

Your ref: PP-14997491
Our ref: B&G Estate – Bolney
DD: 07385 668564
E: Charlotte.tate@bidwells.co.uk
Date: 12th June 2026

Andy Watt,
Mid Sussex District Council,
Oaklands,
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Dear Andy,

**APPLICATION FOR FULL PLANNING PERMISSION FOR THE ERECTION OF A SINGLE DWELLING
AT LAND ADJACENT TO NIGHTINGALES, THE STREET, BOLNEY, RH17 5PJ**

On behalf of B&G Estate Limited ('the Applicant') please find enclosed an application for full planning permission for the erection of a single dwelling at the above address. The description of development for the application is:

Erection of a Single Dwelling House, Associated Car Parking and Landscaping

The application, which has been submitted via the Planning Portal (PP Ref - PP-14997491) comprises the following documents:

- Application Form including Ownership Certificates, prepared by Bidwells;
- Application Drawings, prepared by Ecotecture, including;
 - Site Location Plan (Drawing No. 100A);
 - Proposed Site Plan and Location Plan (Drawing No. 301A);
 - Proposed Plans (Drawing No. 311A);
 - Proposed Elevations and Sections (Drawing No. 321A);
 - Streetscape Section (Drawing No. 322A);
 - Bike Store Elevations (Drawing No 323);
- Planning Statement, prepared by Bidwells;
- Design and Access Statement, prepared by Ecotecture;
- Heritage Statement, prepared by Ecotecture;
- Landscape Drawing (Drawing No. 1813-L90-200A), prepared by Landscape Perspective;
- Preliminary Ecological Appraisal, prepared by Arbtech;



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- BNG Assessment and Metric, prepared by Arbtech;
- Arboricultural Method Statement, Impact Assessment and Tree Protection Plan, prepared by Arbtech; and,
- Flood Risk Assessment, prepared by Base Energy.

The relevant planning application fee of £701.00 (including the Planning Portal Admin Fee) has been paid online via the Planning Portal upon submission of this application.

Background to the Proposal

Planning permission is sought for a 3-bedroom one-bath two-storey dwelling which has been developed following pre-application engagement with Mid Sussex District Council to positively respond to the site characteristics, with a contextually sensitive infill development that maintains the semi-rural location adjacent to the High Weald Area of Outstanding Natural beauty.

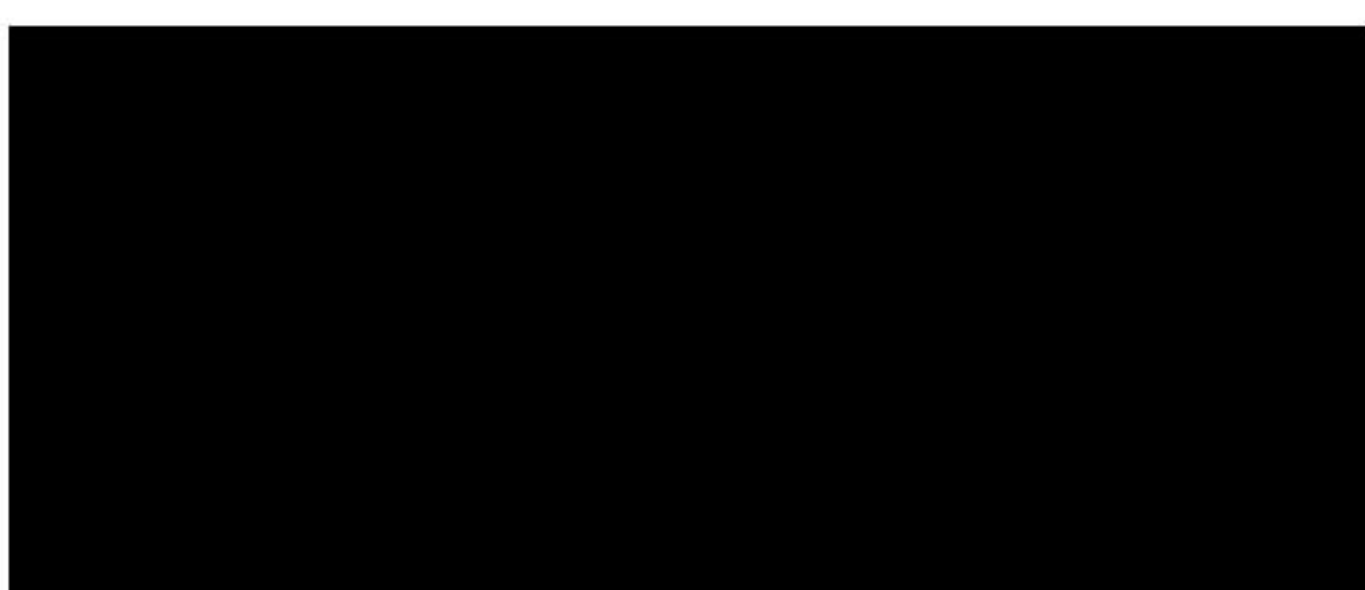
The proposals comprise a high-quality dwelling that helps meet the identified need for family housing in Mid Sussex, located in a sustainable location close to essential services. The proposals are supported by a robust landscaping scheme that protects all existing trees and enhances ecology alongside making necessary provisions to reduce flood risk on site and within the surrounding area.

Of relevance to the application 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. Accordingly, a planning balancing exercise has been undertaken which concludes that the social, environmental and economic benefits of the proposed development outweigh the harms identified to nearby heritage assets and any conflicts with policies found within the Mid Sussex District Plan.

Summary

We trust that the information provided meets the relevant validation requirements and request that the application be validated by Mid Sussex District Council. Should you have further queries or require additional information, please do not hesitate to get in touch.

Kind regards,



Charlotte Tate
Principal Planner