is afforded to the identified housing need, although the delivery of 1 no. dwelling would make only a modest contribution towards addressing that need. When considered alongside the site's relationship with the existing settlement and the distinguishing features of the proposal, officers conclude that the development would not significantly undermine the overarching spatial strategy and that the location is suitable for a single dwelling in principle.

The acceptability of the detailed design, appearance, scale, landscaping, access arrangements, residential amenity impacts and relationship with the wider countryside would remain matters for consideration through any subsequent Technical Details Consent application.

Land Use

The proposed land use is residential. Whilst the proposal conflicts with elements of the spatial strategy by virtue of its countryside location, the residential use proposed is compatible with the established residential character of the immediate area and the existing lawful use of the site as part of a residential planning unit

The application site forms part of the residential curtilage of Jandola and contains an existing detached garage building together with associated areas of hardstanding. Whilst the site lies outside the defined Built-Up Area Boundary of Small Dole and is therefore designated as countryside for the purposes of development plan policy, the presence of the existing garage building and associated developed areas means that the site incorporates previously developed land. The proposal would therefore utilise land already containing built development within an established residential planning unit rather than introducing residential development onto undeveloped land.

Residential development is the predominant land use within the immediate locality. The application site is bordered by existing residential properties to the south and east, with the host dwelling immediately adjoining the site. The proposed residential use would therefore be compatible with the existing character and function of the surrounding area and would not introduce an incongruous or incompatible land use.

In considering the acceptability of the proposed land use, significant weight has been given to the appeal decision relating to application DC/24/1225 (Appeal Ref. APP/Z3825/W/24/3357209). Whilst the Inspector concluded that the previous proposal was unacceptable, the principal concerns related to the location and siting of a new dwelling within the rear garden and its effect on the character and appearance of the area, rather than the general compatibility of residential use in this location.

The current proposal seeks Permission in Principle only and therefore requires consideration of whether one additional dwelling represents an acceptable land use in principle. The proposal would not introduce a new or competing land use but would extend an existing residential use onto land already associated with the residential occupation of Jandola.

Furthermore, the proposal would provide an additional dwelling within a district that continues to experience a significant housing land supply shortfall. Whilst the delivery of a single dwelling would make a relatively modest contribution in quantitative terms, it would nevertheless contribute towards addressing identified housing needs and therefore attracts moderate positive weight in the overall planning balance.

Taking these factors into account and having regard to the limited matters falling to be considered under a Permission in Principle application, it is concluded that the proposed residential land use is acceptable in principle. The suitability of the detailed form of development, including its design, scale, layout, landscaping and relationship with the surrounding countryside, would remain matters for consideration through any subsequent Technical Details Consent application.

Amount

The application represents a very modest scale of development comprising 1 no. dwelling and is limited to the consideration of whether one dwelling is acceptable in principle having regard to the location, land use and amount of development proposed.

The proposed quantum of development comprises only one additional dwelling within part of the existing residential curtilage of Jandola. The site includes an existing detached garage building and associated domestic land and therefore relates to an established residential planning unit rather than an undeveloped parcel of land isolated from existing development.

In considering the amount of development proposed, it is noted that the appeal decision relating to application DC/24/1225 concerned a substantially larger proposal involving the erection of a detached dwelling positioned further within the rear garden. Whilst the Inspector identified concerns regarding the siting and relationship of that proposal with the surrounding countryside, the current application seeks a dwelling on a smaller parcel of land more closely associated with the existing linear ribbon of development.

The amount of development proposed is proportionate to both the size of the application site and the established pattern of development within the surrounding area and would make a modest contribution towards the District's housing supply. The provision of a single dwelling would not, in itself, represent a disproportionate intensification of the site and is considered capable of being accommodated within the wider landholding, subject to detailed design considerations.

Importantly, the Permission in Principle process does not establish the detailed form of development. Matters including the siting of the dwelling, scale, appearance, landscaping, access arrangements, parking provision, residential amenity and relationship with the surrounding countryside would be assessed at the Technical Details Consent stage should Permission in Principle be granted.

Having regard to the limited scope of the current application and the modest nature of the proposal, Officers are satisfied that the amount of development proposed, namely one dwelling, is appropriate in principle and does not give rise to any objection in its own right.

Other Matters:

Climate Change:

Policies 35, 36 and 37 of the Horsham District Planning Framework (2015) require that development mitigates the impacts of climate change through measures including improved energy efficiency, reduced flood risk, lower water consumption, enhanced biodiversity and the promotion of sustainable transport modes. These policies reflect the provisions of the National Planning Policy Framework (2026), which requires that local plans and decisions support the transition to a low carbon future and minimise vulnerability to climate impacts.

Given the outline nature of this Permission in Principle application, limited technical detail has been provided at this stage. At the detailed design stage, it is anticipated that the following measures could be incorporated to ensure the development builds resilience to climate change and reduces carbon emissions:

- Water consumption limited to 110 litres per person per day, in line with Policy 37 and Building Regulations Part G;
- Integration of sustainable drainage systems (SuDS) and permeable surfacing to manage surface water runoff;
- Provision of electric vehicle charging points for the dwelling;
- Refuse and recycling storage incorporated within the layout;
- Opportunities for biodiversity net gain, to be delivered through new landscaping and habitat creation; and
- Improved energy performance of the dwellings in accordance with, or exceeding, Building Regulations Part L requirements.

