

# Permission in Principle

**LIVEDIN**

## Application Statement

**Site: Land on the North Side, Lodge Lane, Bolney**

**Proposal: A phased development of 1-9 self-build plots**

**Mid Sussex District Council**

February 2026



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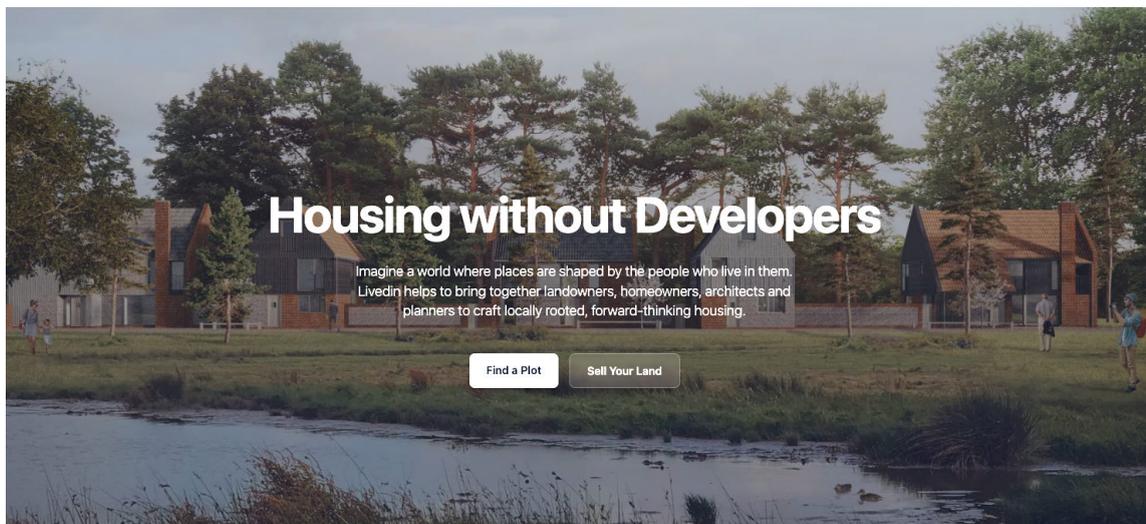
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## Self-Build: A Small-Site Solution to the Housing Challenge

At LIVEDIN, we believe in a housing future where individuals and communities have a genuine say in shaping their homes and surroundings.

We are an award-winning provider of self-build plots, creating opportunities for people to design and build homes that are sustainable, high-quality, and deeply connected to their local area. This can be seen on our website: [livedin.co.uk](https://livedin.co.uk) - which also features completed self-build inspiration, new plot opportunities, and resources for landowners, self builders and planners.



The UK needs more homes, yet large-scale developments are often unpopular and fail to offer real choice. Self-build provides a **people-first solution**, allowing individuals to create **sustainable, high-quality** homes that reflect their needs (as expressed on the local self-build Register) while integrating sensitively into rural communities.

At LIVEDIN, we enable **small-scale, locally driven** developments - typically up to 10 homes - that sensitively grow settlements organically, maintaining **character, affordability, and sustainability**. Self-builders naturally prioritise **energy efficiency, long-term quality, and community investment**, ensuring homes are built with care and purpose.

Self-build keeps **rural areas thriving**, helping **younger generations** stay in their communities while allowing older residents to **downsize**, creating a **balanced and dynamic housing cycle**. It also boosts **local economies**, supporting small builders, tradespeople, and suppliers instead of concentrating profits in large housebuilders. *More detail on the benefits can be found in **The Case for Self Build**, which is included with this application.*

By supporting self-build, we can deliver **housing targets in a way that enhances, rather than disrupts, rural communities**, creating homes that are not just numbers, but places people truly belong.

## About LIVEDIN

LIVEDIN are on a mission to make self-building mainstream and affordable. From a background in architecture, we care passionately about designing vibrant, sustainable places where communities can thrive.

We have contributed to national research and policy, including work with **NaCSBA** and the **Right to Build Taskforce**, helping promote self-build as a mainstream housing solution; and delivered presentations on **Small Sites**, **'Edge of Settlement Self-Build'**, and **'Affordable Self-Build'**, supporting planners in understanding the benefits of self-build development.

