

21 June 2026

Planning Department
Mid Sussex District Council
Oaklands, Oaklands Road
Haywards Heath, RH16 1SS

Re: Objection to Planning Application DM/26/1477 – Erection of a single dwellinghouse, associated car parking and landscaping, Land Adjacent to Nightingales, The Street, Bolney, West Sussex, RH17 5PJ

Dear Sir/Madam,

I write as a neighbouring resident – having lived close to this site for nearly 25 years – to formally object to the above planning application. This objection is in addition to, and should be read alongside, my separate letter requesting that the application be treated as invalid because of multiple internal factual inconsistencies in the submitted documents.

This application fails every relevant countryside, settlement-boundary, sustainability, heritage and ecology policy. The applicant's own documents concede conflict with Policies DP15, DP6, BOLBB1, DP12 and BOLE2. The proposal's case for acceptability depends on the retained openness of neighbouring land that has no protection beyond those same policies. The benefit of a single market dwelling is negligible. The harms identified below are multiple, individually evidenced, and cumulatively decisive.

1. Summary of objection

In summary, I object to this application because:

- the application's own Planning Statement concedes that the proposal conflicts with
 - Policy DP15 (New Homes in the Countryside), Policy DP6 (Settlement Hierarchy),
 - Neighbourhood Plan Policy BOLBB1 (Built-up Area Boundary),
 - Policy DP12 (Protection and Enhancement of the Countryside),
 - Neighbourhood Plan Policy BOLE2.It does not dispute these conflicts, it argues only that the resulting harm should be given limited weight;
- that "limited weight" argument depends entirely on Mid Sussex District Council's housing land supply shortfall engaging the tilted balance under NPPF paragraph 11(d) – but the benefit of a single dwelling is negligible against that shortfall, and footnote 7 to paragraph 11 specifically preserves full weight for policies protecting the High Weald AONB and designated heritage assets, both of which apply here;

- the applicant's own case for acceptability is, in any event, internally circular: it rests on the retained openness of neighbouring grassland that has no protection beyond the very policies this application itself does not comply with; and
- the Council's own Conservation Officer has previously found, in response to an application on this same site, that development here would cause heritage harm to the settings of nearby listed buildings and the Conservation Area – directly contradicting this application's Heritage Statement, which concludes there is no harm at all;
- the ecological appraisal is incomplete: reptile surveys have not been completed despite confirmed reptile presence in the immediate vicinity; the pond at Scarps Side, where a palmate newt has been photographed, appears to have been missed in the pond survey used to conclude that further great crested newt surveys are 'disproportionate'; and badgers and deer are present around the site but not addressed in the appraisal;
- only 2 parking spaces are proposed, against a minimum of 3 required by both West Sussex County Council's adopted guidance and Neighbourhood Plan Policy BOLT3; no visitor parking is provided; no on-site turning space is shown; and fire appliance access has not been assessed, despite the access track being a dead-end route far exceeding the 20 metres beyond which turning facilities are required under Approved Document B and the WSCC Local Design Guide;
- foul drainage is wholly unaddressed in this full application, and MSDC's own Flood Risk and Drainage Team has recommended that a concurrent application on the same unadopted stretch of The Street not be approved until outstanding drainage information is provided; and
- the application's own Biodiversity Net Gain Assessment records a 79.67% loss of on-site habitat units, with the mandatory 10% net gain achievable only by purchasing off-site credits – which the Planning Statement nonetheless characterises as carrying 'Significant Positive Weight' as an ecological enhancement.

Summary of Policy Conflicts

The following table summarises the principal policy conflicts and the evidence sources on which this representation relies:

Issue	Policy / Legislation	Evidence Source
<i>Location / settlement boundary</i>	DP15; DP6; DP12; BOLE2; BOLBB1; s.38(6) PCPA 2004	Planning Statement (own concessions on DP15, DP6, DP12 and BOLE2); Bolney Neighbourhood Development Plan (made 2016)
<i>Sustainability / car dependency</i>	DP6; BOLBB1; NPPF §110	Planning Statement (para 2.8 footway claim contradicted by track conditions); DM/26/0111 refusal (March 2026); DM/25/2970 refusal (February 2026); DM/18/3345 refusal (October 2018)
<i>Countryside character</i>	DP12; BOLE2; NPPF §174	Planning Statement (own concession on DP12 and BOLE2)
<i>High Weald National Landscape</i>	DP16; CROW Act 2000 s.85; NPPF §§182-183	Heritage Statement (states site within AONB); Planning Statement; Location Plan
<i>Heritage harm</i>	NPPF §§205-206	Conservation Officer response to DM/24/2215; Heritage Statement
<i>Ecology / protected species</i>	NPPF §186; Wildlife & Countryside Act 1981	Preliminary Ecological Appraisal; site photographs; Scarps Side pond

<i>Drainage & flood risk</i>	DP41; NPPF §§173-175	Application Form ('Unknown' checkbox on foul drainage); MSDC Flood Risk and Drainage Team response to DM/26/0764
<i>Parking / highway safety</i>	DP26; BOLT3; WSCC Parking Standards; Approved Document B; WSCC Local Design Guide §5.5	Design and Access Statement; Application Form; WSCC Guidance on Parking at New Developments (September 2020)
<i>Biodiversity net gain</i>	Environment Act 2021 s.98; NPPF §§180-181	Biodiversity Net Gain Assessment (applicant's own document)

2. The site and its policy context

The application's Heritage Statement and Planning Statement both describe the site's surroundings as follows: "The site is surrounded on the north, south and southwest sides by open grassland. These open pieces of land will retain the openness associated with the rural nature of Bolney village... and, with land to the north of Nightingale's, will continue to present a verdant, spacious and natural appearance."

This description matters for two reasons. First, the Planning Statement itself confirms (para 2.8) that the site is "located adjacent to the settlement boundary of the village of Bolney", and separately confirms (Site Description) that the site is "located outside of the Bolney Built-up Area Boundary defined on the Planning Policies Map". This matters because it means the proposal must be assessed as a new home "in the countryside" for the purposes of Policy DP15, engaging the gateway tests in Policy DP6 addressed in Section 4 below, rather than as infill within the settlement. Second, the scheme's acceptability, on the applicant's own case, is itself premised on neighbouring land – land outside the applicant's control, and subject to no protection beyond the development plan policies discussed below – remaining undeveloped.

3. Policy DP15 (New Homes in the Countryside) – no special justification, by the applicant's own admission

Policy DP15 of the Mid Sussex District Plan provides that new homes in the countryside will only be permitted where "special justification" exists, limited to four defined gateways: an essential rural worker dwelling; an isolated home of exceptional design quality; affordable housing under Policy DP32; or development that meets Policy DP6 (Settlement Hierarchy).

This is not advanced as a rural worker dwelling, a design of exceptional quality, or affordable housing. The Planning Statement itself concludes: "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... Therefore, the harm arising from conflict with Policy DP15 is given limited weight." The applicant does not contend that DP15 is satisfied; it contends only that the resulting harm should not weigh heavily in the balance, on the basis that the site sits between two existing dwellings and the characterisation as "infill".

