

Mr K Harvey
Mr Beau Banks
South East Planning Consultancy Ltd
Wineham Lane
Bolney
RH17 5SD

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015**

REFUSAL

REFERENCE: DM/25/2970

DESCRIPTION: CHANGE OF USE FROM AN EXISTING HOLIDAY LET TO A DWELLINGHOUSE

LOCATION: LAND ADJ. TO TYLER HOUSE, CROSS COLWOOD LANE, BOLNEY, HAYWARDS HEATH

DECISION DATE: 3 FEB 2026

CASE OFFICER: CAROLINE GRIST - CAROLINE.GRIST@MIDSUSSEX.GOV.UK

The Council hereby notify you that they **REFUSE** to permit the above development as shown in the submitted application and plans.

The reasons for the Council's decision are:-

1. The proposal is deemed unacceptable as there are no Development Plan policies that support the principle of a residential dwelling in this location. The proposal would not secure the future of a heritage asset nor lead to an enhancement of the immediate setting of the building and therefore fails to comply with policy DP15 of the District Plan that specifically relates to new homes in the countryside. The proposal therefore fails to comply with policies DP6, DP12 and DP15 of the Mid Sussex District Plan and policy BOLBB1 of the Bolney Neighbourhood Plan.
2. The proposal would be likely to result in an increase in traffic movements to and from the site and is located in an unsustainable rural location where there is no access to alternative modes of transport or shops and services. Any future resident is therefore likely to be heavily reliant on the private car to meet their daily needs. The proposal therefore fails to comply with policy DP21 of the Mid Sussex District Plan.

3. The proposal would result in the loss of a small business use that benefits the rural economy and no evidence has been submitted to justify this. There is no confirmation that the current use has been implemented or evidence to prove that the purpose built holiday let is no longer viable or that there is no reasonable prospect of its continued use. The proposal therefore fails to accord with policy DP1 of the Mid Sussex District Plan.

INFORMATIVES

1. In accordance with Article 35 of the Town and Country Planning (General Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, thereby allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied as part of a revised scheme. The Local Planning Authority is willing to provide pre-application advice and advise on the best course of action in respect of any future application for a revised development.

Human Rights Implications

The planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

Plans Referred to in Consideration of this Application

The following plans and documents were considered when making the above decision:

Plan Type	Reference	Version	Submitted Date
Location and Block Plan	05.1	V1	08.12.2025
Proposed Block Plan	05.2	V1	08.12.2025
Existing Elevations	04.1	V1	08.12.2025
Proposed Elevations	04.2	V1	08.12.2025
Existing Floor Plans	03.1	V1	08.12.2025
Proposed Floor Plans	03.2	V1	08.12.2025



Ann Biggs
Assistant Director Planning and Sustainable Economy

NB: IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ACCOMPANYING THIS FORM

RECOUZ

APPEALS TO THE SECRETARY OF STATE

Notes for Applicants

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months (8 weeks in the case of advertisements, 12 weeks in the case of householder or minor commercial development) of the date of this notice *(see exceptions below)

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on Tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.uk](#).

- * If this decision relates to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.*
- * If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.*