

Land Adjacent to Nightingales, The Street, Bolney
B&G Estate Limited
June 2026



LAND ADJACENT TO NIGHTINGALES, THE STREET, BOLNEY PLANNING STATEMENT

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Quality Assurance

Site name:	Land adjacent to Nightingales, The Street, Bolney
Client name:	B&G Estate Limited
Type of report:	Planning Statement
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1.0 Introduction

1.1 This Planning Statement has been prepared by Bidwells LLP on behalf of B&G Estate Limited, hereafter referred to as ‘the Applicant’, in support of an application for Full Planning Permission for the erection of a two-storey dwelling house with car parking and landscaping located to the north of The Street, Bolney, RH17 5PJ (‘the Site’).

1.2 The Description of Development for the planning application comprises:

Erection of a single dwelling house, associated car parking and landscaping.

1.3 This Statement provides relevant information to assist the Local Planning Authority in determining the Planning Application and considers the planning policy framework and other material considerations in relation to the proposed development.

1.4 This Statement should be read in conjunction with other materials submitted with the planning application including:

- Application Forms and Notices, prepared by Bidwells;
- Application Drawings, prepared by Ecotecture;
- Design and Access Statement, prepared by Ecotecture;
- Heritage Statement, prepared by Ecotecture;
- Landscaping Drawings, prepared by Landscape Perspective;
- Arboricultural Impact Assessment and Tree Survey, prepared by Arbtech;
- Preliminary Ecological Appraisal and BNG Assessment, prepared by Arbtech;
- Flood Risk Assessment and Drainage Proforma, prepared by Base Energy;

1.5 This Planning Statement seeks to draw together the various assessments and documentation which have informed the preparation of the scheme and have been submitted with the planning application. The Statement gives consideration to the acceptability of the proposal having regard to relevant planning policies and other material considerations.

1.6 The remainder of this planning statement is arranged as follows:

- Section 2 describes the application site and its surroundings;
- Section 3 provides an overview of the proposed development;
- Section 4 provides a summary of the pre-application consultation;
- Section 5 considers the relevant planning policy framework against which the proposals will be considered;
- Section 6 discusses the planning considerations relevant to the proposals;
- Section 7 discusses the planning benefits, harm and planning balance; and,

- Section 8 provides conclusions in relation to the merits of the proposed development.

2.0 Site and Surrounding Area

- 2.1 The Site is located in the village of Bolney, within the administrative boundary of Mid Sussex District Council ('the Council'). A Location Plan is shown in Figure 2.1 below:

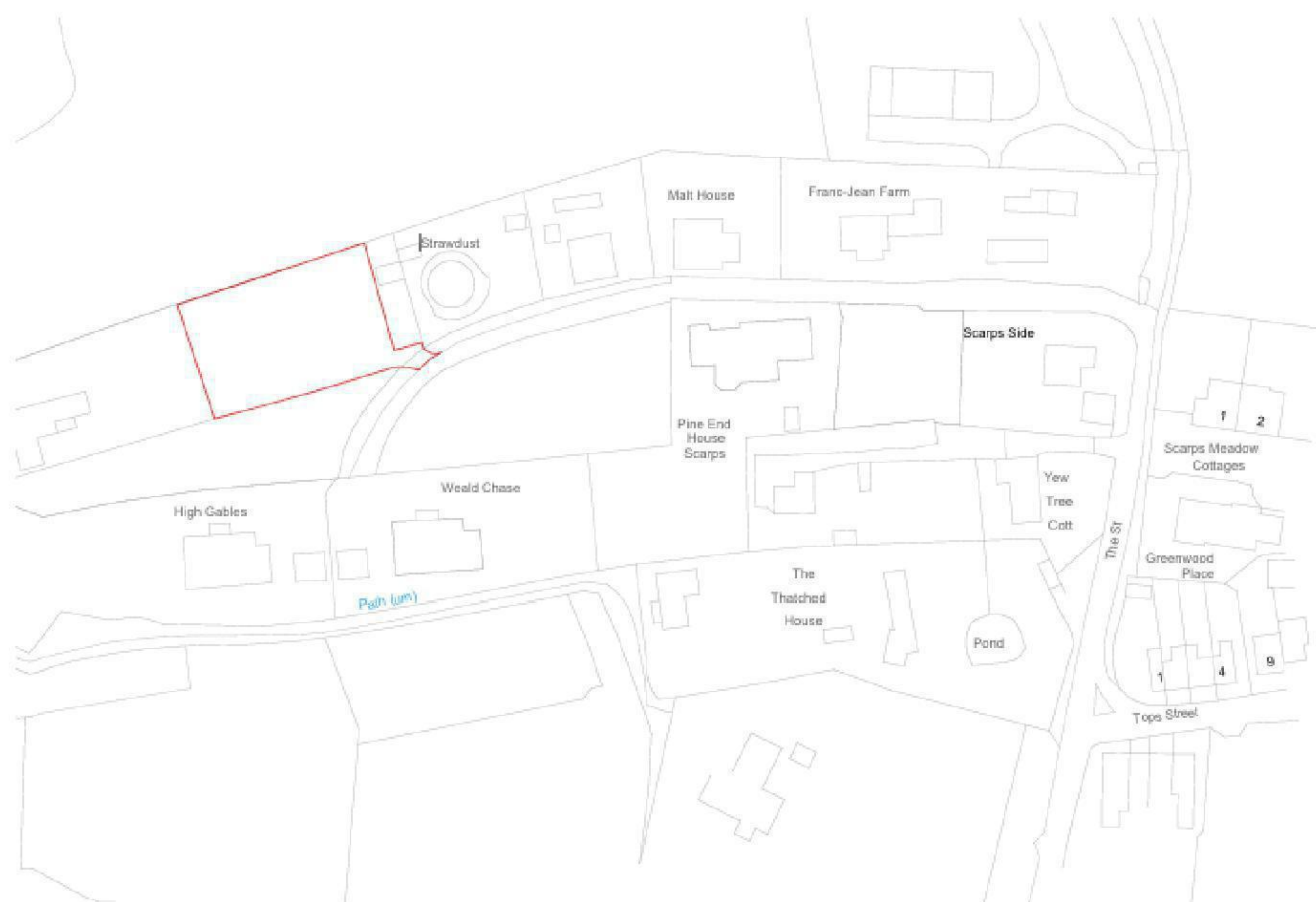


Figure 2.1 – Site Location Plan

- 2.2 The existing site comprises a grassed meadow which slopes downwards from the northern boundary to the south boundary. The Site is bound to the south by a farm track known as The Street, which is also used for both vehicular and pedestrian access to the Site. The northern boundary of the site is characterised by robust planting and displays an open boundary to the west.
- 2.3 The plot is bound to the east and west by single storey dwellings of varying scale and design, which formed part of the wider Jean Franc Farm, with the application site comprising one of the few remaining undeveloped parcels of land within this original holding. To the south and further to the east along The Street are larger two-storey detached properties. The area to the north of the Site comprises agricultural land.
- 2.4 The Site does not contain any statutorily listed or locally listed buildings and is not located within a Conservation Area. The Site is located within close proximity to a number of Grade II listed assets and the Bolney Conservation Area boundary is located approximately 65 metres to the southeast of the Site, beyond The Street.
- 2.5 In terms of planning designations, the Site is located within an area for Protection and Enhancement of the Countryside (Policy DP12). To the northern boundary are open fields which are allocated within the High Weald Area of Outstanding Natural Beauty and is also located outside of the Bolney Built-up Area Boundary defined on the Planning Policies Map (2022).
- 2.6 The Site lies in Flood Zone 1 and does not lie in the post climate change 1 in 1,000 annual probability "rivers and sea" floodplain. It is not therefore considered liable to flooding from a river (a Main River or other watercourse with a significantly sized catchment) or from a tidal river/estuary.