Full details of these measures would be expected at the Technical Details Consent stage, where conditions can be imposed to secure their implementation. Subject to these future provisions, the proposed development could suitably reduce its impact on climate change and would accord with

Policies 35, 36 and 37 of the Horsham District Planning Framework (2015) and the aims of the National Planning Policy Framework (2026).

Ecology and Biodiversity Net Gain (BNG):

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) requires most development to deliver a minimum 10% Biodiversity Net Gain (BNG), unless the development qualifies for an exemption under the relevant legislation. Where applicable, planning permission is deemed to be granted subject to a biodiversity gain condition requiring the approval of a Biodiversity Gain Plan prior to commencement of development.

Given the nature of this Permission in Principle application, detailed ecological information has not been submitted at this stage. Should the principle of development be supported, ecological survey work together with any necessary mitigation, compensation and enhancement measures would be required at the Technical Details Consent stage to ensure compliance with Policy 31 of the Horsham District Planning Framework, relevant provisions of the National Planning Policy Framework and the Conservation of Habitats and Species Regulations 2017 (as amended).

The Inspector's previous concerns related primarily to uncertainty regarding impacts on bats arising from a specific development proposal. No detailed development proposals are before the Local Planning Authority as part of the current Permission in Principle application. Appropriate ecological survey work, together with any necessary mitigation and enhancement measures, would therefore be capable of being fully assessed at the Technical Details Consent stage.

In respect of Biodiversity Net Gain, it is noted that exemptions may apply to certain forms of development, including qualifying small sites. In the absence of detailed proposals, it is not currently possible to determine whether any exemption would apply. Accordingly, any subsequent Technical Details Consent application would be required to demonstrate either that the development benefits from a relevant exemption, or that a minimum 10% Biodiversity Net Gain can be achieved in accordance with the statutory requirements.

Based on the information currently available, there is no evidence to indicate that ecological constraints or biodiversity considerations would prevent the development of the site in principle. It is therefore considered that ecological matters, including any Biodiversity Net Gain requirements, can be appropriately addressed and assessed at the Technical Details Consent stage.

Planning Balance and Conclusions:

The proposal conflicts with Policies 2, 3, 4 and 26 of the Horsham District Planning Framework and Policy 1 of the Henfield Neighbourhood Plan by virtue of its location outside the defined Built-Up Area Boundary of Small Dole. Moderate weight is afforded to this conflict. Whilst the development plan seeks to direct development towards defined settlements, the current housing land supply position reduces the weight that can reasonably be afforded to policies which seek to restrict the supply and location of housing.

Significant weight is afforded to the appeal decision relating to application DC/24/1225 (Appeal Ref. APP/Z3825/W/24/3357209). The Inspector concluded that a dwelling on part of the wider Jandola site would conflict with the spatial strategy and would result in harm to the character and appearance of the area. However, the appeal proposal related to a materially different scheme involving a detached dwelling positioned further within the rear garden and with a stronger relationship to the adjoining countryside. The current proposal seeks Permission in Principle only and relates to a different part of the site associated with the existing garage building and more closely related to the established pattern of development along New Hall Lane. As such, whilst the appeal findings remain highly material and attract significant weight, they are not considered determinative of the current proposal.

Moderate positive weight is afforded to the proposal's compliance with the principles set out within paragraph 5.12 of the Council's Shaping Development in Horsham District Planning Advice Note (SDPAN). The application site adjoins the settlement edge, represents a modest scale of development,

would contribute towards identified housing needs and would not prejudice the comprehensive development of the wider area.

Moderate positive weight is also afforded to the proposal's consistency with Policy S5 of the National Planning Policy Framework (2026). In particular, the proposal would contribute towards meeting an evidenced unmet housing need within a district experiencing a significant housing land supply shortfall and is physically well-related to the existing settlement, consistent with the objectives of Policy S5(1)(j).

Further moderate positive weight is afforded to the proposal's partial use of previously developed land. The proposal therefore aligns with the objectives of Policy S5(1)(d), which supports the redevelopment of previously developed land.

Substantial positive weight is afforded to the delivery of an additional dwelling. The proposal would contribute towards addressing the District's significant housing need and would provide a dwelling in a location physically connected to the existing settlement. National policy requires substantial weight to be afforded to the delivery of housing and this benefit weighs heavily in favour of the proposal.

Taking all matters into account, Officers conclude that whilst the proposal conflicts with the development plan by virtue of its countryside location, the identified harm is limited. The site is physically connected to the existing settlement, differs materially from the scheme recently dismissed at appeal and broadly accords with the principles contained within paragraph 5.12 of the SDPAN and Policy S5 of the National Planning Policy Framework. When substantial weight is afforded to the delivery of housing, together with the benefits arising from the site's relationship to the existing settlement and the utilisation of land containing an existing built form, these benefits are considered to outweigh the identified conflict with the development plan. Accordingly, Officers consider that the location, land use and amount of development proposed are acceptable in principle and that Permission in Principle should be granted.

Recommendation: Application Permitted

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/26/1356
Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Location plan	Existing Location Plan	2026.513a.01	10.08.2026
Block plan	Proposed Block Plan	2026.513a.02	10.08.2026

DELEGATED

Case Officer sign/initial Daniel Holmes Date: 30.10.2026

Authorising Officer sign/initial Tamara Dale Date: 30.10.2026