## About the Author

John Rowley (MRTPI) is passionate about creating great places to live. He has a wealth of town planning experience from the public and charity sectors, with a particular focus on the effects of policy and legislation on housing outcomes.



*LIVEDIN'S award winning scheme at Ingoldisthorpe, West Norfolk 10 self-build plots and 2 affordable around a new landscaped Village Green (secured for the benefit of the community as Public Open Space)*

## Creating a New Future for Rural Housing (rooted in our past)

A future where villages grow organically, where housing is designed by the people who live in it, and where self-build is not just an alternative, but a thriving, celebrated norm.

For centuries, self-build was the natural way rural communities grew, with homes built incrementally to meet local needs, shaped by the people who would live in them. Today, self-build revives this tradition, offering a way to meet housing targets that **enhances rather than disrupts** rural communities. By strengthening local economies, fostering pride of place, and ensuring thoughtful, small-scale growth, self-build allows villages and towns to evolve sustainably - honouring their past while securing their future.

# Introduction

## A Proportionate Proposal for Bolney

While planning applications can often feel technical, their impact on communities can be profound. In villages like Bolney, the opportunity for an individual to build their own home, close to family and support networks, is becoming increasingly scarce. Many who grew up in the village or have contributed to its life for many years now find few chances to remain.

This proposal seeks to offer one of those rare opportunities. It is not a large development, nor a scheme that changes the character of the village. It is simply a chance for a small number of households to create their own homes in a way that fits naturally into the place they hope to belong to. Self-build homes often reflect the values of the people who design them: care, sustainability, longevity, and a desire to contribute to a community rather than just occupy it.

The site itself is a small paddock. It is a contained parcel, physically framed by existing residential properties on three sides. It feels connected to the settlement, part of its edge rather than part of the wider open countryside. With sensitive design, it can accommodate a quiet and respectful addition to the village: homes that sit gently in the landscape and feel like they have always had a place there.

Although the Council has a duty to support self-builders, there remains a clear gap between the individuals on the register and the plots actually delivered. For those on the Mid Sussex self-build register, where demand vastly outstrips available opportunities, even a single plot can carry real significance. To the individuals hoping to put down roots, and to the village that may welcome new residents who wish to invest in its future, this proportionate proposal carries a sense of purpose that goes beyond its size.

At its heart, this is an application about people, place and continuity. It is about allowing Bolney to grow in a way that feels natural and caring, and that helps sustain the life of the village for years to come.

# 1. Preliminary Issues

## 1.1 Context

### 1.1.1 Location

**Settlement:** Bolney is an established and sustainable village within the Mid Sussex District, characterised by its strong community cohesion and semi-rural setting. The settlement benefits from excellent transport connectivity, lying immediately adjacent to the A23/A272 interchange, which provides rapid access to key regional employment hubs such as Crawley, Gatwick Airport, and Brighton. Locally, the village is served by a range of essential amenities that support day-to-day living, including the Bolney C of E Primary School, The Eight Bells public house, the Rawson Village Hall, petrol station and Morrisons Daily, garden centre, equestrian shop, cricket club and extensive recreational facilities at Batchelor's Field. There are also several employers at the business park next to the junction with the A23. This combination of accessibility and existing service provision underlines Bolney's suitability as a location for appropriate residential growth.

**Site:** The application site comprises an irregular parcel of undeveloped grassland located on the immediate western edge of the existing settlement. It is an infill plot in character, being physically well-contained and bounded to the north, east, and south by established residential development. Access appears achievable via the frontage onto Lodge Lane at the southwestern corner. Topographically, the land is relatively level with a gentle gradient, consistent with the surrounding residential context. The site lies outside but contiguous to the settlement boundary, reading as a logical rounding off of the built form.

### 1.1.2 Planning History

**Relevant Planning History:** The planning history of Bolney demonstrates a clear trajectory: while massive, insensitive schemes have faced resistance, the Council has consistently accepted that Bolney is a sustainable location for growth outside the settlement boundary where housing need is acute.