4. Policy DP6 and Neighbourhood Plan Policy BOLBB1 – conflict admitted; sustainability claim contradicted elsewhere in the application

Policy DP6 provides that, outside built-up area boundaries, settlement expansion will only be supported where the site is (1) allocated or for fewer than 10 dwellings, (2) contiguous with the existing built-up area, and (3) demonstrated to be sustainable. Neighbourhood Plan Policy BOLBB1 imposes a closely related test for development outside Bolney's Built-up Area Boundary.

The Planning Statement itself states: “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... This is largely repeated in Neighbourhood Plan Policy (BOLBB1).” The Built-up Area Boundary is shown by the blue line on Map 2 (Policy BOLBB1: Built-up Area Boundary) on page 26 of the Bolney Neighbourhood Plan. The application site lies outside that line, to the north-north-west of Weald Chase, near the top left of the map, and is separated from the Boundary by intervening dwellings, grassland and open field (depending on which part of the Boundary). The site is not, as evidenced by that map, contiguous with the Built-up Area Boundary.

On sustainability, the Planning Statement asserts that “in real world terms the proposed dwelling is located in a sustainable location close to essential services”. The Council’s own evidence base reaches the conclusion that Glebelands Field (the field between the site and the Boundary) is unsustainable. The District Plan Site Selection Paper (SSP3) assesses SHELAA site 749 (Glebelands Field, Lodge Lane, Bolney, of which site 1185 forms part) and rates it “Negative” for both Public Transport and Health, recording that “access to Public Transport and/or frequency of Public Transport in this location is poor” and that a “journey [is] likely by car only”. Consistent with that assessment, the Council refused application DM/26/0317 (a phased development of up to 9 self-build dwellings on that same site) on 18 March 2026, finding that “the site is not sustainable in terms of very limited public transport options”, and citing conflict with Policies DP4, DP6, DP12, DP15, DP21, DP26, DP34 and DP35 of the District Plan and Policies BOLBB1, BOLE2 and BOLD1 of the Neighbourhood Plan – substantially the same policies engaged by this application. The site of this proposal, DM/26/1477, is more remote from services than Glebelands Field, being near the end of the unadopted part of The Street, an unmade, single lane, farm track with no footway and so poorly maintained that it is unsafe for cycling (particularly in the dark), geographically to the north of Glebelands Field, and with such access problems that MSDC has to use a smaller waste collection truck than is used elsewhere in the village and withdrew the garden waste service. If the Council accepts that Glebelands Field is unsustainable on public transport grounds, the same conclusion should, logically, apply at least as strongly here.

The Planning Statement further asserts (para 2.8) that village services are “accessible via footway along The Street”. This is contradicted by the application’s own Design and Access Statement, which states in its discussion of access arrangements: “There is no formal pedestrian footpath in this part of Bolney, reflecting the area’s rural character with grassed verges and informal routes. The proposal does not alter this arrangement.” The application therefore cannot simultaneously be relied upon as evidence that the site is well connected to village services by footway and as evidence that no such footway exists. Further evidence that no such footway exists can be seen in the photograph in section 10 of this objection, which shows the state of The Street by Franc Jean Farm.

Given the Neighbourhood Plan’s own evidence (Policy BOLT3 background) records car ownership in Bolney parish as the highest in the district and rising, and that the village’s streets and lanes are unsuited to additional on-street parking or unsafe for cycling, any claim that the site is sustainable has to be challenged.

This conclusion of unsustainability reflects a consistent pattern in MSDC’s recent decisions in this parish and the surrounding area. In DM/25/2970 (Land Adjacent to Tyler House, Cross Colwood Lane, Bolney, refused February 2026), MSDC refused development on the

basis that the site was located “in an unsustainable rural location where there is no access to alternative modes of transport or shops and services” and that “any future resident is therefore likely to be heavily reliant on the private car to meet their daily needs,” citing Policy DP21. In DM/21/4303 (Land Adjacent to Roseoak House, Colwood Lane, Warninglid, refused February 2023), MSDC found that the location was “very remote from a built-up area boundary where local services will not be readily accessible as future occupiers will be heavily reliant on the private car to meet their daily needs,” in conflict with Policy DP21 and the NPPF. In DM/22/0157 (Bolney Park Farm, Broxmead Lane, refused May 2022), MSDC found that the proposed development “would be situated in an unsustainable countryside location, with future residents likely to be dependent upon the private car to access local shops and services,” conflicting with Policy DP21. In DM/24/2574 (Land at Robins Wood, Colwood Lane, Warninglid, refused January 2025), MSDC refused on the basis that “future occupiers would be reliant upon the private car for access to shops, services and employment opportunities,” raising “unsustainable transport patterns arising from an increase in private car movements to and from the site.” Bolney is a rural settlement with severely limited public transport. The evidence that any new dwelling here will generate near-total car dependency is overwhelming and directly supported by these local decisions.

Both limbs (2) and (3) of Policy DP6 therefore remain unsatisfied, and the conflict with DP6 and BOLBB1 is, on this evidence, more than a technical or out-of-date formality.

5. Policy DP12 and Neighbourhood Plan Policy BOLE2 – conflict admitted

Policy DP12 (Protection and Enhancement of Countryside) permits countryside development only where it maintains or enhances rural and landscape character and is necessary for agriculture or supported by a specific policy reference elsewhere in the development plan. Policy BOLE2 imposes a parallel test specific to Bolney. The Planning Statement again concedes: “The proposals conflict with Policy DP12 and BOLE2.” No agricultural necessity is claimed, and once Policy DP6/BOLE2 are correctly found not to apply (Sections 3–4 above and my separate letter), no specific policy reference remains capable of supporting the development in the countryside.

6. The High Weald AONB – which test applies is itself unresolved

District Plan Policy DP16 applies two different tests depending on whether the site lies within the AONB or merely contributes to its setting: development within the AONB “will only be permitted where it conserves or enhances natural beauty”, whereas development that contributes to the AONB’s setting “will only be permitted where it does not detract from [its] visual qualities and essential characteristics”. NPPF paragraph 189 draws the same distinction.

As set out in my separate letter, the application’s own documents disagree on which test applies: the Heritage Statement states that “the Site is within the High Weald Area of Outstanding Natural Beauty”, while the Cover Letter, Planning Statement and Design and Access Statement all describe the site as merely adjacent to, or bounded by, the AONB. The Planning Statement’s own policy assessment never tests the proposal against the higher “conserves or enhances” test that would apply if the Heritage Statement is correct. This matters directly to the planning balance addressed in Section 13 below, because footnote 7

to NPPF paragraph 11 specifically preserves full weight, even under the tilted balance, for land designated as a National Landscape (AONB).

7. Heritage impact has not been reliably assessed

The Heritage Statement concludes the proposal would cause no harm to any heritage asset, and the Planning Statement's planning balance (Section 13 below) relies on that "neutral impact" conclusion to avoid engaging NPPF paragraph 215 at all. However, the Planning Statement separately records, at paragraph 6.32, that "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" to nearby heritage assets, requiring the paragraph 215 balancing exercise to be undertaken. The application's own documents therefore disclose a direct conflict between the Council's Conservation Officer and the applicant's heritage consultant as to whether there is any harm at all, and I do not consider the "neutral impact" conclusion can simply be adopted in the Council's own planning balance.

