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Sent: 21 April 2026 20:42:12 UTC+01:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/26/0764

Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 21/04/2026 8:42 PM from . Bolney Parish Council on behalf of Parish Consultation.

Application Summary

Reference:	DM/26/0764
Address:	Franc Jean Farm The Street Bolney Haywards Heath West Sussex RH17 5PJ
Proposal:	Proposed single dwelling (self/custom build)
Case Officer:	Andrew Watt

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Comments Details

Comments:	Bolney Parish Council objects to this planning application: 1. The site is not allocated for development in either the adopted District Plan, the Draft District Plan currently at Examination stage, nor the Bolney Neighbourhood Plan; 2. The site is located in open countryside outside the built-up area boundary of the village of Bolney and the proposals therefore conflict with Policies DP6, DP12 and DP15 of the MSDC District Plan, and with Policies BOLBB1 and BOLE2 of the Bolney Neighbourhood Plan; 3. The site is isolated from the centre of the village and is located in an area of low landscape capacity; 4. The northern boundary of the site abuts the boundary of the High Weald National Landscape. Any development on site would be within the setting of the High Weald and would therefore conflict with Policy DP16 of the District Plan and Policy BOLE2 of the Neighbourhood Plan; 5. PROW 3Bo, which forms part of the High Weald Landscape
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Trail, runs along the full length of the eastern boundary of the site. Development of the current agricultural site will have a harmful impact on the character of the rural area and will negatively impact on views for the PROW for users. The applicant has not proposed any landscaping or plantings to mitigate the impact of development on users of the PROW;

6. The Parish Council is concerned that the applicant has not demonstrated satisfactorily how surface water and sewage will be drained from the site;

7. There is no pedestrian pavement or cycle track on the northern section of The Street close to the site, nor the space to create one. The northern section of The Street is not tarmaced and is no more than an unlit agricultural access track. Pedestrians from the site would have no option but to walk along the track raising serious concerns about pedestrian safety;

8. The site is in an unsustainable location. Due to the distance of the proposed site to the village centre and the nearest bus stops, and the lack of pedestrian pavements and cycle track, the Parish Council is concerned that residents of the development will be heavily reliant on the private car to meet their daily needs which will result in an increase in traffic movements on the nearby rural and narrow lanes. The proposal therefore conflicts with Policy DP21 of the District Plan and Policy BOLT1 of the Bolney Neighbourhood Plan.

In summary, for the reasons outlined above, Bolney Parish Council strongly objects to this planning application.

Kind regards