- **DM/25/1129 (Foxhole Farm):** A highly material precedent. Outline permission for up to **200 dwellings** was granted in 2025. Despite being outside the built-up area boundary, the approval was driven by the presumption in favour of sustainable development. This decision confirms two vital principles: firstly, that the Council accepts development outside the boundary where the 5-year supply is lacking; and secondly, that Bolney is a sufficiently sustainable settlement to support significant population growth (200 homes). If the village services can sustain 200 new families, they can unquestionably support 9.
- **DM/17/0962 (Land West of London Road):** 12 affordable homes approved outside the built-up area boundary, citing the housing supply shortfall.

- **DM/17/4392 (Glebe Field):** 30 dwellings approved. The Committee accepted that less-than-substantial harm to the setting of a Grade I church was outweighed by housing benefits.
- **DM/24/0250 (Pre-application advice):** A proposal for up to 75 homes on the wider field was discouraged due to scale and impact. The current application is a direct, constructive response to this, reducing the quantum by almost 90% to create a scheme that sits comfortably within the village grain.

### 1.1.3 Planning Policy

**Current Local Plan:** Mid Sussex District Plan 2014-2031 (Adopted March 2018).

**Emerging Plan:** Mid Sussex District Plan 2021–2039 is currently undergoing examination. Stage 1 hearings were held in October 2024, with new hearings scheduled for early 2026.

**Neighbourhood Plan:** The Bolney Neighbourhood Plan was made in 2016.

**5 Year Housing Land Supply:** Mid Sussex District Council cannot demonstrate a 5-year housing land supply. The figure was confirmed to be **3.38 years** in the appeal decision issued on 2 October 2025 (APP/D3830/W/25/3361729).

### 1.1.4 Planning Constraints

**Heritage:** The site is close to the Bolney Conservation Area and in proximity to listed buildings, including Bolney Lodge. However, the site is screened by existing vegetation and residential development.

**Landscape:** The site is located outside of the High Weald Area of Outstanding Natural Beauty (AONB/National Landscape), although it is in close proximity to the boundary.

**Flooding:** The site is located within Flood Zone 1, representing the lowest probability of flooding.

**Ecology:** There are no known invasive species on site. Detailed ecological appraisal can be provided at the Technical Details Consent stage.

**Trees:** There are no Tree Preservation Orders (TPOs) on the site itself.

**Highways access:** Access into the site can be achieved off Lodge Lane.

**Sustainable transport options:** The site benefits from access to bus services (Bus 89) and safe cycling routes, with a 30mph road network connecting to local amenities.

## 1.2 Permission In Principle

Permission in Principle is part of a 2-stage planning consent process. A full planning permission is only secured when both stages have been passed:

Stage 1: Permission in Principle stage (PiP) establishes whether a site is suitable **in principle**. The Planning Practice Guidance (PPG) outlines that this stage only assesses:

- (1) Location
- (2) Land Use, and
- (3) Amount of development.

Stage 2: Technical details consent (TDC) stage is when all the other detailed development proposals are assessed (inc design, access, drainage etc.).

### **1.3 Proposal**

This application seeks permission for up to 9 self-build plots, as defined by section 1A of the Self-Build and Custom Housebuilding Act 2015, on a site of under 0.95 hectares. The proposed range of up to 9 dwellings represents a low-density development appropriate for the site's edge-of-settlement context, allowing for significant landscaping and a high-quality environment.

The proposal is exclusively for self-build plots. By explicitly including 'self-build' in the description of development, the tenure is legally secured at this 'In Principle' stage. Consequently, any future application for Technical Details Consent that attempts to introduce conventional housing would contradict the permission and could be validly refused by the Council.

To further secure this, the Local Planning Authority could include an informative on the decision notice stating that a Unilateral Undertaking will be required at the TDC stage.

To demonstrate this commitment, appended with this statement is a draft Unilateral Undertaking, consistent with established practice for securing self-build developments at the Permission in Principle stage.

## 2. Main Issues

### 2.1 Self-Build Context And Legislative Framework

**Self-Build Act:** Councils must keep registers of people seeking self-build plots and grant sufficient development permissions to meet that demand. This is a statutory duty.

**Self-Build National Planning Policy:** The NPPF strongly supports diversifying housing, including small sites and self-build (para 73). The NPPF also supports self-build housing (para 63).