This is not the first time the Council's Conservation Officer has commented on residential development at this site. In response to the previous application on this site, DM/24/2215 (an outline application for two semi-detached houses, withdrawn in 2024 and referred to at paragraph 2.9 of the Planning Statement), the Conservation Officer stated: "In my opinion, as set out at pre-application stage, the principle of new residential development on this site is contentious in terms of the impact on the surviving semi-rural character of this part of the settings of the various assets described above. Development of this nature, and of the footprint and scale indicated, will have a fundamental impact on the currently open and verdant character of the site, and will remove the positive contribution which it makes to the settings of the heritage assets. It will also result in intensification of the currently relatively open grained development to this western side of The Street. The impact through setting is likely to be predominantly in terms of the character of the context within which the assets are experienced, including in sequential views, although (subject to further details of scale and form) there is also likely to be some intervisibility with the affected assets." This directly contradicts the current Heritage Statement's "no harm"/neutral conclusion, and was made by the Council's own officer in respect of this same site, not a comparable one.

The same Conservation Officer comments on DM/24/2215 also described the character of the surrounding Conservation Area setting in these terms: "As such the surviving rural setting of the northern part of the Area will be considered to make a strong positive contribution to its special character. The development to the western side of the northern end of The Street (including the proposed development site) retains a loose grained nature with undeveloped spaces, which lends a semi-rural character, and is complementary to the low density and verdant nature of the adjacent part of the Conservation Area." This makes explicit that the application site itself, in its current undeveloped state, is recognised by the Council's own officer as part of what gives this part of the Conservation Area's setting its positive character – the very character the proposed dwelling would remove.

The Heritage Statement also states that "the Site previously formed the east end of the garden of Nightingales." As a long-standing neighbouring resident, I can confirm this is incorrect: the site has been an undeveloped grassland meadow since long before

Nightingales itself was built (permitted in 2015 under ref. DM/15/1876); it has never been garden.

The Heritage Statement further states that the proposal “represents the completion of an existing cluster of residential development rather than the encroachment of built form into an undeveloped historic landscape.” This is misleading. Open grassland plots remain to the south, southwest and southeast of the site, as well as open fields to the north. These plots are the same land the applicant elsewhere relies upon as retained openness (see Section 12 below); a further application, DM/26/0764, is currently live for a new dwelling at Franc Jean Farm on this same stretch of The Street; an application for development of the garden of Scarps Side is expected soon; and applications for development to the south and east of Strawdust are not unlikely. Far from “completing” a cluster, this application would be one of several incremental additions to it, each potentially relying on the same reasoning in turn – precisely the cumulative process described in Section 12 below.

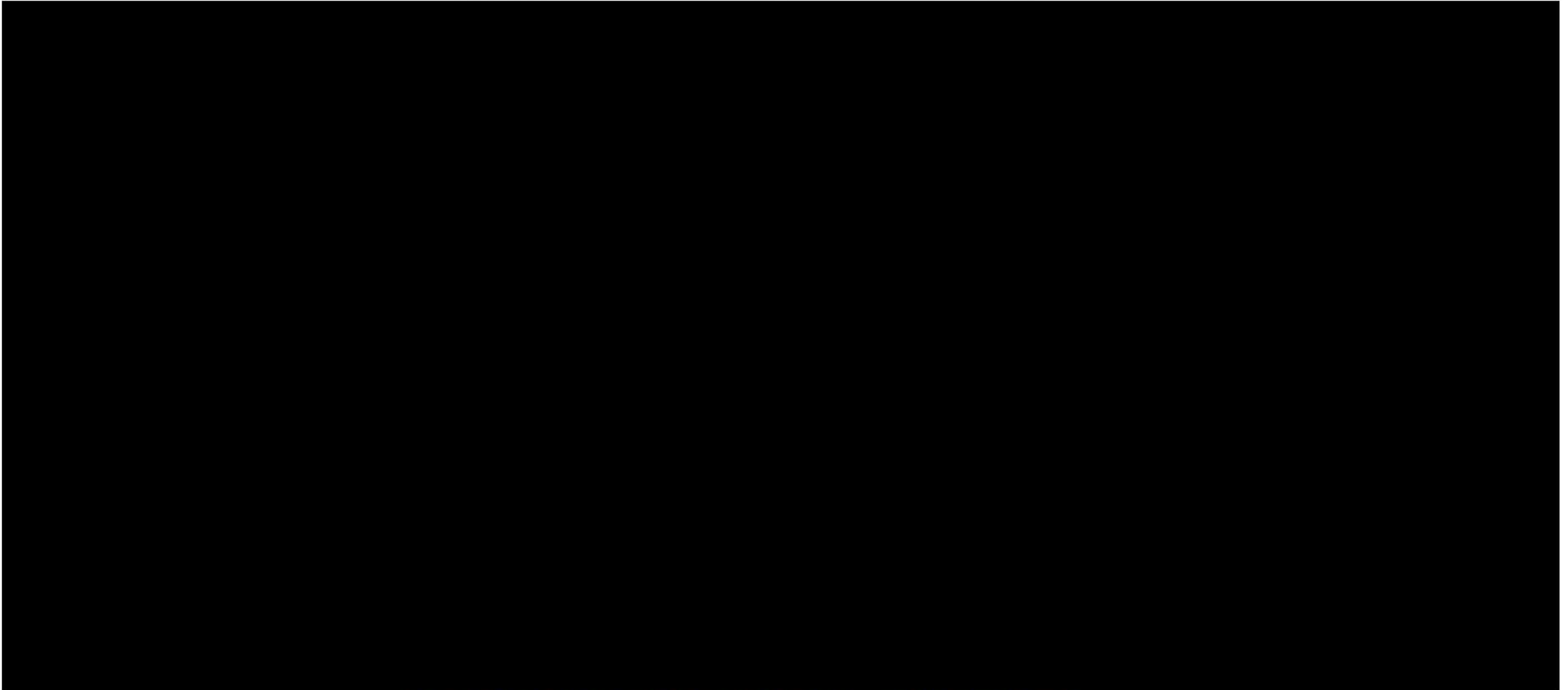
The Heritage Statement separately asserts that the proposal would deliver “a number of public benefits”, listing the efficient use of an infill site, the contribution to housing supply, and a high-quality dwelling responding to local character. In substance these are not separate benefits: they are different descriptions of the same single benefit – the construction of one market dwelling. I would ask the Council not to treat this list as if it demonstrated a wider or more substantial public benefit than that.

8. Ecology and protected species

The application’s Preliminary Ecological Appraisal does not rule out protected species on site; rather, it defers key findings. On reptiles, it states that “the presence of reptiles on site cannot be discounted” and that “reptile surveys are to be carried out to determine presence or likely absence of reptiles on the site” – meaning that, at the point of this Full planning application, the survey needed to establish whether protected reptiles are present has not been completed. On great crested newts, it records a pond approximately 150m from the site and concludes that “further surveys are considered to be disproportionate” given what it assesses as “low potential for impacts”, again without a completed survey confirming absence. Badgers and deer are not addressed in the appraisal at all.

