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REF: DM/25/2250  
DATE: 31st October 2025

Dear Sir/Madam

**Walnut And Well Cottage The Street Bolney Haywards Heath**  
**Single storey rear kitchen extension and extended rear patio. Installation of additional windows to existing front porch. Internal alterations including removal of modern fabric and installation of new first floor shower room and second floor WC.**

I advise that your application DM/25/2250 was **Granted Permission** on **31st October 2025**.

I enclose a copy of the Decision Notice in relation to the above application. If you are acting as an Agent please ensure that a copy is given to the applicant. **Please read the notes accompanying this decision notice carefully.**

Please also be advised that this permission does not constitute an approval under Building Regulations. Before you proceed with your proposal you should ensure that a Building Control application is not required, or has been submitted.

Yours faithfully



Ann Biggs  
Assistant Director Planning and Sustainable Economy

Emily And Richard Webster  
Ms Joanna Saady  
Ecotecture Ecological Design Limited  
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**TOWN AND COUNTRY PLANNING ACT 1990**  
**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)**  
**(ENGLAND) ORDER 2015**

**PERMISSION**

**REFERENCE:** DM/25/2250

**DESCRIPTION:** SINGLE STOREY REAR KITCHEN EXTENSION AND EXTENDED REAR PATIO. INSTALLATION OF ADDITIONAL WINDOWS TO EXISTING FRONT PORCH. INTERNAL ALTERATIONS INCLUDING REMOVAL OF MODERN FABRIC AND INSTALLATION OF NEW FIRST FLOOR SHOWER ROOM AND SECOND FLOOR WC.

**LOCATION:** WALNUT AND WELL COTTAGE, THE STREET, BOLNEY, HAYWARDS HEATH

**DECISION DATE:** 31 OCT 2025

**CASE OFFICER:** CAROLINE GRIST - [CAROLINE.GRIST@MIDSUSSEX.GOV.UK](mailto:CAROLINE.GRIST@MIDSUSSEX.GOV.UK)

The Council hereby notify you that they **GRANT** planning permission for the above development to be carried out in accordance with the submitted application and plans and subject to compliance with the following conditions:-

**Conditions**

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. **Approved Plans**

The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interest of proper planning.

3. Prior to any works above slab level in relation to the single storey rear extension, samples and a schedule of materials and finishes to be used for external walls and roof for this extension shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality, to protect heritage assets and to accord with Policies DP26, DP34 and DP35 of the Mid Sussex District Plan 2014 - 2031 and Policy BOLD1 of the Bolney Neighbourhood Plan.

4. Prior to the installation of the windows and doors within the single storey rear extension, large scale detailed drawings, including sections and annotations to show materials and finishes of these new windows, external doors and roof lantern, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason: In order to protect the significance of the listed building, to ensure a a building of visual quality and to accord with policies DP26, DP34 and DP35 of the Mid Sussex District Plan 2014 - 2031 and BOLD1 of the Bolney Neighbourhood Plan.

5. Prior to the installation of the new windows in the porch, large scale detailed drawings, including sections and annotations to show materials and finishes of these new windows, shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details.

Reason: In order to protect the significance of the listed building, to ensure a a building of visual quality and to accord with policies DP26, DP34 and DP35 of the Mid Sussex District Plan 2014 - 2031 and BOLD1 of the Bolney Neighbourhood Plan.

6. Prior to any works above slab level in relation to the single storey rear extension, large scale detailed drawings, including sections and annotations to show materials and finishes of a typical eaves detail of the link and pitched roof sections, shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details.

Reason: In order to protect the significance of the listed building, to ensure a a building of visual quality and to accord with policies DP26, DP34 and DP35 of the Mid Sussex District Plan 2014 - 2031 and BOLD1 of the Bolney Neighbourhood Plan.

7. Prior to any works above slab level in relation to the extended rear patio, samples and a schedule of materials and finishes to be used for the paving shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality, to protect heritage assets and to accord with Policies DP26, DP34 and DP35 of the Mid Sussex District Plan 2014 - 2031 and Policy BOLD1 of the Bolney Neighbourhood Plan.

8. The development hereby permitted shall be carried out in accordance with the submitted Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement (dated 27.08.2025, prepared by Challice Consulting Ltd.). Details of the replacement tree shall be submitted to and approved in writing by the Local Planning Authority, in accordance with the Tree Survey Schedule with Recommended Tree Works, prior to any works above slab level and planted within the next planting season or in accordance with the programme agreed by the Local Planning Authority. This tree shall be of a native species. If this tree, within a period of five years from the completion of development, dies, is removed or becomes seriously damaged or diseased, it shall be replaced in the next planting season with another of a similar size and species.

Reason: To ensure the retention and maintenance of trees that are an important feature of the area and to accord with Policy DP37 of the Mid Sussex District Plan 2014 - 2031 and BOLE1 of the Bolney Neighbourhood Plan.