- 2.7 The Site itself is not at risk from Surface Water Flooding, however the access route to the Site lies within a 20 m protection zone associated with a Drainage Pond to the west along The Street. Measures to mitigate risk of surface water flooding are addressed in the Flood Risk Assessment that accompanies the application and outlined in Section 6 of this Statement. The site does not lie within a Groundwater Source Protection Zone.
- 2.8 In terms of the surrounding area, the Site is located adjacent to the settlement boundary of the village of Bolney, which lies immediately to the southwest and west. The nearest Bus Stop is located on Ryecroft Road, approximately 375 metres from the Site with services running to and from Burgess Hill and Horsham. All other village services such as the Public House, Village Hall, Recreation Ground/Play Space and Primary School are accessible via footway along The Street.

Planning History

- 2.9 Of relevance to the Site, under LPA Ref. DM/24/2215 an outline application with some matters reserved (Appearance and Landscaping) for development of two-semi-detached houses and associated parking, was withdrawn in 2024. It is understood that the application followed an earlier pre-application advice request to the Council which advised that development of the proposed scale and form would not be supported. This pre-application submission has responded to this feedback and is therefore a materially different set of proposals.
- 2.10 It is also pertinent to note the context of surrounding planning history for dwellings similar to the proposed along The Street, which are also outlined in the Design and Access Statement. These include the following:
- Nightingales – immediately west of the site is Nightingales, a single storey dwelling approved in 2015 under LPA Ref. DM/15/1876.
 - Strawdust - Immediately east of the site is Strawdust, a detached single storey circular dwelling approved in 2014 under LPA Ref. 14/01644/FUL.
 - Modern 2-storey brick-built dwelling to the east of Strawdust was approved in 2014 under LPA Ref. 14/03449/OUT.
- 2.11 While it is acknowledged that the neighbouring dwellings were approved under a previous development plan, the current policy framework also establishes a comparable presumption in favour of sustainable development due to an inability to demonstrate a 5-year housing land supply. In this respect, the proposals should also be considered acceptable.
- 2.12 There is also a live application for the erection of a single self-build dwellinghouse to the east of the application site, also located along The Street (LPA Ref. DM/26/0764). The application was due for determination on 21st May 2026 but is still under assessment. It is noted that there have been no in principle objections raised by statutory consultees such as Highways, Trees and Ecology.

3.0 The Proposed Development

- 3.1 The Description of Development for the planning application comprises:

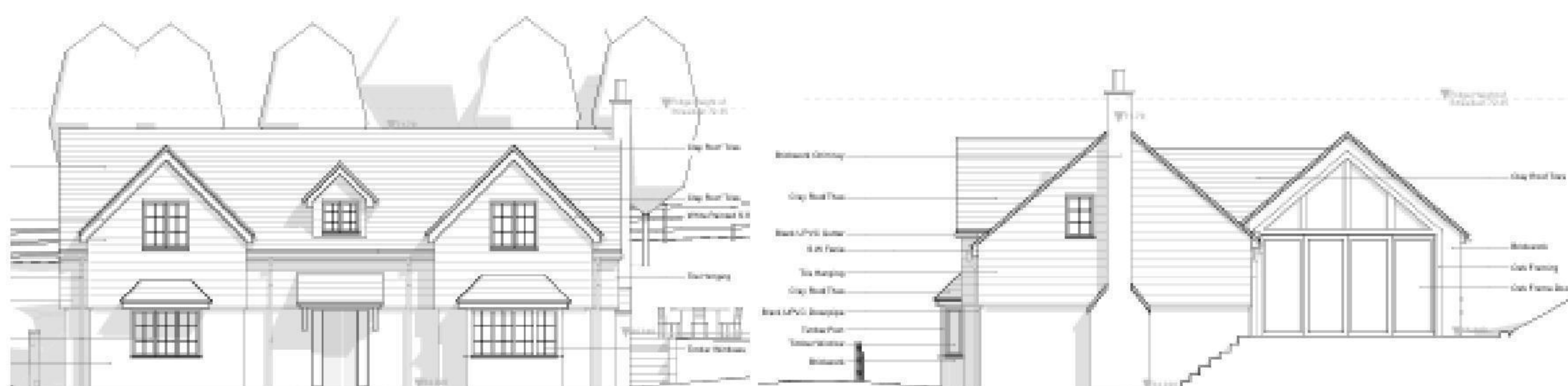
Erection of a single dwelling house, associated car parking and landscaping.

- 3.2 The dwelling would be 261 sqm in size and comprise a 3-bedroom 6-person two-storey dwelling. The dwelling would feature a pitched-roof form with partial dormer elements. At ground floor level the property would comprise single bay feature window and porch to the front.
- 3.3 In terms of materiality, the proposals will use a similar pallet and reflect architectural features present in the locality and character of Bolney. The proposed dwelling would be finished in brick with hung-tile detailing at first floor level and characterised by a full height oak frame doors and triangle window feature to the rear.
- 3.4 Owing to the natural slope of the Site, the building would be partially set into the topography to reduce perceived scale and massing of the dwelling, thereby reducing impacts on the surrounding landscape. The proposals have been designed to respect the surrounding context by stepping down from the ridge height of adjacent dwellings to aid in reducing their impact on the existing street scene through their proposed massing.
- 3.5 The application seeks to introduce a small amount of hardstanding to facilitate vehicle parking alongside a dedicated cycle storage shed with 4 no. dedicated cycle parking spaces. Access to the Site will be from The Street to the south which is also currently used for vehicle access to the adjacent dwellings.
- 3.6 Landscaping proposals have been developed to respond to the setting of the adjacent High Weald Area of Outstanding Natural Beauty and seek to ensure the rural nature of the Site is maintained with naturalistic boundary treatments and retention of existing trees, whilst also proposing a generous and usable amenity space for the enjoyment of future occupiers.
- 3.7 For further information regarding the proposals, please refer to the Design and Access Statement and proposed drawings prepared by Ecotecture and Proposed Landscaping General Arrangement prepared by Landscape Perspective.