[REDACTED]

[REDACTED] a little distance along The Street. This goes beyond the “cannot be discounted” possibility the appraisal works with: several species it treats as requiring further survey before their presence can be assessed are, in fact, present. Given this is a Full application, I do not consider it appropriate for outstanding reptile surveys to be completed after permission is granted; the survey results, and any mitigation they require, should be available to the Council before the application is determined.



Photograph: a frog at Strawdust, immediately east of the site.



Photograph: a slow worm on the driveway at Strawdust, immediately east of the site.



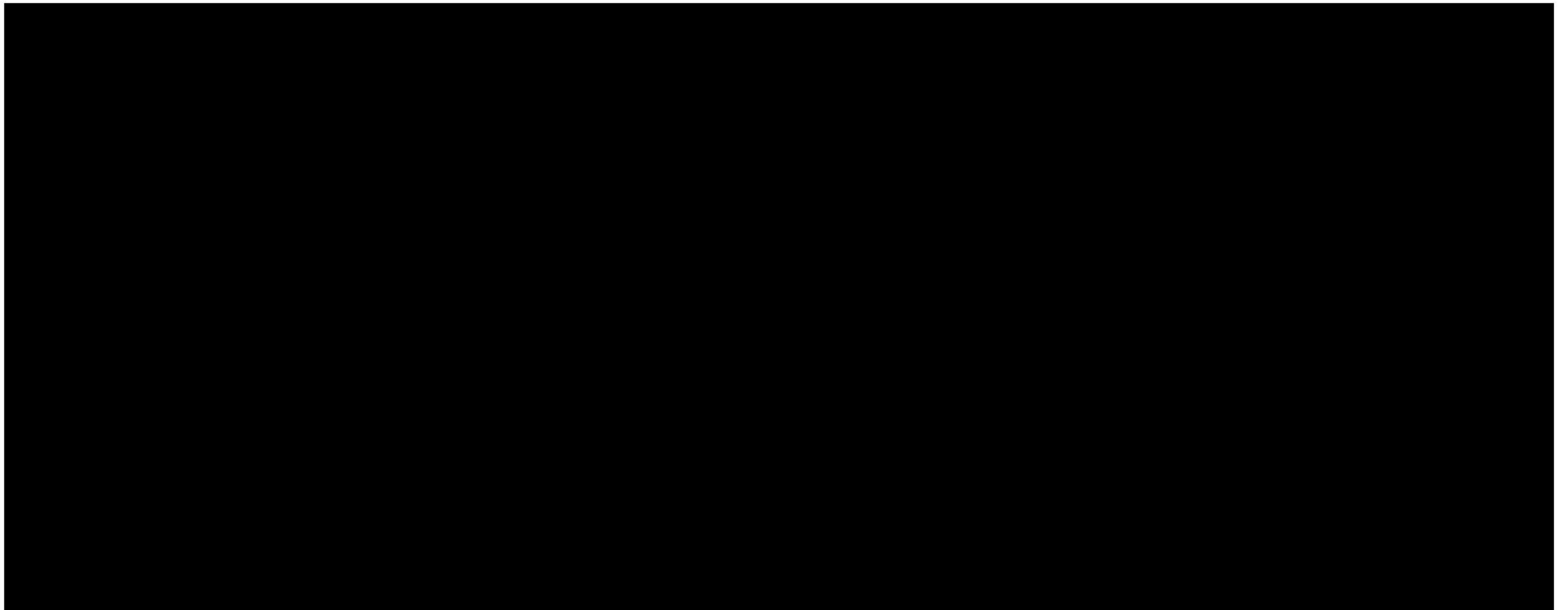
Photograph: a grass snake at Malthouse Wood, close to the site; grass snakes have also been seen at Weald Chase, Strawdust and Glebelands Field.



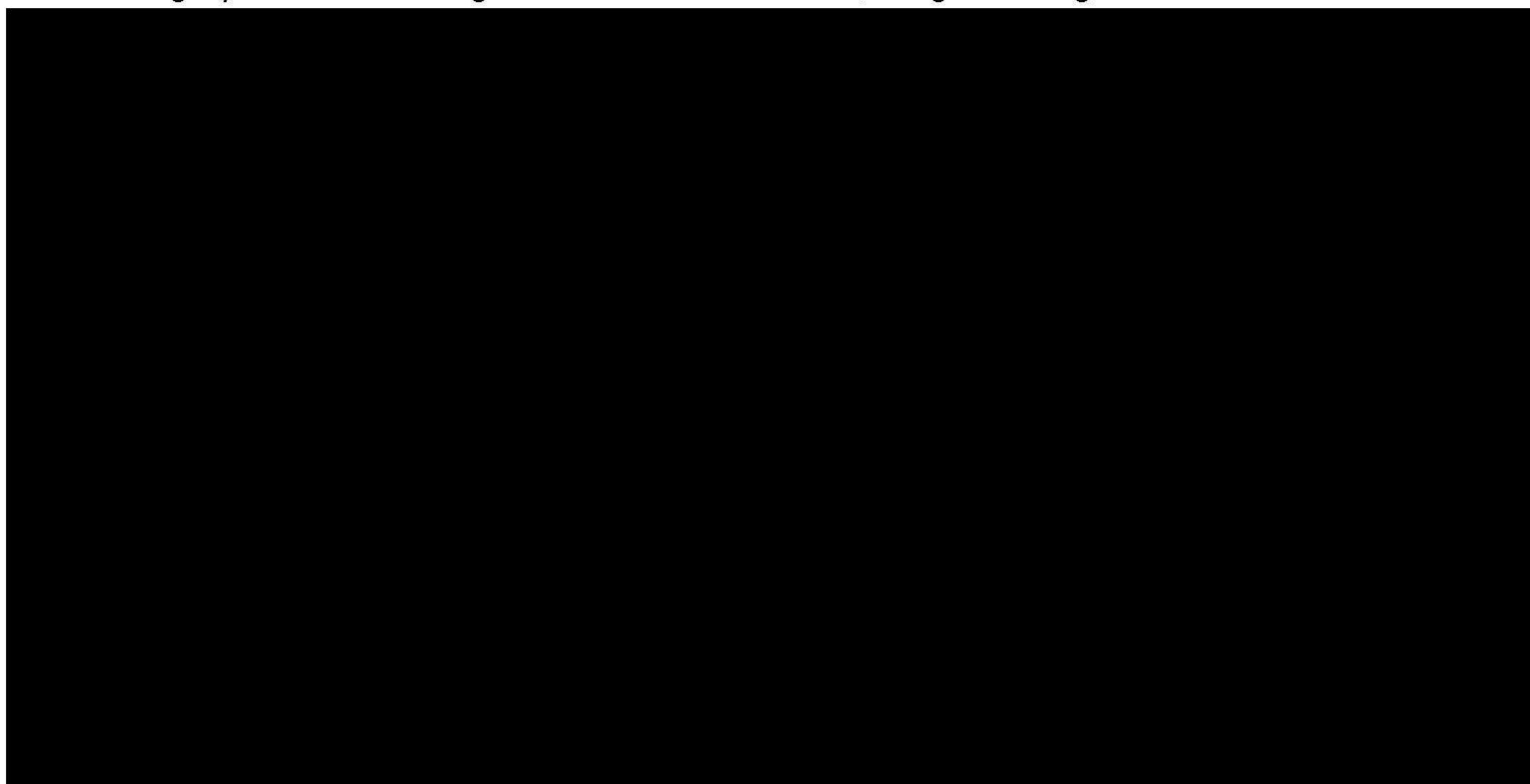
Photograph: lizards at Strawdust, immediately east of the site.