**The Levelling-Up and Regeneration Act (LURA):** The LURA strengthens the legal obligations of councils to support self-build and custom housebuilding. It also tightened definitions to prevent loopholes and ensure that councils are truly supporting self-build and custom housebuilding.

**Local Demand and Supply:** Mid Sussex District Council is currently failing to meet its statutory duty to provide sufficient self-build plots. The official data reveals a stark "Definite Deficit":

- **Registrations:** Since 2016, 542 people have registered interest in self-build in the district (505 Part 1 registrations to which the legal duty applies, and 37 Part 2).
- **Delivery:** In that same period, Mid Sussex has permitted only 31 plots.
- **The Deficit:** This results in an outstanding deficit of **453 plots** (Period 7, 2022).

This shortfall is not marginal; it is a significant structural failure to meet the housing needs of specific groups in the community.

**Existing Self-Build Policies Failing:** The Local Plan contains no dedicated self-build allocation policy that is effectively delivering plots. While Policy DP30 supports the provision of serviced plots to meet community needs, the evidence of the deficit demonstrates that this policy mechanism is not delivering sufficient numbers. Without proactive approvals on suitable windfall sites such as this, the Council will continue to fail its statutory duty to provide sufficient opportunities to self-builders.

Recent appeal decisions demonstrate that Inspectors attach significant weight to self-build delivery where Councils fail their statutory duty. This failure often renders policies out-of-date, engaging the 'Tilted Balance' (NPPF Para 11d).

For example, at Edgefield, Norfolk (**Appeal Ref: APP/Y2620/W/25/3368039**), decided in December 2025, the Inspector granted Permission in Principle (to Livedin) for up to five self-build dwellings despite conflicts with the spatial strategy and identified harm to heritage assets. The Inspector afforded "substantial weight" to the provision of self-build housing, citing the Council's failure to meet its statutory duty as a "compelling factor" that outweighed the harms. Significantly, this appeal also resulted in an award of costs against the Local Planning Authority for their unreasonable behaviour in failing to properly account for

self-build demand. This is a reminder of the rigorous scrutiny Inspectors are now applying to Authorities who neglect their statutory obligations under the 2015 Act (further examples can be found in Appendices 2 and 3).

## 2.2 Spatial Strategy

**Policy DP6 and Settlement Hierarchy:** Mid Sussex District Plan Policy DP6 is the primary mechanism for managing the growth of settlements. Bolney is identified as a sustainable settlement where growth is supported to meet local needs. Crucially, Policy DP6 makes a specific allowance for development outside defined built-up area boundaries where:

1. The proposed development is for **fewer than 10 dwellings**;
2. The site is **contiguous** with an existing built-up area of the settlement; and
3. The development is demonstrated to be sustainable.

**Application to the Site:** In spatial strategy terms, this proposal aligns perfectly with the criteria of Policy DP6:

- **Scale:** The proposal is for 9 dwellings, falling squarely within the "fewer than 10" allowance.
- **Contiguity:** The site is physically contiguous with the existing built-up area. It shares its northern boundary with 'High Gables' and 'Weald Chase', its southern boundary with 'Glebelands' and 'Morningside', and its eastern boundary with the village edge. There are no physical gaps; the site boundaries explicitly abut the existing residential curtilages, fulfilling the definition of contiguity.
- **Sustainability:** As demonstrated by the recent approval of 200 homes at Foxhole Farm (DM/25/1129), the Council has already conceded that Bolney is a sustainable location for significant expansion. If the village is sustainable enough for a major estate of 200 units, it is undeniably sustainable for a modest addition of 9 homes.

At the time of this application, several material considerations substantially reduce the weight of strict boundary policies beyond the allowances of DP6:

1. **Mid Sussex District Council's 3.38-year housing land supply**, which renders housing policies out-of-date for the purposes of paragraph 11(d) of the NPPF.
2. **The Council's significant self-build deficit of 453 plots**, which engages Policy DP30 ("those wishing to build their own homes") and adds substantial positive weight.

Within this context, a proposal for 9 dwellings immediately adjacent to the existing built edge represents exactly the kind of "organic growth" envisaged by DP6. It creates a logical rounding off of the settlement without causing the harm associated with larger strategic sites.