4.0 Pre-application Consultation

- 4.1 A formal pre-application request was made to Mid Sussex District Council in March 2026 (LPA Ref. DM/26/0617) regarding the re-development of the Site for one dwelling. At the time of writing, no formal written response has been received.
- 4.2 A summary of discussions during the pre-application meeting with LPA officers held on 2nd April 2026 can be found below:
- The ‘Tilted Balance’ now applies as the LPA cannot demonstrate a 5 Year Housing Land Supply.
 - The proposals would not be contiguous with the built-up area as argued and therefore requires assessment against policy DP4 and DP6. The LPA confirmed that these policies are now out-of-date and can only be given limited weight in the planning balance.
 - The impact of two dwellings as proposed under the previous pre-application request from another owner were more significant from a heritage and AONB perspective.
 - The heritage officer would not be opposed to a more contemporary design but did note that traditional countryside materials would be best.
 - A single dwelling is unlikely to affect the AONB as it is surrounded by other dwellings and is not an egregious design.
 - Proposed dormers do not sit well within the roof and should display smaller windows, along with a setback. Advise the design team to refer to the guidance within the Design Code.
 - Pre-application designs show a stark boundary with hard/square corners.
 - Agree with the proposed materiality.
 - The side elevation is ‘fine’ but could be improved. The case officer recognised that this may have been a purposeful decision to be more neighbourly.
 - Suggestion to avoid large extents of paving as this jars with the access track. Advised that the driveway should be gravel.
 - Retaining wall adjacent to the driveway is quite stark and would perhaps be better shown as a gentle slope in the landscaping.
 - Requirement for Drainage checklist and Flood Risk Assessment due to the 20m buffer zone surrounding the pond on the access track.
- 4.3 A separate written response was also received from Mid Sussex Conservation Officer which concluded that they would place the harm caused to each asset as less than substantial, and likely to be at the lower end of that scale for each asset. The harm primarily relates to the impact on the semi-rural setting of the identified heritage assets. As a result, the balancing exercise set out in paragraph 215 of the NPPF will therefore apply.
- 4.4 The Conservation Officer also identified that the design of the proposed dwelling could be improved through the addition of additional architectural interest including but not limited to a chimney stack and recommended the proposed black uPVC windows were updated to a more sensitive timber window frame.

- 4.5 The images below demonstrate the pre-application emerging proposals against the proposals submitted under this application.



Updated Proposed Elevations



Pre-application Elevations

- 4.6 In response to the above comments, the proposals submitted under this application have been updated as follows:
- Provision of smaller windows and dormers in first floor level whilst still maintaining adequate floor to ceiling heights for bedrooms.
 - Removal of the retaining wall adjacent to the driveway and replacement with a planted sloping bank.
 - Limit to the level of hardstanding surrounding the dwelling.
 - Amendment to the boundaries to show softer, more naturalistic landscaping.
 - Addition of visual interest to the side elevation including a new triangular window, first floor window and a chimney feature.
 - UPVC windows replaced with timber window frames.
- 4.7 Ongoing liaison has taken place with Mid Sussex District Council regarding the design evolution of the application proposals taking into account all of the points raised above. The application proposals have therefore undergone a consultation process with MSDC, with constructive feedback from Council Officers forming an important part of the design process.

- 4.8 The remaining non-design matters raised above, including those relating to the application of the 'tilted balance' and drainage and flood risk considerations, are considered to have been appropriately addressed in Section 7 of this Planning Statement.

5.0 Planning Policy Context

Introduction

- 5.1 In respect of applications for planning permission, there are two key pieces of legislation setting out the matters to be taken into account and the tests that must be applied when dealing with a planning application. These are addressed within Section 6 of this Statement considering the Development Plan and within the Planning Balance exercise undertaken in Section 7.
- 5.2 **Section 70(2) of the Town and Country Planning Act 1990** states: *“In dealing with a application for planning permission or permission in principle the authority shall have regard to: a) the provisions of the development plan, so far as material to the application... and c) any other material considerations.”*
- 5.3 **Section 38(6) of the Planning and Compulsory Purchase Act 2004** states: *“If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”*
- 5.4 The Statutory Development Plan comprises the following:
- Mid Sussex District Plan 2014-2031 (Adopted 2018)
 - Site Allocations DPD (Adopted 2022) (not considered further)
 - Bolney Neighbourhood Plan (Made 2016)

Mid Sussex District Plan (2018)

- 5.5 Those policies contained within the plan that are considered to be of relevance to the proposals are set out below and an assessment of the submission proposals against the requirements of these policies, and other material considerations, is provided at Section 6 and Section 7 of this Planning Statement.
- DP1 Sustainable Economic Development
 - DP4 Housing
 - DP6 Settlement Hierarchy
 - DP12 Protection and Enhancement of the Countryside
 - DP15 New Homes in the Countryside
 - DP16 High Weald Area of Outstanding Natural Beauty
 - DP26 Character and Design
 - DP27 Dwelling Space Standard
 - DP28 Accessibility
 - DP35 Conservation Areas
 - DP37 Trees, Woodland and Hedgerows
 - DP38 Biodiversity

- DP39 Sustainable Design and Construction
- DP41 Flood Risk and Drainage

5.6 It should be noted that under appeal decision APP/D3830/W/25/3361729, Mid Sussex District Council can only demonstrate a Five Year Housing Land Supply of 3.38 years. In light of the fact MSDC cannot demonstrate a 5 year housing land supply, the District Plan policies concerned with the supply and location of housing (Policies DP4, DP6 and DP12) of the District Plan are out-of-date and can no longer be afforded full weight in the determination of this planning application.

Emerging District Plan

5.7 Mid Sussex District Council are in the process of preparing a full update to their adopted district Plan.

5.8 The Regulation 19 draft of the District Plan was submitted to examination by the Secretary of State in July 2024 and hearings took place from January to March 2026.

5.9 As of June 2026, the most recent update regarding the new District Plan outlined that the Council has published its list of additional sites for testing. A two-week fact check will then take place with site promoters, after which in-combination testing will commence. It is anticipated that this will be complete during Summer 2026. If acceptable and agreed by the Inspector, modifications will be made to the District Plan. All modifications, including additional sites and amendments to policies discussed during the examination so far, will be subject to a 6-week public consultation later this year (2026).