Photograph: deer on The Street outside Strawdust, immediately east of the site.



Photograph: deer in the garden of Weald Chase, neighbouring the site to the south.



The PEA's conclusion that further great crested newt surveys are "disproportionate" also warrants scrutiny on the basis of its pond identification. The appraisal states that the closest pond to the site is approximately 150m to the north. However, there is a current pond at Scarps Side, which lies to the south of the application site along the access. The Heritage Statement records that late-19th century ponds at Scarps Side were infilled when the property was built, but a pond currently exists there and supports amphibian life: a palmate newt (*Lissotriton helveticus*) has been photographed in it, as shown below, confirming it as active amphibian breeding habitat. If the Scarps Side pond has been missed or mislocated in the PEA's survey, the pond connectivity analysis underpinning the "disproportionate"

conclusion may be unreliable: a closer, unidentified pond changes the habitat network assessment on which the risk score depends. I would ask the Council to require the applicant to confirm whether the Scarps Side pond was included in the PEA's pond survey and, if not, to require a revised survey including this pond before the application is determined.

The appraisal's own survey methodology compounds this. It states that the required reptile surveys "must be undertaken between April and September, targeting optimal surveying months of April, May and September", comprising seven visits, and that "the surveys are likely to be required before planning permission can be granted." This application was submitted in June 2026. On the appraisal's own terms, the survey effort it considers necessary cannot yet have been completed, since it expressly extends into September. I do not consider permission can properly be granted, consistent with the applicant's own ecological evidence, until that full survey season has been completed and assessed.

The Design and Access Statement and Planning Statement both confirm that a chimney and additional windows to the eastern flank wall were added at Mid Sussex District Council's own suggestion during pre-application discussions, "to add additional animation to the eastern flank wall." I have already raised, in my separate letter, the conflict this chimney creates with the scheme's claimed Passivhaus credentials. Separately, the additional flank windows (together with the rooflights shown on the approved elevations) increase the area of glazing through which artificial light can be emitted at night, directly undermining the "low impact lighting strategy" the Preliminary Ecological Appraisal and Planning Statement both rely upon to protect bats using the site, which is supposed to incorporate the measures in the Bat Conservation Trust's 2023 Guidance Note 8, Bats and Artificial Lighting. Rooflights in particular are difficult to shield or screen, since they cannot practicably be fitted with curtains, blinds or external screening in the way a conventional flank wall window could be, and so are likely to emit light upwards and outwards across the retained dark corridors the appraisal identifies. I do not consider the application has explained how the flank windows or rooflights are reconciled with the lighting strategy it relies upon, and I would ask the Council to require the flank windows to be omitted, or, failing that, full details of how light spill from both the flank windows and the rooflights will be controlled (for example, by external louvres, obscure glazing, or automatic shading) to be approved before any permission is granted.

The Planning Statement states that the landscaping scheme will "ultimately deliver a BNG of 10%", and on this basis treats "Ecological Enhancements" as carrying "Significant Positive Weight" in the planning balance addressed in Section 13 below. The application's own Biodiversity Net Gain Assessment tells a different story: it records a 79.67% net loss of on-site area-based habitat units (a deficit of 0.56 units), and states that "the 0.56 units will need to be achieved through the purchasing of offsite habitat units." The mandatory 10% net gain is accordingly not being delivered by the on-site landscaping the Planning Statement describes at all; it is being delivered, if at all, by purchasing biodiversity credits elsewhere, after a significant on-site biodiversity loss. Whatever weight off-site mitigation purchased to meet a statutory minimum may deserve, it is not the same thing as the on-site ecological enhancement the Planning Statement's "significant weight" claim implies, and I do not consider that claim is soundly evidenced.

9. Design, parking, and the internal inconsistencies set out in my separate letter

District Plan Policy DP26 and Neighbourhood Plan Policy BOLD1 require well-integrated parking and high-quality design responsive to local character. As set out in my separate letter, the application gives at least three different descriptions of the parking area surface, so it is not currently possible to assess what is actually proposed against these policies.

The Application Form's own housing-mix return records this as a 4+ bedroom dwelling, and the Design and Access Statement floor plan shows a room labelled "Office/Bed 4".

According to West Sussex County Council's 'Guidance on Parking at New Developments' (September 2020), a 4-bedroom (or larger) house in Bolney – which sits in Parking Behaviour Zone 1 – has an expected parking demand of 2.7 spaces per dwelling. Figures are rounded up, so 3 parking spaces is the minimum for a 4-bedroom house in Bolney. It should be noted that WSCC's guidance shows that a 3-bedroom house in Bolney requires 2.2 spaces, which again when rounded up results in 3 spaces required, not the 2 included in the proposal. Bolney Neighbourhood Plan Policy BOLT3 likewise requires 3 spaces for a 4-bedroom house, and additionally requires visitor parking to be accommodated within the development. As discussed further in Section 10 below, the proposal makes no provision for either visitor parking or turning space.

The Design and Access Statement states that the dwelling will have "white painted timber windows... a black painted timber front door, white rear sliding doors", and asserts this "reflect[s] the traditional local vernacular and ensure[s] the building sits harmoniously within the village context", citing Policy BOLT1 of the Neighbourhood Plan (which, as set out in my separate letter, is misdescribed) and District Plan Policy DP26 in support. As a neighbouring resident, I can confirm that none of the neighbouring properties of Weald Chase, High Gables, Strawdust or Pine End House have white window and door frames; the claimed "harmonious" match with local vernacular and surrounding properties is not accurate.

The Proposed Elevations and Sections and the Streetscape Section both compare the dwelling's ridge height only against Strawdust (to the east) and Nightingales (to the west); no comparative elevation or section has been provided against High Gables or Weald Chase, the neighbouring properties to the south. Without that comparison, neither I nor the Council can properly assess the impact of the proposed massing and ridge height on those two neighbouring properties, contrary to District Plan Policy DP26 and the "significant overbearing impact and loss of outlook" consideration the Council itself identifies as a relevant planning matter. I would ask the Council to require comparative south-facing elevations or sections before the application is determined.