### Biodiversity Net Gain

1. This permission is considered to be one which **will not require the approval of a biodiversity gain plan before development is begun** because it is considered that one of the statutory exemptions or transitional arrangements is considered to apply.

Please see the information contained within the notes to applicants/agents set out below.

### Informatives

1. The Applicant should consider resistance and resilience measures suggested within the Environment Agency advice and implements any they deem appropriate due to the increased flood risk in the vicinity of this as a residential site (which are classified as 'more vulnerable').
2. Southern Water have restrictions on tree planting adjacent to their sewers, rising mains or water mains. Reference should be made to Southern Water's publication "A Guide to Tree Planting near water Mains and Sewers" ([https://www.southernwater.co.uk/media/pddob0vn/ds-tree-planting-guide-1\\_nwm.pdf](https://www.southernwater.co.uk/media/pddob0vn/ds-tree-planting-guide-1_nwm.pdf)) and the Sewerage Sector Guidance (<https://www.water.org.uk/sewerage-sector-guidance-approved-documents/>) with regards to any landscaping proposals and our restrictions and maintenance of tree planting adjacent to sewers, rising mains and water mains.
3. No Soakaways should be connected to the public surface water sewer.

If the applicant has not already provided documentation demonstrating compliance with the surface water hierarchy reflected in part H3 of the Building Regulations, as shown below, Southern Water will require this to be provided where surface water is being considered for discharge to their network. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm Sewer
- Combined Sewer

Guidance on Building Regulations is here:

<https://www.gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h>

4. In order to protect and safeguard the existing water supply apparatus, Southern Water requests formal notification of any proposed demolition works prior to such works being undertaken.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119) Website: [southernwater.co.uk](http://southernwater.co.uk) or by email at: [SouthernWaterPlanning@southernwater.co.uk](mailto:SouthernWaterPlanning@southernwater.co.uk)

5. Your attention is drawn to the requirements of the Environmental Protection Act 1990 with regard to your duty of care not to cause the neighbours of the site a nuisance.

Accordingly, you are requested that:

- Hours of construction/demolition on site are restricted only to: Mondays to Fridays 0800 - 1800 hrs, Saturdays 0900 - 1300 hrs, No construction/demolition work on Sundays or Public Holidays.
- Measures shall be implemented to prevent dust generated on site from crossing the site boundary during the demolition/construction phase of the development.
- No burning of materials shall take place on site at any time.

If you require any further information on these issues, please contact Environmental Protection on 01444 477292.

6. In accordance with Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

### **Human Rights Implications**

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

### Plans Referred to in Consideration of this Application

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

| Plan Type               | Reference | Version | Submitted Date |
|-------------------------|-----------|---------|----------------|
| Location and Block Plan | 818/100   |         | 05.09.2025     |
| Existing Floor Plans    | 818/110   |         | 05.09.2025     |
| Existing Floor Plans    | 818/111   |         | 05.09.2025     |
| Existing Elevations     | 818/120   |         | 05.09.2025     |
| Existing Elevations     | 818/121   |         | 05.09.2025     |
| Location and Block Plan | 818/300   |         | 05.09.2025     |
| Proposed Floor Plans    | 818/310   |         | 05.09.2025     |
| Proposed Floor Plans    | 818/311   |         | 05.09.2025     |
| Proposed Elevations     | 818/320   |         | 05.09.2025     |
| Proposed Elevations     | 818/321   |         | 05.09.2025     |
| Topographical Survey    | 1         | A       | 05.09.2025     |
| Survey                  | 2         | A       | 05.09.2025     |
| Survey                  | 3         | A       | 05.09.2025     |
| Sections                | 4         | A       | 05.09.2025     |
| Drainage Details        | 818/301   |         | 05.09.2025     |
| Drainage Details        | 818/302   |         | 05.09.2025     |



Ann Biggs  
Assistant Director Planning and Sustainable Economy

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## **APPEALS TO THE SECRETARY OF STATE**

### **Notes for Applicants**

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

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

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

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

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

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

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

### **Biodiversity Net Gain**

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Mid Sussex District Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

Statutory exemptions and transitional arrangements in respect of the biodiversity gain condition that apply in this instance

Development which is subject to a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

A “householder application” means an application for planning permission for development for an existing dwellinghouse, or development within a curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application to change the number of dwellings in a building.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

The effect of section 73D of the Town and Country Planning Act 1990

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission (“the earlier Biodiversity Gain Plan”) there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:

- i) do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

The effect of Paragraph 19 of Schedule 7A to the Town and Country Planning Act 1990

If the permission which has been granted has the effect of requiring or permitting the development to proceed in phases, the modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 apply.

In summary: Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun (the overall plan), and before each phase of development may be begun (phase plans).

### **Purchase Notices**

If either the Local Planning Authority or Secretary of States refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the District Council. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.