

Peter Davies

From: [REDACTED]
Sent: 24 July 2026 11:35
To: Andy Watt; planninginfo
Subject: Re: DM/26/1477 — Land Adjacent to Nightingales, The Street, Bolney — fire appliance access and hydrant provision

Dear Mr Watt,

I am writing further to my objection to the above application, regarding access for emergency vehicles on the track serving the site.

Today (24 July 2026), a West Sussex Fire & Rescue Service vehicle was on the track, reportedly in connection to building regs for the most recently completed house on the track, rather than in connection with any pending planning applications. The officer told me he was surveying the track to locate fire hydrants shown on his plan. He confirmed to me that he was unable to find any fire hydrants on the track. He also told me that the track exceeds the distance a fire appliance is permitted to reverse where there are no turning facilities. In his own vehicle — considerably smaller than a fire appliance — he was unable to turn on the track and had to use my private driveway (with my permission) to turn around.

These points bear directly on Building Regulations Approved Document B (Volume 1), which requires a turning facility on any dead-end vehicle access route more than 20 metres long, and on the provision of a water supply for firefighting. They also go to the suitability and safety of access under Policy DP21.

I appreciate this is my account of what the officer told me verbally on site. I would therefore be grateful if you could confirm whether the Council has consulted, or intends to consult, West Sussex Fire & Rescue Service on appliance access, turning provision and hydrant availability for this application, so that the position can be established formally.

Yours sincerely,

[REDACTED]

Sent with [Proton Mail](#) secure email.

On Friday, 24 July 2026 at 11:14, [REDACTED]

Re: Planning Application DM/26/1477 — Land Adjacent to Nightingales, The Street, Bolney — report of site disturbance affecting outstanding ecological surveys

Dear Mr Watt,

I write further to my objection to the above application to report site activity that bears directly on the outstanding ecological survey requirements and on the temporary holding objection issued by the Council's ecological adviser, Place Services, on 14 July 2026.

On 23 July 2026 and continuing today on 24 July 2026, persons apparently acting on behalf of the applicant commenced excavation on the application site, apparently in order to undertake BRE 365 infiltration / drainage testing. The works have involved tracked plant which has flattened and compacted a larger area of the site than the excavation itself, together with associated noise, dust and vibration.

This concerns me because the site remains subject to outstanding survey requirements and to Place Services' holding objection, which requires the results of reptile surveys before the application can be determined. The habitat the Preliminary Ecological Appraisal identifies as supporting reptiles — modified grassland and log piles — is precisely the habitat that tracked plant flattens and compacts. The disturbance may therefore:

- (i) prejudice and undermine the required reptile survey, by altering the habitat that survey must assess in its baseline condition;
- (ii) risk offences in respect of reptiles (section 9, Wildlife and Countryside Act 1981), great crested newts and other European Protected Species that use log piles and rough grassland as terrestrial refuges (regulation 43, Conservation of Habitats and Species Regulations 2017), nesting birds (section 1, Wildlife and Countryside Act 1981, given the season), and badgers (section 3, Protection of Badgers Act 1992, given the vibration and tracking);
- (iii) damage the root protection areas of boundary trees through soil compaction, contrary to the submitted Arboricultural Method Statement and Tree Protection Plan; and
- (iv) compromise the pre-development habitat baseline for mandatory Biodiversity Net Gain, noting that the biodiversity metric assesses pre-development value disregarding any degradation of habitat (so that such works cannot reduce the net-gain obligation).

I would be grateful if the Council would:

- (v) record and investigate this activity;
- (vi) ensure that the outstanding surveys (reptiles in particular, and any others required) are undertaken and assessed on the basis of the habitat as it was prior to this disturbance, and that the Biodiversity Net Gain pre-development baseline is established under the degradation provisions;
- (vii) refer this matter to Place Services and, if appropriate, to the Council's planning enforcement team; and
- (viii) make no determination on the application until the outstanding survey information required by Place Services is available, consistent with its holding objection.

I would be grateful if you could confirm receipt and let me know how these matters will be addressed.

Yours sincerely,

[Redacted signature]

Sent with [Proton Mail](#) secure email.

On Tuesday, 7 July 2026 at 09:47, [Redacted]

Hi Andy,

Given that the deadline is today, this should be the final version of my objection to DM/26/1477 (unless the consultation period is extended). Please use this in place of earlier versions. Amongst other tweaks, it has been updated in response to the WSCC Highways consultation response (desk-based study, the remit of which does not include the private track) that appeared online today.

Many thanks,

[Redacted]
Weald Chase
The Street
Bolney

West Sussex
RH17 5PF

Sent with [Proton Mail](#) secure email.

On Friday, 3 July 2026 at 13:10, [REDACTED]
wrote:

Hi Andy,

Apologies - spotted some errors in my objection letter, so have updated. Please apply this version instead.

Many thanks,

[REDACTED]
Weald Chase
The Street
Bolney
West Sussex
RH17 5PF

Sent with [Proton Mail](#) secure email.

On Thursday, 2 July 2026 at 10:38, [REDACTED]
[REDACTED] wrote:

Hi Andy,

Further to my earlier invalidation request regarding DM/26/1477, please find attached my objection letter for the same planning application.

Could you confirm receipt please.

Many thanks,

[REDACTED]
Weald Chase
The Street
Bolney
West Sussex
RH17 5PF

Sent with [Proton Mail](#) secure email.

On Tuesday, 23 June 2026 at 10:40 [REDACTED]
[REDACTED]

Hi Andy,

Please find attached a letter requesting that DM/26/1477 be invalidated as a result of multiple, material errors within the application documents. Could you

confirm receipt please and let me know what is decided as a result? I will be separately providing an objection to this particular proposal, but will hold off submitting that for the moment whilst waiting to see if the application is invalidated (and resubmitted once corrected).

Many thanks,


Weald Chase
The Street
Bolney
West Sussex
RH17 5PF

Sent with [Proton Mail](#) secure email.