10. Access, highway safety and accessibility

The Design and Access Statement confirms that "the existing site access is located on the southern boundary, formed by the access track to Nightingales further west of the site." The access track, linking the site to the junction with adopted highway at Top Street, is potholed and largely unmaintained, has a blind 90-degree turn, no provision for a turning space or passing spaces, and only one way in and out, with no separate emergency access. Delivery and other vehicles already struggle to navigate it; a single parked or manoeuvring vehicle, or two vehicles meeting in opposite directions, already causes congestion. The proposed development would add to this, affecting the function of the existing cluster of properties it serves. There is no pavement, no lighting and no separate cycle path, and visibility is

restricted where the spur to the site branches from the main track, at the 90-degree turn by Scarps Side, and at the junction with The Street.



Photograph: the unadopted section of The Street between the site and the junction with Top Street, showing the potholed, waterlogged surface, the absence of any segregated footway or cycleway, and logs and cones placed to prevent use of the verges for passing.

As a neighbouring resident, I can confirm that this unadopted stretch of The Street is already the sole vehicular access for a substantially larger number of properties than the application acknowledges: High Gables, Weald Chase, Nightingales, Strawdust, Malt House, Pine End House, Franc Jean Farm (together with its annex, caravans and outbuildings), Scarps Side, 1 and 2 Scarps Cottages, Greenwood, Yew Tree Cottage and The Thatched House – at least thirteen separate properties. Nine of these – High Gables, Weald Chase, Nightingales, Strawdust, Malt House, Pine End House, Greenwood, Yew Tree Cottage and The Thatched House – are independently named in the application’s own Design and Access Statement, Heritage Statement, Planning Statement and Surface Water and SuDS Assessment, and/or the Council’s own Neighbour Notification List. For comparison, Manual for Streets, the Department for Transport’s national design guidance (reflected in turn in individual highway authorities’ own design guides), treats a shared private drive as appropriate only up to a maximum of five dwellings, beyond which a properly made-up street with passing and turning provision is expected. The Street, in its unadopted state, already serves more than double that number, without the carriageway width, passing places or turning provision that would be required of a new access serving even a fraction as many dwellings. Adding a further dwelling to an access that already falls so far outside current good design practice, without any corresponding highway improvement, compounds rather than resolves an existing problem.

MSDC has withdrawn the green bin service from this track on the basis that access was too difficult, and the refuse service does not enter the spur serving Nightingales that this development would also rely upon. The proposed development would, in short, be no more accessible than Nightingales. The state and layout of the track also make it effectively inaccessible to wheelchair users or those unsteady on their feet, and to visually impaired people, other than by motor vehicle (or, for the latter, a carer using a motor vehicle), which sits poorly with District Plan Policy DP28 (Accessibility) and its emphasis on inclusive access, and runs against NPPF paragraph 117(b), which requires applications to address the needs of people with disabilities and reduced mobility in relation to all modes of transport.

Separately from the bedroom/parking-space point addressed in Section 9 above, the application does not appear to make any provision for visitor parking, notwithstanding that Policy BOLT3 expressly requires that “visitor parking must be accommodated within the development.” The proposal fails to facilitate or promote alternative means of transport to the private car, contrary to NPPF paragraph 117(a), and does not provide the safe and suitable access for all users required by NPPF paragraph 115(b). Taking the access track’s condition, the absence of footway, lighting or passing places, the withdrawal of refuse collection, the lack of visitor parking, and the cumulative effect of additional traffic together, I do not consider the residual impact can be dismissed as falling short of the paragraph 116 “severe” threshold without proper assessment, which the application does not appear to have undertaken. The proposal conflicts with Policies BOLT1 and BOLT3 of the Bolney Neighbourhood Plan and Policies DP21 (Transport), DP25 (Community Facilities and Local Services) and DP28 (Accessibility) of the Mid Sussex District Plan, and with NPPF paragraphs 115, 116 and 117.

The application makes no reference at all to electric vehicle charging provision: no charging point is shown on the submitted plans or mentioned in any application document. NPPF paragraph 117(e) requires applications to “be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations”, and Part S of the Building Regulations (in force for new dwellings since June 2022) requires new residential development to provide electric vehicle charging infrastructure. This should be addressed by condition, or by requiring revised plans showing charging provision, before the application is determined.

The Planning Statement (para 6.54) states: “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 applicant’s 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.” The drives referred to are private property, not within the applicant’s control; most are blocked by gates, chains or other obstructions, and even the roadside verges are blocked with logs and stones by the respective landowners specifically to prevent their use for parking or passing (see image above). Neither the drives nor the verges are, in practice, available for use as passing places. The Planning Practice Guidance is clear that “conditions requiring works on land that is not controlled by the applicant, or that requires the consent or authorisation of another person or body[,] often fail the tests of reasonableness and enforceability.” Neither the Council nor the applicant has any power to require, or even to offer, the use of other people’s private property as a passing place, and a condition to that effect would be

unenforceable for the same reason. That the Council offered this “solution” previously was a clear conflict with Planning Practice Guidance.

The Design and Access Statement states that the proposed parking arrangement, “comprising a large space sufficient for two cars... removes the need for on-site turning”, without explanation or supporting evidence. On-site turning is plainly required here: The Street north of Top Street, including the spur to Nightingales on which the proposed development would be located, is single-lane throughout, with no realistic prospect of turning within the carriageway itself. Without on-site turning, vehicles would need to reverse either into or out of the site, onto a single-lane track, which is itself a highway safety concern the application does not address.

The application does not address emergency access or water supply for fire-fighting at all; there is no reference anywhere in the documents to West Sussex Fire & Rescue Service having been consulted, to the adequacy of water supply (for example, the provision or location of any fire hydrant) for the cluster of properties served by this track, or to whether a fire appliance can access the site itself.

This omission is significant. Approved Document B (Requirement B5) requires vehicle access for a pump appliance to within 45 metres of all points within a dwellinghouse. It also requires turning facilities on any dead-end access route that is more than 20 metres long. The WSCC Local Design Guide (para 5.5) repeats this requirement: a fire appliance should not need to reverse over distances greater than 20 metres, and turning facilities should be provided on no-through vehicular routes over this distance. The relevant ‘dead-end access route’ here is not simply the site’s own driveway: it is the entire unadopted section of The Street, which is itself a no-through route with no existing turning facilities anywhere along it. A fire appliance entering to reach the proposed dwelling would have no option but to reverse back the full length of the track to the adopted highway – a distance far in excess of 20 metres. The application proposes no turning facility on the site and does not address this at all. If fire appliance access to within 45 metres of the dwelling cannot be achieved – which given the distance and the track geometry is a live possibility – Approved Document B makes clear that domestic sprinklers are required for access distances between 45 and 65 metres, sprinklers plus an immediately adjacent fire hydrant for 65 to 90 metres, and that any arrangement requiring reversal over more than 90 metres is simply unacceptable. The application is silent on all of these matters. Given the number of properties this single, unmade, single-lane track already serves, I would ask the Council to require a fire and rescue service access assessment to be submitted and agreed before the application is determined.

11. Drainage and flood risk

District Plan Policy DP41 requires a sequential, risk-based approach to surface water drainage. The application’s Surface Water and SuDS Assessment proposes infiltration-led drainage as the preferred method but accepts this is unconfirmed pending BRE Digest 365 testing, and that no borehole records are available in the vicinity of the site. As a neighbouring resident, and as set out in my separate letter, it has been confirmed to me by the owner of the adjoining property, Strawdust (immediately east of the site) – that infiltration drainage was found not to be feasible on that adjoining land due to ground conditions. This

directly undermines the only evidence base currently offered for the application's preferred drainage strategy.