## 2.3 Planning History And Changed Circumstances

**Responsiveness to Previous Concerns:** It is acknowledged that a pre-application enquiry (DM/24/0250) for this wider area was submitted in 2024, proposing up to 75 homes. That

scheme was discouraged due to its scale, its incursion into the countryside, and potential impacts on the setting of the adjacent conservation area and AONB.

The current proposal represents a **fundamental shift in approach**.

- **Contrast in Quantum:** By reducing the scheme from 75 units to just 9, the proposal eliminates the concerns regarding "major development" and suburban sprawl.
- **Contrast in Impact:** A 9-unit scheme allows for a spacious, landscape-led layout that preserves the rural edge transition, unlike the denser form required for 75 units.
- **Changed Policy Context:** Since the 2024 pre-app, the Council's housing land supply has been confirmed at a critical low of 3.38 years (Oct 2025). This material deterioration in housing supply significantly increases the weight that must be afforded to deliverable housing sites that fit the criteria of Policy DP6.

This proposal listens to the history of the site. It abandons the concept of a housing estate in favour of a small cluster of custom homes that respect the village grain.

## 2.4 Accessibility Of Services

**Local Facilities within Easy Reach:** Bolney functions as a sustainable rural settlement with a strong community identity. The site benefits from close access to key services which collectively meet day-to-day needs for families and older residents alike. The distances involved are typical for a functional village community:

- **Bus Stops:** approx. 250m
- **Equestrian Shop:** approx. 400m
- **Rawson Village Hall and Batchelors Field:** approx. 400m
- **The Eight Bells Public House:** approx. 800m
- **Bolney C of E Primary School:** approx. 800m
- **St Mary Magdalene Church:** approx. 800m
- **Bolney Nursery:** approx. 1000m
- **Business Park:** approx. 1000m
- **Petrol Station and Morrisons:** approx. 1100m

**Public Transport Options:** The village is served by the Number 89 bus, which runs five times a day. This frequency provides a genuine option for commuting, education, or leisure trips, connecting residents to the wider Mid Sussex network. Furthermore, the site is immediately adjacent to the A23/A272 interchange, providing rapid connectivity to major employment centers in Crawley, Gatwick, and Brighton. This represents a realistic transport choice for a rural location, proportionate to the small scale of the proposal.

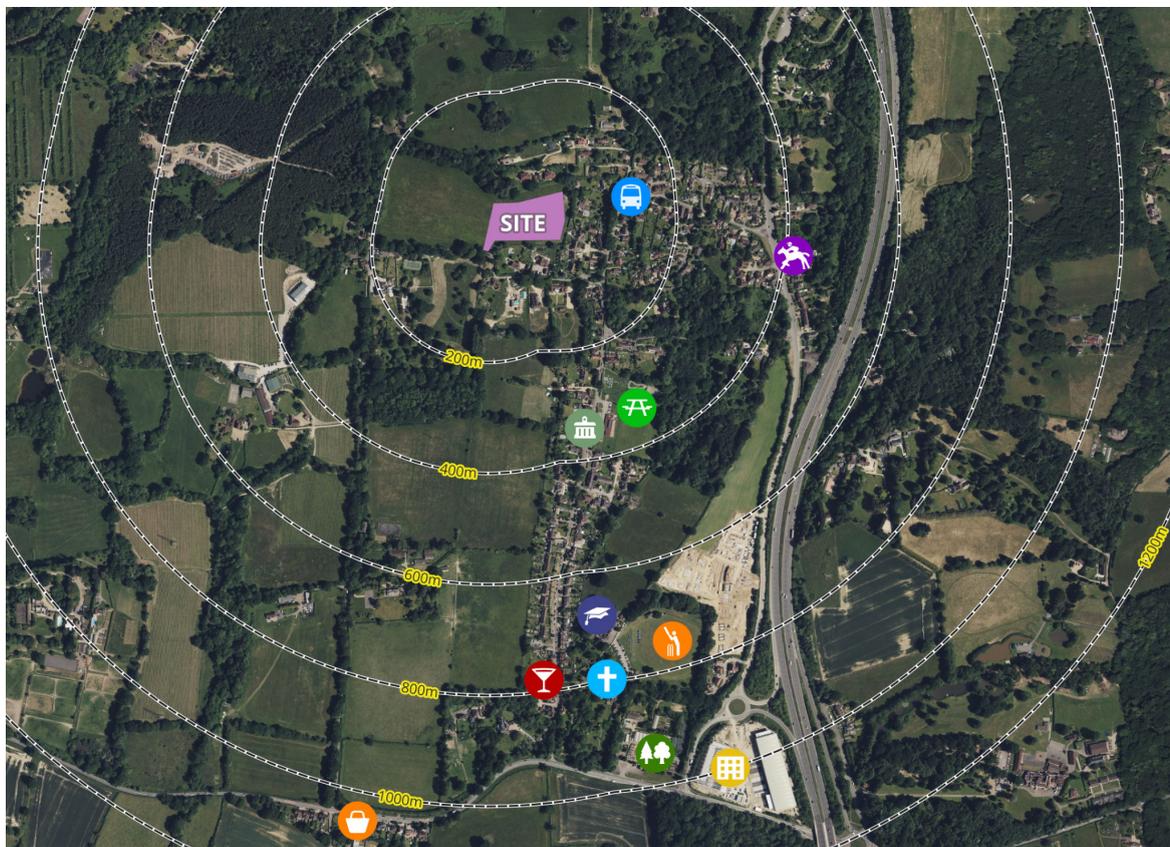
**Walkability and the Rural Transport Context:** The NPPF is clear that rural areas function differently. Paragraph 110 states: "Opportunities to maximise sustainable transport solutions will vary between urban and rural areas." Accordingly, accessibility expectations must be applied proportionately. The National Design Guide defines a comfortable walking