5.10 There are unresolved objections to some of the Policies in the draft District Plan and as such, only minimal weight can be given to the Plan. Notwithstanding the above, the draft policies relevant to the proposed development under this application comprise:

- DPS1 Climate Change
- DPS2 Sustainable Design and Construction
- DPS4 Flood Risk and Drainage
- DPS5 Water Neutrality
- DPS6 Health and Wellbeing
- DPN1 Biodiversity, Geodiversity and Nature Recovery
- DPN2 Biodiversity Net Gain
- DPN3 Green and Blue Infrastructure
- DPN4 Trees, Woodland and Hedgerows
- DPC1 Protection and Enhancement of Countryside
- DPC3 New Homes in Countryside
- DPC4 High Weald Area of Outstanding Natural Beauty
- DPB1 Character and Design
- DPB3 Conservation Areas

- DPH1 Housing
- DPH2 Sustainable Development – Outside the Built-Up Area
- DPH11 Dwelling Space Standards
- DPH12 Accessibility

Bolney Neighbourhood Plan (2016)

5.11 The Bolney Neighbourhood Plan was made in 2015 and covers the Bolney Parish. It was prepared under the Mid Sussex District Council Local Plan (2004) and therefore any updated policies under the adopted or emerging District Plan will override the adopted neighbourhood policies. Notwithstanding the above, the following policies are considered to be of relevance to determining the application:

- BOLBB1 Built-up Area Boundary
- BOLE1 Protect and Enhance Biodiversity
- BOLE2 Protect and Enhance the Countryside
- BOLD1 Design of New Development
- BOLT3 Off-street parking provision for new developments

5.12 Furthermore, it must be noted that as the Neighbourhood Plan is more than 5 years old it is considered to be out-of-date regarding housing supply which means that the decision maker must default to the NPPF paragraph 11d.

Material Considerations

National Planning Policy Framework (2024, updated 2025)

5.13 The National Planning Policy Framework (NPPF) was published in 2012 and was revised in December 2024 and most recently updated in February 2025. It sets out the Government's national planning policies for England and identifies the Government's vision, objectives and goals for the planning system and provides a series of aids in the determination of planning applications.

5.14 At the heart of the Framework is the presumption in favour of sustainable development, which is central to the approach taken to both plan-making and decision-taking. In order to achieve sustainable development, the Framework sets out three overarching objectives: economic objectives, social. Paragraph 8 of the NPPF sets out these objectives:

- a. an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- b. a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*

- c. an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

5.15 Paragraph 11 sets out how the presumption in favour of sustainable development should be applied. For decision-taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or*
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

5.16 Paragraph 12 states that the NPPF does not affect the statutory status of the Development Plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not usually be granted, but Local planning authorities may take decisions that conflict with an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be wholly followed.

Chapter 5: Delivering a sufficient supply of homes

5.17 Paragraph 61 states that “To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay”. Paragraph 62 supports this by stating that “To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for”.

5.18 Paragraph 78 requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement as set out in adopted strategic policies. Where the strategic policies are more than five years old, the requirement should be assessed against the local housing need figure calculated **using the standard method**.

5.19 Paragraph 78 goes on to state that the supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

- a. 5% to ensure choice and competition in the market for land or;

- b. 20% where there has been a significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply or;
- c. From 1 July 2026, for the purposes of decision-making only, 20% where a local planning authority has a housing requirement adopted in the last five years examined against a previous version of this Framework, and whose annual average housing requirement is 80% or less of the most up-to-date local housing need figure calculated using the standard method set out in national planning practice guidance.

Chapter 9: Promoting Sustainable Transport

- 5.20 Paragraph 115 states that in assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that:
- a) *sustainable transport modes are prioritised taking account of the vision for the site, the type of development and its location;*
 - b) *safe and suitable access to the site can be achieved for all users;*
 - c) *c)the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code; and*
 - d) *d)any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree through a vision-led approach.*
- 5.21 Paragraph 116 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.

Chapter 11: Making effective use of land

- 5.22 This chapter states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses.

Chapter 12: Achieving well-designed places

- 5.23 Paragraph 131 states “that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process”.
- 5.24 Paragraph 135 sets out six general criteria for good design against which planning decisions should be made. These predominantly seek to ensure high quality designs that respect their context and improve safety and wellbeing.

Chapter 16: Conserving and Enhancing the Historic Environment

- 5.25 The NPPF is the principal source of policy guidance in respect of heritage matters. Paragraph 210 states that: In determining applications, local planning authorities should take account of:
- a) *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
 - b) *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
 - c) *the desirability of new development making a positive contribution to local character and distinctiveness.*
- 5.26 Paragraph 215 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Supplementary Planning Documents ('SPD')

- 5.27 Mid Sussex District Council have a number of supplementary planning documents ('SPD') which form material considerations for the determination of a planning application. Of relevance to the proposals forming this application, these include but are not limited to:
- Mid Sussex Design Guide (2020)
 - High Weald AONB Housing Design Guide (2019)
 - West Sussex County Council Guidance on Parking at New Development (2020)

6.0 Planning Assessment

6.1 The main planning considerations pertinent to this proposal, which must be considered against the requirements of Government Guidance and adopted Development Plan Policies are considered to comprise the following:

- Principle of Development
- Design
- Heritage
- Trees
- Ecology
- Biodiversity Net Gain
- Transport
- Flood Risk
- Sustainability
- Residential Amenity

6.2 These issues are considered in turn below.

Principle of Development

6.3 As noted within the pre-application section of this planning statement, the starting point for assessment of this application is that the proposed development site falls outside of the Bolney Built-up Area and therefore falls within the Countryside, as defined by the Mid Sussex adopted policies map. This therefore triggers assessment against Policies DP12 (Protection and Enhancement of the Countryside) and DP6 (Settlement Hierarchy).

6.4 Policy DP12 states in part that:

‘The countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the district, and:

- *it is necessary for the purposes of agriculture; or*
- *it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan*

6.5 The proposed development is not required for agricultural purposes and is not supported by any specific policy within the Development Plan or Neighbourhood Plan (for example, in relation to affordable housing provision). Accordingly, the proposal does not satisfy the requirements of Policy DP12.

6.6 Policy DP6 (Settlement Hierarchy) of the Mid Sussex District Plan also states in part that:

'Outside defined built-up area boundaries, the expansion of settlements will be supported where:

- 1. The site is allocated in the District Plan, a Neighbourhood Plan or subsequent Development Plan Document or where the proposed development is for fewer than 10 dwellings; and*
- 2. The site is contiguous with an existing built-up area of the settlement; and*
- 3. The development is demonstrated to be sustainable, including by reference to the settlement hierarchy.*

- 6.7 Whilst the proposed development is considered to be located in a sustainable location in walking distance of essential services in Bolney and would be under 10 dwellings in line with point 1, the site would not be contiguous with the built-up area of the settlement of Bolney and is not allocated within the Site Allocation DPD (2020). The proposed development would therefore not meet all of the criteria of policy DP6 as outlined above.
- 6.8 Due to the conflicts with policy DP12 and DP6, the proposals must therefore be assessed against Policy DP15 (New Homes in the Countryside). The policy wording sets out the special justifications where new homes would be permitted in the Countryside. These include the following:
- Essential agricultural or forestry workers accommodation
 - Exceptional design quality for isolated new homes
 - Rural exception sites
 - DP6 requirements being met
- 6.9 Once more, the proposed dwelling would not meet any of these special justifications. The proposed dwelling would not be essential for agricultural or forestry works, not seek to meet the definition of exceptional design quality and is not identified as a rural exemption site. As outlined above the proposals would also be in conflict with the requirements of policy DP6. There are no other relevant policies within the adopted or emerging plan that would explicitly support the proposed residential development of this site.
- 6.10 Notwithstanding the above, as per the planning legislation, a decision must be made in accordance with the Development Plan unless there are any material planning considerations which indicate otherwise. In light of the proposals non-compliance with the key policies listed above, it is therefore necessary to consider other material planning considerations which may outweigh this conflict with the adopted Development Plan.
- 6.11 As outlined in the proceeding section, the policies contained within the NPPF are a material consideration which should be taken into account in the determination of this application. This is confirmed at paragraph 231 of the NPPF. Paragraph 232 clarifies that existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework.
- 6.12 A pertinent material consideration is set out within Paragraph 11 of the NPPF which states that plans and decisions should apply a presumption in favour of sustainable development and states:
For decision-taking this means.