Foul drainage is, separately, entirely unaddressed. The Flood Risk and Drainage Information checklist records, against "Details on the site's existing foul water drainage" and "Proposed foul drainage method", simply "Not addressed", and the Planning Statement states (para 6.60) that "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." I cannot find any reference anywhere in the application documents to Southern Water, the statutory sewerage undertaker for this area, having been consulted on either foul or surface water connection. Deferring foul drainage to a pre-occupation condition may be acceptable for an Outline application, but this is an application for Full planning permission, where the means of foul (and, so far as relevant, surface water) disposal is ordinarily expected to be resolved before permission is granted, not after. I would ask the Council to require written confirmation from Southern Water that a foul (and, if relevant, surface water) connection is available and acceptable, before the application is determined, rather than leaving this to a condition. The Application Form has Unknown ticked for both "Please state how foul sewage is to be disposed of" and "Are you proposing to connect to the existing drainage system?"

The Surface Water and SuDS Assessment concludes that "the development can be safely accommodated for its lifetime without increasing flood risk elsewhere", but this is asserted rather than demonstrated for the properties most directly at risk. High Gables and Weald Chase lie at a lower elevation than the site, to the south. I would ask the Council to require specific evidence that neither surface water nor groundwater flood risk at High Gables or Weald Chase would be increased by the proposed development, rather than relying on the generic, site-wide conclusion currently offered.

This is not a hypothetical concern. MSDC's own Flood Risk and Drainage Team responded on 16 June 2026 to a current application on this same stretch of The Street, DM/26/0764 (Franc Jean Farm), stating: "The applicant has still not demonstrated that surface water can be managed safely on site without increasing flood risk", and setting out a list of specific information required (drainage calculations to the 1 in 100-year-plus-climate-change standard, BRE365 infiltration evidence, soakaway offset plans, an agreed outfall, and a management and maintenance plan), concluding: "we would recommend the application is not approved until updated information is received addressing the above points." Given the proximity and probable shared ground conditions between that site and this one, I would expect the Flood Risk and Drainage Team to have the same concerns here, and I would ask the Council to confirm whether equivalent information has been sought and provided for this application before it is determined.

12. The applicant's justification is circular and sets a damaging precedent

The applicant's case for acceptability depends on the retained openness of the grassland surrounding the site. The land to the south, southwest and southeast has no protection beyond the same policies (BOLBB1, DP6, DP12, BOLE2) that this application itself does not satisfy. If the Council were to accept that this site is acceptable because neighbouring land remains open, that reasoning would be equally available to any future applicant on the neighbouring grassland parcels, who could in turn point to this site, once developed, as

further justification. Accepted repeatedly, this reasoning would result in the incremental loss of precisely the openness and rural character that Policies BOLBB1, DP6, DP12 and BOLE2 exist to protect, with each individual application appearing acceptable in isolation while the cumulative effect defeats the purpose of the policy framework. This is not a theoretical risk: it is the explicit, stated basis of the applicant's own case.

13. The housing land supply shortfall does not justify approval

The Planning Statement confirms that "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)", and on this basis argues that Policies DP4, DP6 and BOLBB1 are out-of-date and should be given limited weight, engaging the tilted balance under NPPF paragraph 11(d).

Even taking that shortfall at face value, I would ask the Council to weigh the following in response:

- the benefit of a single market dwelling towards a district-wide shortfall of this scale is negligible, whereas the harms identified in this letter – conflict with DP15, DP6, BOLBB1, DP12 and BOLE2 (all admitted by the applicant), the unresolved AONB status, the Conservation Officer's identified heritage harm, the parking shortfall, and the unresolved drainage risk – are specific, evidenced, and cumulative;
- approving isolated dwellings outside defined settlement boundaries on a plot-by-plot basis does not meaningfully address a district-wide shortfall; it erodes, incrementally and without any plan-led justification, the same boundary and countryside policies the development plan relies upon to manage growth in a planned way – the precedent concern set out in Section 12 above.
- footnote 7 to NPPF paragraph 11 specifically excludes land designated as a National Landscape (AONB) and designated heritage assets from the kind of policies whose weight is reduced by a housing land supply shortfall – both are squarely in play here, and neither has been properly resolved by the application as submitted; and

Separately, I do not consider the individual weights the Planning Statement attributes to its claimed benefits are soundly evidenced. The Statement labels "Ecological Enhancements" as carrying "Significant Positive Weight" and "Positive Health and Well-being Impacts" as also carrying "Significant Positive Weight", and concludes that "the social, environmental and economic benefits are very great overall and outweigh the harm identified by a considerable margin." Against this: the ecological enhancement claim is undermined by the matters set out in Section 8 above, including the 79.67% on-site habitat loss and reliance on purchased off-site credits; the claimed sustainability credentials are undermined by the chimney added at the Council's own suggestion (set out in my separate letter); and the "positive health and well-being impacts" claim is not supported by any evidence specific to this proposal beyond generic assertions about walking, cycling and accessibility, several aspects of which (as set out in Section 10 above) are themselves contested. Nor do I consider that the benefit of a single market dwelling can properly be described as "very great" in absolute terms, whatever relative weight it is given against other policy considerations. I would ask the Council to reach its own, independently reasoned view on these weights rather than adopting the Statement's characterisations.

MSDC has refused at least five directly comparable countryside-edge applications in this parish and the surrounding area since 2018, including three decided after October 2025 when the current housing land supply shortfall was established. In every case, the Council concluded that the benefits of a single dwelling were negligible and that conflict with policies on settlement hierarchy, countryside protection and sustainability was not overcome by the tilted balance under NPPF paragraph 11(d). The proposal under consideration here engages materially identical policies on a site that is more remote from services than any of those refused.

This is not a hypothetical concern: it is the Council's own recent, consistent practice on directly comparable Bolney sites, decided after the housing land supply shortfall was already established. On 13 March 2026 – five days before the Glebelands Field refusal, and shortly before this application was submitted – the Council refused application DM/26/0111 (demolition of stable buildings and construction of a detached three-bedroom self-build dwelling, Old Mill House, Cowfold Road, Bolney). The officer's report expressly ran the same footnote 8/tilted balance exercise the applicant relies on here, recording that because the Council "is currently unable to demonstrate a five year supply of deliverable housing sites... reduced weight should be given to" Policies DP6, DP12 and DP15. Notwithstanding that reduced weight, the report concluded: "the provision of a net increase in 1 No. dwelling on the site will make a limited, but positive, contribution to the district's housing supply of self build dwellings... Because, however, of the small scale of the development proposed these benefits would have limited weight... In weighing up these issues, when taken together, it is considered that the adverse impacts of the development would significantly and demonstrably outweigh the benefits of the proposal. Overall, the planning balance is considered to fall significantly in favour of refusing planning permission." The application was refused for, among other reasons, conflict with Policies DP4, DP6, DP12, DP15, DP26, DP34 and DP37 of the District Plan and Policies BOLBB1 and BOLD1 of the Neighbourhood Plan, and because the site, being outside any defined settlement boundary, was "not considered to be set within a sustainable location."