distance as around 800m. The BRE Home Quality Mark ONE – Technical Manual provides more nuanced thresholds: Urban walkable: 650m; Rural walkable: 1300m.

The key facilities serving Bolney fall comfortably within these rural thresholds. While local lanes may not all have urban-style footways, this is typical of West Sussex rural settlements and does not preclude safe pedestrian movement for a scheme of this small scale.

**Supporting Rural Vitality and Local Policy:** National and local policy both recognise that the long-term vitality of rural settlements depends on small-scale, proportionate growth that supports services and strengthens community resilience. NPPF paragraph 83 requires planning decisions to enable rural areas to “*grow and thrive*,” and expressly acknowledges that: “*development in one village may support services in a village nearby*.” The proposal for 9 self-build homes directly contributes to this objective. By placing new households within walking distance of key village amenities, the scheme strengthens local self-containment and supports the viability of existing services like the school and the pub. In line with NPPF paragraph 73, which highlights the importance of small sites in maintaining rural vitality, the development represents the kind of incremental, organic growth that keeps rural communities resilient.

Taking all factors together, the site is well placed to access local facilities, offers a realistic non-car alternative via the local bus service, and aligns with both national and local policy expectations for small-scale rural development. The proposal therefore contributes positively to the continued vitality, resilience and self-containment of Bolney.



**Map showing the site (in pink) and various local amenities**

## 2.3 Landscape, Character And Appearance

**Assessing the 'principle' of Heritage and Landscape at PiP:** The first stage is high-level assessment of the principle. An application should only be refused progression to the Technical Details stage if it can be reasonably concluded that a satisfactory solution is fundamentally unachievable at the next stage.

**Landscape:** The site is located just outside the boundary of the High Weald National Landscape (AONB). Policy DP12 seeks to protect the countryside character. However, the site is enclosed on three sides by existing residential development, limiting its contribution to the wider open countryside. It reads as a contained pocket of land rather than an open vista. Any development here would be viewed against the backdrop of the existing village edge, rather than as an isolated intrusion.

**The Windsoredge Precedent and Landscape Relevance:** The Windsoredge appeal (APP/C1625/W/23/3329704) by Livedin is particularly instructive. That proposal involved a small self-build PiP site within a sensitive AONB landscape. The Inspector concluded that:

- **Existing built form can help contain and contextualise landscape impact:** The Inspector recognised that development against an established settlement edge is distinct from isolated sprawl. This directly supports the position that the application site at Bolney reads as a natural extension framed by existing houses.
- **Landscape effects at PiP stage are high-level and depend on later design:** The Inspector emphasised that detailed mitigation (materials, form, landscaping) is properly reserved for TDC.
- **Small extensions can be acceptable in principle:** Even in sensitive settings, a small extension can be acceptable where a satisfactory solution is achievable. For a contained site such as this, framed by development on three sides, this conclusion is compelling.