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development policies, or the policies which are most important for determining the application are out-of-date, granting planning permission unless.

I. The application of policies within this Framework that protect areas of assets of particular importance provides a strong reason for refusing development proposed.

Or

ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.'

- 6.13 Footnote 8 of paragraph 11 clarifies that for applications involving the provision of housing, in situations where the local planning authority cannot demonstrate a five year land supply of housing sites (with an appropriate buffer) or where the Housing Delivery Test indicates that delivery of housing has been substantially below (less than 75%) of the housing requirement for the last three years, then relevant policies for the supply of housing should be considered out-of-date.
- 6.14 Having regard to the above, while the Council has passed the Housing Delivery Test, in October 2025 an appeal relating to Five-Year Housing Land Supply against Mid Sussex District Council confirmed that the Council could only identify a housing land supply of **3.38 years** (Appeal Ref. APP/D3830/W/25/3361729).
- 6.15 In light of the 5 year housing land supply position in Mid Sussex, it is necessary to assess whether the most important policies for determining this application are out-of-date and to consider the application in the context of Paragraph 11(d) of the NPPF.
- 6.16 Policies DP4 (Housing) and DP6 (Settlement Hierarchy) are relevant to this application. These policies are considered to be policies relating to the supply of housing and as such can be considered to be out-of-date, having regard to the NPPF tests. As such, these policies can be given limited weight in the determination of the application.
- 6.17 Policy DP12 (Protection and Enhancement of the Countryside) seeks to protect the intrinsic character and beauty of the countryside. While it does seek to restrict certain forms of development, it is not considered to be a policy directly related to the supply of housing, however it is recognised that given the Council's is unable to demonstrate a five-year land supply and given the aim of the NPPF to boost significantly the supply of housing, the weight that can be afforded to this policy is moderate.
- 6.18 Policy DP15 (New Homes in the Countryside) identifies the types of new homes that will be permitted in the countryside, where special justification exists. While this policy relates to the provision of housing; the aims are consistent with paragraphs 82 - 84 of the NPPF and as such this policy can be given full weight.

- 6.19 Having regard to these policies, and in light of footnote 8 of the NPPF, it is considered that the tilted balance, as set out within paragraph 11(d ii) of the NPPF, is engaged and is the key test that needs to be considered in determining this application.
- 6.20 Furthermore, it is important to note that Paragraph 14 of the NPPF is not considered to be engaged as the Bolney Neighbourhood Plan was formally made in 2015 and is therefore more than 5 years old.
- 6.21 The following sections of this planning statement will consider the relevant matters associated with the proposed development in the context of the Development Plan and other material considerations, including the NPPF, in order to undertake the necessary tilted balance assessment as outlined above. The conclusions of this planning balance can be found in Section 7 of this planning statement.

Design

- 6.22 Policy DP26 (Character and Design) seeks to ensure all development and surrounding spaces are well designed and reflect the distinctive character of towns and villages whilst being sensitive to the countryside. Of relevance to the proposals forming this application, all development should demonstrate that it is of high quality design and includes appropriate landscaping and greenspaces, provides active frontages along streets, creates a sense of place whilst addressing the character and scale of surrounding buildings and landscape, does not cause harm to the amenities of nearby residents and future occupants, incorporates well-designed parking, positively addresses sustainability considerations and optimises the potential of the site. This is supported by both emerging policy DPB 1 (Character and Design) and neighbourhood plan policy BOLD1 (Design of New Development and Conservation).
- 6.23 The site currently comprises an undeveloped meadow, however, there is existing residential development to the west, south and east. The proposed dwellings have been designed to be of an appropriate scale when compared to surrounding dwellings, with eaves heights to match neighbouring roof lines meaning the dwelling will sit comfortably within the street scene.
- 6.24 The Street is characterised by sporadic linear development of detached houses on large plots interspersed with trees and vegetation on the front boundaries. The existing site is not isolated and is seen in context with others, representing an in-fill development opportunity to fix the street scene along the north of The Street. Whilst the proposed site falls out of the built-up area of Bolney, it is considered that the development would be seen in context with the existing built form of detached dwellings situated on The Street.
- 6.25 Whilst the construction of a new dwelling will inevitably have some impact on the openness and rural character of the area, the proposals have been carefully designed to maintain distance between adjacent dwellings and allow for appropriate level of screening to visually soften the proposals. The dwelling has been sensitively designed to utilise the existing topography, with the rear portion built into the slope to minimise its perceived height and overall massing. It is therefore not considered that the dwelling would be significantly intrusive.
- 6.26 Furthermore, the proposals seek to replicate the materiality of multiple dwellings within the surrounding area, with traditional design and appearance in keeping with the Sussex setting. Following comments received during the pre-application meeting, the design of the dwelling has

been amended to reduce the size of the proposed dormer windows to create a greater sense of hierarchy, as well as add additional animation to the eastern flank wall with the addition of windows and a chimney.

- 6.27 It is considered that the dwelling is of an appropriate design and size, will sit comfortably within its proposed plot and is in keeping with the character of the surrounding area as a result. The proposal is thereby considered to comply with District Plan policy DP26 (Character and Design) and policy BOLD1 of the Neighbourhood Plan.
- 6.28 Furthermore, Policy DP16 of the Mid Sussex District Plan states (in part): *'Development on land that contributes to the setting of the AONB will only be permitted where it does not detract from the visual qualities and essential characteristics of the AONB, and in particular should not adversely affect the views into and out of the AONB by virtue of its location or design.'* Policy DP12 also states that *'The countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the district...'*
- 6.29 Given the immediate proximity of the adjacent dwellings, it would be difficult to justify that the proposed dwelling would result in a significant degree of additional harm to the setting of the AONB to the northern boundary. Notwithstanding this, the robust landscaping to the northern boundary with the AONB has been purposely maintained in order to retain a key characteristic of the AONB. The proposals have also been located to the southeastern boundary to create breathing room between dwellings and reduce intervisibility as far as possible to maintain a more semi-rural setting to the AONB.