The same approach was taken on 3 February 2026 in refusing DM/25/2970 (change of use from holiday let to dwelling, Land adjacent to Tyler House, Cross Colwood Lane, Bolney), where the officer's report again applied reduced weight to Policies DP6, DP12 and DP15 under footnote 8, but concluded that "the benefits arising from one dwelling would be limited" and that the site was "unsustainably located, with any future resident likely to be dependent upon the private car to meet their daily needs", refusing permission for conflict with DP6, DP12, DP15 and DP21 and Policy BOLBB1.

The same conclusion was reached, on materially identical policy grounds, in DM/18/3345 (demolition of an existing pool house and construction of a new 4-bedroom dwelling, Old Highlands East, London Road, Bolney, refused October 2018), where the site was found not to be contiguous with the built-up area of Bolney and the proposal was refused for conflict with Policies DP12, DP15, DP16 and DP26 of the District Plan and Policies BOLD1 and BOLE2 of the Neighbourhood Plan. The officer's report concluded: "the provision of 1 new dwelling on the site will make a minor but positive contribution to the district's housing supply... Because, however, of the small scale of the development (i.e. one new house) these benefits would be very limited."

In all three cases, the Council concluded that the limited benefit of a single additional dwelling did not outweigh conflict with the relevant countryside and settlement-boundary

policies. I do not see a material difference between those sites and this one that would justify a different outcome here.

14. In the event permission is granted: request regarding the surrounding grassland

This request is made strictly in the alternative and without prejudice to the objection set out above, which is that the application should be refused. As set out in Section 12, the applicant's case for acceptability rests on the continued openness of land to the north, south and southwest of the site. I do not consider a planning condition is a lawful or appropriate vehicle to protect that land: a condition attached to this permission cannot bind land outside the application site, cannot compel third-party landowners, and cannot pre-determine any future, separate planning application on that land, since each application must be assessed on its own merits.

I would instead ask the Council, as local planning authority, to consider whether it is appropriate to use its own separate statutory powers to give the surrounding grassland a more durable degree of protection, consistent with the rural character the applicant itself relies upon – in particular, whether an Article 4 Direction removing permitted development rights over the relevant parcels would be justified, and whether those parcels merit consideration for Local Green Space designation in a future review of the Bolney Neighbourhood Plan. I recognise neither mechanism can or should be a condition of this permission, and that pursuing them is a matter for the Council's own separate judgement.

15. Planning balance

The following table summarises the planning balance as assessed in this objection, setting out the weight this representation asks the Council to attribute to each material consideration. The applicant's Planning Statement presents a competing balance which concludes that benefits outweigh harms "by a considerable margin"; the table below reflects why, on each ground, that characterisation is not soundly evidenced. Where the applicant claims a benefit, this representation identifies a specific and evidenced counter-consideration. On no ground is the identified harm outweighed by a material benefit.

Issue	Assessment	Weight
<i>Housing Delivery</i>	Single market dwelling; no affordable or specialist housing element. Contribution to district-wide HLS shortfall is negligible in isolation.	Limited Positive Weight
<i>Location / Settlement Strategy</i>	Outside Bolney BUAB and in open countryside; conflicts with SSP3 (settlement hierarchy), BOLE1 (Bolney settlement boundary) and BOLT1/BOLT2 (countryside protection); no demonstrated exceptional circumstances.	Significant Negative Weight
<i>Sustainability</i>	No safe walking or cycling route to village facilities confirmed by WSCC Highways; car-dependent location by any objective measure. Three comparable refusals on this ground at DM/26/0317, DM/24/2215 and DM/18/3345.	Significant Negative Weight
<i>Landscape / Countryside Character</i>	Greenfield plot in open countryside; development would erode rural character and openness. Planning Statement's retained-openness case is circular given the further development potential of surrounding land.	Moderate to Significant Negative Weight
<i>High Weald National Landscape</i>	Site within High Weald National Landscape; statutory duty of great weight to conserve and enhance under CROW Act 2000 s.85. Development not demonstrated to be in the public interest; no public benefits identified capable of outweighing that duty.	Potentially Significant Negative Weight
<i>Heritage Impact</i>	Conservation Officer found proposal would harm the historic character and setting of Grade II listed Nightingales. Under NPPF §205 this less than substantial harm must be weighed against public benefits; no material public benefits have been identified.	Moderate to Significant Negative Weight
<i>Ecology & Protected Species</i>	Ecological appraisal incomplete: conducted outside optimal survey season, methodology not disclosed, Scarps Side pond (amphibians	Significant Negative Weight

	confirmed present) not surveyed. On-site BNG deficit of 79.67%. Conflicts with NPPF §186.	
<i>Drainage & Flood Risk</i>	Foul drainage strategy unknown (Application Form marked 'Unknown'); surface water drainage unresolved. MSDC Flood Risk and Drainage Team objected to identical evidence on a comparable nearby site (DM/26/0764).	Moderate Negative Weight
<i>Highway Safety & Parking</i>	Only 2 parking spaces for a 4+ bedroom dwelling (WSCC standard: 3); no turning space; fire appliance would need to reverse the full length of the unadopted track, far exceeding the 20 m threshold in Approved Document B and WSCC Local Design Guide §5.5.	Moderate to Significant Negative Weight
<i>Design & Local Character</i>	External materials and window colours unconfirmed; EV charging absent; waste storage unaddressed. These are subsidiary concerns to the other grounds but remain unresolved.	Minor Negative Weight
<i>Cumulative Impact / Precedent</i>	Approval would establish a harmful precedent for further backland development on this plot and in Bolney generally; inconsistent with the Council's own practice in three recent comparable refusals (DM/26/0317, DM/24/2215, DM/18/3345).	Moderate Negative Weight

Conclusion

For the reasons set out above, I ask the Council to refuse this application. The applicant's own Planning Statement does not dispute conflict with Policies DP15, DP6, BOLBB1, DP12 and BOLE2; it asks the Council to give that conflict limited weight solely because of the District's housing land supply shortfall. I do not consider that shortfall justifies approval here, given the negligible benefit of a single dwelling, the specific protection footnote 7 preserves for the AONB and heritage assets, the unresolved heritage and AONB-status concerns, the circular and precedent-setting nature of the applicant's case, and the further matters of parking, design and drainage addressed above and in my separate letter.

Note that of the 8 houses along this part of The Street, 1 is for sale, 4 are owned by close relatives of the landowner (two sisters, mother, cousins) at least 3 of whom have their own development plans, 1 is owned by somebody who never responds to planning applications (either to support or object), so realistically there might only be two impartial responses, despite even some of the relatives being opposed to, and affected by, this particular development proposal.

All factual matters set out above are stated to the best of my knowledge and belief.

I would be grateful if you could confirm receipt of this letter and notify me of how these matters will be addressed before the application is determined.

Yours faithfully,