**Assessing Heritage at PiP:** At the Permission in Principle stage, national guidance (PPG) makes clear that the focus is on high-level consideration of principle. Matters such as final boundary treatments, materials, and lighting will be addressed in detail at the Technical Details Consent (TDC) stage.

**Relationship with Heritage Assets:** The site is adjacent to the Bolney Conservation Area and near Grade II listed buildings, including Bolney Lodge. However, the site is physically separated from these assets by existing boundary vegetation and built form.

**Character Compatibility: Self-Build vs. Standardisation:** The Bolney Conservation Area Statement explicitly identifies that the village character is defined by a "lack of a uniform building line," which adds variety and interest, and a "variety of age and style of the buildings."

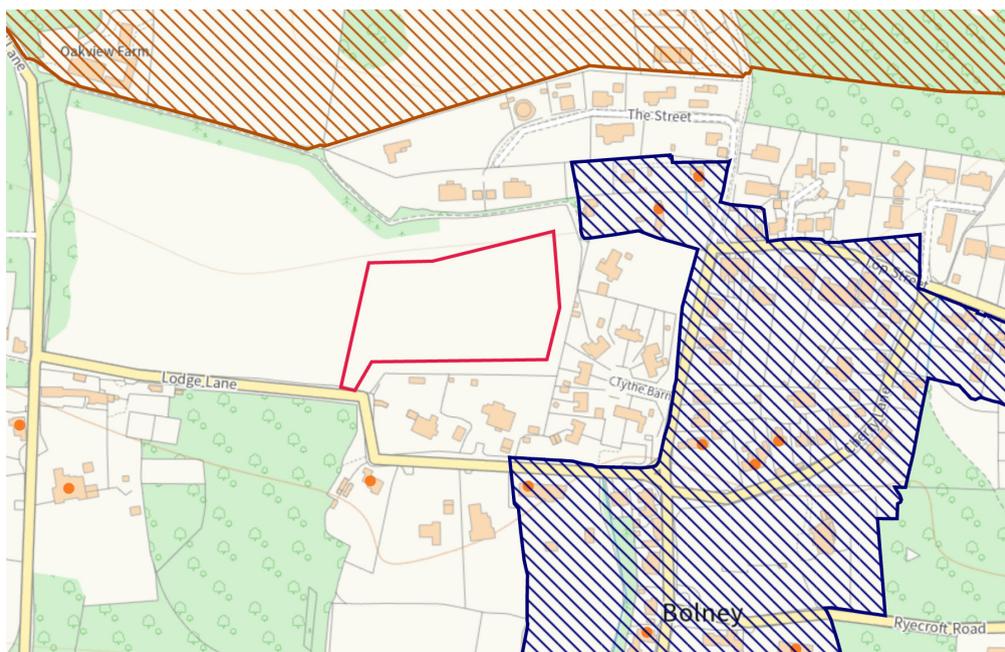
This specific character description is a powerful argument *for* a self-build scheme. A standard developer-led estate often imposes a rigid geometry and uniform house types that

can feel alien to a historic village grain. In contrast, a self-build scheme comprising 9 individual plots commissioned by different families naturally generates the "variety of age and style" and the organic, non-uniform building lines that the Conservation Area appraisal celebrates. The proposal is therefore not just compatible with the setting; it is structurally more aligned with the historic evolution of Bolney than a conventional development would be.

**Visibility and Views:** The site is well-screened and does not occupy a prominent position in key views into or out of the Conservation Area. It does not interrupt a designed vista but rather sits as a quiet, enclosed paddock behind existing homes. The experience of the Conservation Area is one of an evolved, semi-rural settlement; the addition of a small cluster of individually designed homes behind the existing building line will read as a natural, organic layer of history, rather than a jarring modern intrusion.