Heritage

- 6.29.1 Policy DP34 (Listed Buildings and Other Heritage Assets) of the Mid Sussex District Plan states that a thorough understanding of the significance of listed buildings and their settings should be demonstrated and that special regard should be given to protecting the setting of listed buildings. Policy
- 6.30 Both emerging Policy DPB3 (Conservation Areas) and adopted policy DP35 (Conservation Areas) outlines that development is required to conserve or enhance its special character, appearance and the range of activities that contribute to it.
- 6.31 The Site is considered to be within the setting of multiple heritage assets including Yew Tree Cottage approximately 150 metres to the east, The Thatched House approximately 150 metres to the southeast, and Bolney Conservation Area approximately 65 metres to the southeast. The site is considered to be a positive contributor to the special character of the Bolney Conservation Area and also the special interest of Yew Tree Cottage and The Thatched Cottage.
- 6.32 Comments received from the Conservation Officer during pre-application engagement noted that the principle of development would lead to the lower end of less than substantial harm and therefore a balancing exercise as set out under paragraph 215 of the NPPF would be required.
- 6.33 Notwithstanding the Council's assessment, Ecotecture's supporting Heritage Statement sets out the degree of harm it concludes to heritage assets. The statement concludes that there are no

designated or non-designated heritage assets within the application site. The site is not visually connected to the two listed buildings or Conservation Area due to their distance from the Site and number of intervening buildings and trees.

- 6.34 The retained open grassland to the front and side of the Site will continue to present a verdant, spacious and natural appearance. Taking into account the natural features of open grassland and in light of the historic development of the site from field to meadow to a parcel of land sandwiched between two houses, the site is considered to make a neutral contribution to the setting of the Conservation Area.
- 6.35 The site is not considered to lie within the setting of the two Grade II listed buildings due to its distance away and level of intervening vegetation and structures that means it is not possible to experience the significance of these assets from within the site and therefore there is no historical connection.
- 6.36 Archaeological significance has been identified as low and as the site contains no built form or designed landscape it is therefore considered to have negligible architectural and artistic significance. The historic interest lies with its agricultural use, for which the significance is considered to be low.
- 6.37 The principal heritage value therefore relates to the setting. The immediate character is semi-rural, bordered by residential dwellings and glimpses of fields representing a transitional edge-of-settlement character between built form and rural landscape. However, the existing built form on each side significantly reduces the wider appreciation of heritage assets.
- 6.38 Overall heritage effects arising from the proposed development would be indirect and limited to a minor alteration within the wider setting of the designated heritage assets. The sites contribution is considered to be neutral and the proposed development would preserve the significance of all identified heritage assets in accordance with requirements of the NPPF.
- 6.39 Notwithstanding the above assessment of the potential heritage impacts, should the Council's identified level of harm still be considered the lower end of less than substantial, as set out within Section 7 of this Planning Statement, the benefits of the scheme have been identified and conclude that the social, environmental and economic benefits wholly outweigh a lower end of less than substantial harm to the nearby heritage assets.

Trees

- 6.40 Policy DP37 (Trees, woodlands and hedgerows) seeks to support the protection and enhancement of trees, woodlands and hedgerows and encourages new native planting. Existing important trees, woodlands and hedgerows should be incorporated into the design of new development and the landscape scheme, prevent damage to root systems and have appropriate protection measures throughout the development process.
- 6.41 The application is accompanied by a Tree Survey, Arboricultural Impact Assessment ('AIA') and Arboricultural Method Statement ('AMS'). The AMS discusses the impact on the application in respect of the surveyed trees, groups of trees and hedgerows that may have an impact on the proposed development and discusses potential mitigation measures within a Tree Protection Plan.

- 6.42 A total of 6 individual trees, 2 groups of trees and shrubs and 2 hedges are found on site and are outlined within the assessment.
- 6.43 In addition, the AIA assesses the Illustrative Masterplan proposals on the existing tree stock. The proposals seek to retain all trees and tree groups on site. The AIA therefore concludes that there are no overt or overwhelming arboricultural constraints that can be reasonably cited to preclude the proposed construction. The retention of all trees will maximise the biodiversity value of the Site and the local green infrastructure network. The proposals therefore accord with District Plan Policy DP37.
- 6.44 For further information, please refer to the AIA, AMS and Tree Protection Plan, prepared by Arbtech in support of this application.

Ecology

- 6.45 The proposals forming this application has been informed by a Preliminary Ecological Assessment ('PEA'), prepared by Arbtech. Collectively, policies DP38 (Biodiversity), emerging DPN1 (Biodiversity, Geodiversity and Nature Recovery) and neighbourhood plan policy BOLE1 (Protect and Enhance Biodiversity) seek to preserve existing ecological assets and ensure that development enhances biodiversity and contributes to existing green infrastructure.
- 6.46 The report provides a series of recommendations based on the findings of the appraisal. In response to these findings, the following mitigations and/or measures are proposed:
- Installation of 2 no. bat boxes to provide additional roosting habitats for bats.
 - Installation of 2 no. bird boxes on mature trees to site boundaries.
 - Precautionary working methods for common amphibians.
 - Precautionary working methods for badgers.
 - Precautionary working methods for hedgehogs alongside gaps under fences and hedgehog houses in shady areas.
 - Low impact lighting strategy will be adopted for the site during and post-development, which will be designed to incorporate the measures laid out in the latest (2023) bat lighting guide Guidance Note 8 Bats and Artificial Lighting.
 - Additional Reptile Surveys. Should any Reptiles be found on Site, it is suggested that a condition is applied to any planning permission to secure the necessary licences to allow for the work to be undertaken.
- 6.47 For further information, please refer to the Preliminary Ecological Appraisal prepared by Arbtech submitted in support of this application.

Biodiversity Net Gain

- 6.48 Under the Environment Act 2021, BNG is now mandatory for all new planning permission applications in England. This has been the case for major developments since 12th February 2024, and small sites since 2nd April 2024. All development subject to BNG must demonstrate how the

development site meets the minimum mandatory requirement of 10% BNG over the pre-development value of the site.

- 6.49 A Biodiversity Net Gain Assessment of the Site has been undertaken by Arbtech to support the application, using the up-to-date Statutory Biodiversity Metric. A baseline of on-site habitats has been calculated versus the post development scenario which calculated as requiring 0.58 habitat units (combined area and hedgerow) in order to meet the mandatory 10% requirement. Full condition results are detailed within the Metric and supporting assessment.
- 6.50 Due to the location of the site adjacent to the North Weald AONB and requirement to maintain a semi-rural character to reduce impacts on nearby heritage assets, the Site is unable to achieve the statutory BNG of 10% within its boundary. Accordingly, the applicant proposes to secure the required BNG through the purchase of off-site credits, in full accordance with the national BNG framework.
- 6.51 It is proposed that this strategy will be secured through the statutory planning condition to ensure that prior to the commencement of the development, evidence of the purchase of requisite off-site credits shall be submitted to the LPA for approval. As a result, the proposals are therefore considered to be in compliance with Policy DP38 (Biodiversity) and emerging policy DPN2 (Biodiversity Net Gain).

Transport

- 6.52 Highways matters are considered under district plan policy DP21 (Transport) which requires schemes are sustainably located to minimise the need for travel, appropriate opportunities are taken to facilitate and promote other means of transport to the private car, provides adequate car parking and protects safety of road users.
- 6.53 The proposals seek to provide parking for 2 vehicles in line with the West Sussex County Council Guidance on Parking at New Developments (2020) and neighbourhood plan policy BOLT3 (Off-street parking provision for new developments). The proposals also seek to provide safe, secure and easily accessible cycle parking spaces within the landscaped amenity space.
- 6.54 Access would be maintained from The Street and it is considered that one dwelling would not have a severe impact on the operation of the highway network. The Street is a lightly trafficked track, with slow moving vehicles to access neighbouring properties only. Although The Street is not adopted highway, in line with decisions on adjacent sites, passing places may be required to aid the free flow of traffic but the land lies outside of the applicants control and therefore it would be possible to provide passing places. As per the surrounding recently consented dwellings, hard landscaped drives are considered suitable for passing places should this be required.
- 6.55 Furthermore, the site is in a village location and therefore localised services and employment are limited and it is accepted that any future occupier will need a private motor car to access a full range of services. However, this would be the case for the majority of village locations and it is noted that the site is not isolated from the centre of the village, it is within easy and safe walking distance from the village centre which includes a village hall and recreation ground, primary school and public house.

Flood Risk

- 6.56 The Site is located within Flood Zone 1 and is not at risk from Surface Water Flooding. However, during pre-application engagement it was raised that The Street, which will be used in the event of evacuation from the site, is found within a 20 metre buffer zone of a local pond. The application has therefore been supported by a Flood Risk Assessment, prepared by Base Energy.
- 6.57 The supporting FRA outlines that the site is not at risk from fluvial flooding and is at low risk from groundwater flooding, alongside very low risk from surface water flooding under both present day and future climate change scenarios (2040-2060). The protection zone surrounding the nearby pond is not found on EA flood risk data sets and there is no associated historic flooding data. The overall flood risk is therefore low and no specific flood mitigation measures are deemed necessary.
- 6.58 With regard to drainage, further infiltration testing is required to confirm whether infiltration-based drainage which may be possible due to the underlying geological conditions and therefore no discharge into sewers is considered to be necessary. Further, the proposed landscaping will also contribute to overall surface water management by promoting interception, storage and infiltration of runoff at source.
- 6.59 Overall, it is considered that the proposals would not give rise to any unacceptable flood risk on site or increase flood risk within the immediate vicinity and would therefore be in compliance with Policy DP41 (Flood Risk and Drainage) and emerging policy DPS4 (Flood Risk and Drainage).
- 6.60 No details of foul drainage have been provided at this stage of the application as it is considered that this could be addressed by a suitably worded planning condition prior to occupation of the development.

Sustainability

- 6.61 The proposed development has been designed in accordance with the national, regional and local policy framework to reduce environmental impacts, promote efficient use of resources and support the transition to a low carbon future. Paragraphs 161–166 of the National Planning Policy Framework (NPPF, 2025) set out the Government’s expectations for development to minimise energy use, reduce vulnerability to climate change and support resilience through the efficient use of natural resources. These principles are also embedded within adopted and emerging local policies.
- 6.62 Sustainability has been carefully embedded into the design development of the proposals and are included within the supporting Design and Access Statement, prepared by Ecotecture. This outlined that the development has adopted a fabric first approach that follows Passivhaus principles, delivering enhanced thermal performance through insulation, glazing and airtightness.
- 6.63 As a result, the proposals are deemed to accord with policy DP39 (Sustainable Design and Construction) and emerging policies DPS1 (Climate Change) and DPS2 (Sustainable Design and Construction).

Residential Amenity

- 6.64 Under Policy DP27 (Dwelling Space Standards) it is outlined that dwellings should comply with minimum nationally described space standards (NDSS) for internal floorspace and storage. According to NDSS a 3-bedroom 6-person two storey dwelling should be 102 sqm in size.
- 6.65 The proposals would be 261 sqm and would therefore exceed minimum space standards whilst remaining sympathetic to the site context. The emerging proposals would meet and exceed the relevant minimum space standards and would be dual-aspect, enabling effective cross-ventilation. The proposed dwelling is therefore considered to provide high-quality accommodation suitable for a large family.
- 6.66 With regard to surrounding occupiers, Policy DP26 seeks to protect existing residential amenities, as well as future occupiers' amenities, from significant harm in respect of matters such as privacy, outlook and loss of light etc.
- 6.67 It is considered that neighbouring amenity would be unlikely to be impacted by the proposed works. No part of the proposal would appear to create overlooking impacts, and the isolated nature of the Site and presence of robust planting to all site boundaries would insulate neighbours from any potential impact of the proposed development.
- 6.68 Overall, the proposals are deemed to safeguard amenities of both neighbouring dwellings and future occupiers of the Site.

7.0 Planning Balance and the Tilted Balance

- 7.1 As outlined above, Mid Sussex District Council have confirmed a housing land supply shortfall of only 3.38 years, meaning that the relevant District Plan policy (DP4) relating to the delivery of housing is out-of-date, and the presumption in favour of sustainable development is engaged under paragraph 11(d) of the NPPF.
- 7.2 Paragraph 11 of the NPPF provides for a presumption in favour of sustainable development which means that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the Framework as a whole.
- 7.3 Accordingly, the planning balance should be weighed by considering the scheme's public benefits, including the delivery of a much needed family sized dwelling, alongside other environmental and socio-economic benefits, against any residual adverse impacts.