**Assessment of Harm:** Applying Historic England's GPA Note 3 (Second Edition) and a proportional approach, it is concluded that development within the application site would cause at most the very lowest level of "less than substantial harm" to the setting of nearby heritage assets. The reduction in scale from the previous 75-home proposal to just 9 units allows for a layout that respects the grain of the village and maintains generous spacing, mitigating potential harm.

**Heritage Balance:** In line with NPPF paragraph 215, any "less than substantial harm" must be weighed against the public benefits of the proposal. In this case, the delivery of much-needed self-build plots to help the Council meet its statutory duty, alongside the contribution to the acute 5-year housing land supply deficit, represents a public benefit of substantial weight. Given the site's containment and the ability to secure high-quality design at TDC, the principle of development is acceptable.



**Map showing the site (outlined in red), the Conservation Area (blue hatching), National Landscape (brown hatching) and Listed Buildings (orange circles)**

## 3. Planning Balance

### 3.1 Significant Benefits

The proposal delivers clear economic, social, and environmental gains consistent with paragraph 8 of the NPPF and therefore attracts substantial planning weight.

1. **Remedy to Statutory Failure:** The proposal directly addresses the "Definite Deficit" in the Council's Self-Build Register (a shortfall of 453 plots), helping to remedy a statutory failure to permit sufficient plots.
2. **Housing Supply:** It provides quick-to-deliver, small-scale housing that makes an immediate contribution to the Council's acute housing land supply shortfall (currently only **3.38 years**).
3. **Policy Compliance:** It aligns with the specific allowance in Local Plan Policy DP6 for sites of fewer than 10 dwellings contiguous with the settlement.
4. **Economic:** Supports the local economy through construction jobs and long-term local spending in the village.
5. **Community:** Supports rural community vitality and local services by enabling people to stay in or move to the village they have a connection with.

### 3.2 Potential Harms

At the Permission in Principle stage, only high-level considerations of location, land use and amount are relevant. Detailed design, access and landscaping will be assessed at the Technical Details Consent stage.

1. **Character:** Minor visual change to a currently undeveloped parcel, but one that is in keeping with the adjacent residential character.
2. **Landscape:** Potential minor landscape change, to be mitigated at TDC stage through sensitive planting and design codes.

**Mitigation at Technical Details Stage** Any residual harms relating to character, landscape integration, ecological enhancement, lighting, materials, and boundary treatments can be robustly addressed at the Technical Details Consent stage through:

- Sensitive siting and massing as transitional development;
- Native hedgerow and tree planting;
- Locally appropriate materials and detailing;
- A landscape-led layout that reinforces the settlement edge.

Given the scale and form of the proposal, none of the potential harms identified are likely to be determinative at PiP stage and each is capable of full mitigation at TDC.

### 3.3 Conclusion

The starting point for this decision is that the proposal represents a policy-compliant form of development. As detailed in this statement, the scheme aligns with the specific allowances of Local Plan Policy DP6: it comprises fewer than 10 dwellings, it is physically contiguous with the existing settlement boundary, and it is located in a village that the Council has confirmed is sustainable for growth. This proposal represents the type of gentle, organic evolution the Local Plan supports.

Furthermore, even if the decision-maker were to take a different view on strict compliance, the application must be considered under the tilted balance of paragraph 11(d) of the NPPF. This presumption in favour of sustainable development is engaged because:

1. Mid Sussex District Council cannot demonstrate a five-year housing land supply (currently 3.38 years); and
2. The Council is failing its statutory self-build duty, with a confirmed deficit of 453 plots.

In this context, the benefits of the proposal—specifically the delivery of custom homes to meet a verified statutory shortfall and the contribution to housing supply—carry substantial weight. These benefits significantly outweigh the limited, localized changes to the site's character, which can be robustly mitigated at the Technical Details stage.

The statement therefore finds that:

- The proposal is compliant with the spatial strategy of the adopted Local Plan (Policy DP6).
- The adverse impacts do not significantly and demonstrably outweigh the benefits.
- **And so the Permission in Principle should be granted in accordance with the development plan and the presumption in favour of sustainable development.**

## Appendices

Appendix 1 - The Case for Self Build

Appendix 2 - Planning Procedure Q&A

Appendix 3 - Self-Build in Mid Sussex District Council

Appendix 4 - Draft Unilateral Undertaking Self Build