Harms

- 7.4 The Heritage Assessment concludes a neutral impact on the nearby heritage assets and therefore the proposals are not required to be considered against paragraph 215 of the Framework. The proposals have been sensitively designed to ensure that the semi-rural setting is maintained and dwelling reflects the established local character. For this reason, any identified harm to nearby heritage assets, including any suggestion of less than substantial harm by the LPA therefore does not constitute a 'strong reason' for refusal by any measure and should be given very limited weight.
- 7.5 It is also noted that the proposals conflict with Policy DP6 (Settlement Hierarchy) as the proposed development is not located within the built-up area of Bolney, as defined by the planning policies map. This is largely repeated in Neighbourhood Plan Policy (BOLBB1 Built-up Area Boundary). As the policies are considered to be related to the supply of housing and as such, is considered out-of-date having regard to the NPPF tests set out in paragraph 11 d and associated footnote 8. The level of harm associated with the conflict with policy DP6 and BOLBB1 carry limited weight as they are out-of-date and furthermore, in real world terms the proposed dwelling is located in a sustainable location close to essential services that meet the needs of residents in Bolney.
- 7.6 Due to the location of the proposals outside of the built-up area identified above, the proposals are therefore considered to be located within the Countryside and subject to assessment against policy DP12 (Protection and Enhancement of the Countryside) and Neighbourhood Plan Policy BOLE2 (Protect and Enhance the Countryside). The proposals conflict with Policy DP12 and BOLE2 however, the proposed dwelling has been sensitively designed to maintain robust boundaries with the adjacent countryside and would not be introducing an alien form of development along the street as other forms of development have established further to the west between the village and the countryside. Once more, considering the identified need for housing in Mid Sussex and the moderate weight given to the policies, the harm arising from conflict with policy DP12 and BOLE2 should be given limited weight.
- 7.7 No special justification exists for the location of a new home in the Countryside when assessed against DP15 (New Homes in the Countryside) in isolation. Although the proposals would not be located within the settlement boundary, the application site is not isolated, is located between two

dwellings and considered to constitute an infill development. Therefore, the harm arising from conflict with Policy DP15 is given limited weight.

7.8 Overall, it is concluded that the proposed development would lead to **limited harm**.

Benefits

7.9 Mid Sussex District Council have confirmed in a recent appeal decision that their current five-year housing land supply is equivalent to 3.38 years supply. The proposed development would therefore directly address this shortfall with the provision of a family sized dwelling, that meets accessibility and minimum space standards. As a result of the significant shortfall, and in the context of the Government's objective to significantly boost the supply of housing, the provision of market housing must attract significant positive weight.

7.10 The proposals have also been carefully designed to include a sensitive landscape scheme that retains all existing trees, includes new native hedgerow planting and allows for sustainable urban drainage, whilst ultimately delivery a BNG of 10%. Combined these ecological enhancements are considered to carry significant weight.

7.11 The dwelling itself and the associated landscaping scheme are considered to represent high-quality design that respects the semi-rural setting of the nearby High Weald AONB and would also represent a form of infill development massing sensitively designed to respect the height of neighbouring dwellings. This benefit is considered to carry moderate positive weight.

7.12 The dwelling has also been designed to champion sustainability in all forms, through focusing on addressing climate change mitigation and adaption through the use of low carbon energy, high thermal efficiency, water efficient fixtures and fittings, management of water through infiltration drainage and adoption of sustainable design and construction principles will reduce the embodied carbon of the development. These sustainable strategies are considered to carry moderate weight.

7.13 The operational phase of the Proposed Development is considered to create a positive health impact including measures to promote walking and cycling through the Sites sustainable location close to services in Bolney and the provision of a dedicated cycle store to encourage cycling. The dwelling will also meet accessibility standards, provide a BNG and be sustainably constructed with a fabric first approach and use of low carbon technologies. These benefits are considered to carry significant weight.

7.14 In terms of economic impacts, the development proposal will generate positive economic impacts during the construction and operational phases of development. The development will generate direct construction jobs and support the wider supply chain during the construction phase. The development will also lead to an increase in the local population, which would in turn bring added spending to the local economy and help to support local services and facilities. This is considered to carry moderate positive weight.

7.15 Overall, it is concluded that the social, environmental and economic benefits are **very great overall** and outweigh the harm identified by a considerable margin.

Balancing Exercise

7.16 As a summary of the above, the public benefits and harm alongside their associated weight are summarised in table 7.1 below. This follows the scale of measures (slight, limited, moderate, significant, great and substantial) with very substantial being the highest and slight being the least weight.

PUBLIC BENEFIT	WEIGHT
Meeting an identified need for housing	Significant positive weight
High-quality Residential Development	Moderate Positive Weight
Ecological Enhancements	Significant Positive Weight
Sustainable Design Strategies	Moderate Positive Weight
Positive Health and Well-being Impacts	Significant Positive Weight
Economic Benefits	Moderate Positive Weight
HARM	WEIGHT
Impact on nearby Heritage Assets	Very Limited Negative Weight
Conflict with Policy DP6 and Neighbourhood Plan Policy BOLE1	Limited Negative Weight
Conflict with Policy DP12 Neighbourhood Plan Policy BOLE2	Limited Negative Weight
Conflict with Policy DP15	Limited Negative Weight

7.17 In respect of the Development Plan, there is a partial conflict with the spatial and settlement hierarchy policies but these are considered to be out-of-date and inconsistent with the Framework as set out in Section 6.

7.18 Overall, it is concluded that there would be no adverse impacts of granting permission that would come close to significantly and demonstrably outweighing the very great overall benefits identified in table 7.1 above, when assessed against the policies of the framework when taken as a whole.

8.0 Conclusion

- 8.1 This Planning Statement has been prepared on behalf of B&G Estate Limited to support a full application for the erection of a new dwellinghouse associated car parking and landscaping at land adjacent to Nightingales, The Street, Bolney.
- 8.2 Mid Sussex District Council have confirmed a housing land supply shortfall of only 3.38 years and therefore the presumption in favour of sustainable development is engaged under paragraph 11(d) of the NPPF. This outlines that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the Framework as a whole.
- 8.3 Although the proposals would conflict with policies DP6, BOLE1, DP12, BOLE2 and DP15 of the Development Plan, a number of these policies are out-of-date and therefore carry limited or moderate weight. The proposals are also considered to lead to a neutral impact on the nearby Conservation Area and therefore any harm is given very limited weight.
- 8.4 In accordance with the NPPF, such harm must be weighed against the public benefits of the proposal including the provision of much needed market housing. The development would also deliver significant public benefits including:
- Provision of high-quality residential development.
 - Ecological Enhancements
 - Sustainable Design Strategies
 - Positive Health and Well-being Impacts
 - Economic Benefits.
- 8.5 Based on the above social, environmental and economic benefits, it is concluded that there are very great overall benefits. Whilst there is harm identified to heritage assets and policy conflicts, it is concluded these harms are limited and therefore do not present a strong reason for refusal. It is therefore concluded that the limited adverse impacts of the scheme do not significantly and demonstrably outweigh the benefits.
- 8.6 In addition to the above, the proposal has been refined collaboratively with MSDC through a comprehensive pre-application process, addressing the issues previously raised, resulting in a scheme that is appropriate for its semi-rural location. The proposals represent a high-quality and well-designed dwelling that respects local landscape character and ecology, whilst being located in a sustainable location.
- 8.7 Furthermore, the supporting technical evidence demonstrates that the development is acceptable in all other respects. The proposals would not increase the risk of flooding on site or within the surrounding area, would protect trees and ecology and promote the use of sustainable modes of transportation.
- 8.8 It is therefore concluded that as the most important policies for determining the application are out-of-date and the Council are currently unable to demonstrate a 5-year-housing-land-supply, the

determination of this application should be made in accordance with paragraph 11 d) ii of the Framework and planning permission should be granted.

