

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 28 September 2026 10:39:08 UTC+01:00
To: "Andy Watt" <Andy.Watt@midsussex.gov.uk>
Subject: DM/26/1477 Land adj. to Nightingales, The Street, Bolney

Hi Andy

Comments on the above planning application.

The application site is an undeveloped plot of land located to the west of the northern end of The Street. It is approached via a driveway leading off the street and providing access to a number of existing relatively modern houses including Nightingales, to the west of the site. The site is not within the Bolney Conservation Area, but is within its setting. It is also within the settings of a pair of listed buildings to the southeast which were formerly part of Tithe Farm.

To consider the affected heritage assets in turn:

- Bolney Conservation Area

Bolney Conservation Area is in two parts, the northern of which is centred on the historical development at Bolney Common and includes both of the above mentioned listed buildings and their gardens. The boundary of the Area lies a short distance to the south east of the application plot.

Although there is not an adopted character appraisal document for the Bolney Conservation Area, the Council's document '*Conservation Areas in Mid Sussex*' provides a brief high-level analysis of some of the key features of the Area. This suggests that the northern part of the Area is characterised by low density development, with trees, hedges and open spaces making an important contribution to its attractiveness. The document also highlights the importance of the rural setting of the Area, including countryside views, to its character.

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.

- Yew Tree Cottage, The Street

Yew Tree Cottage is a Grade II listed 17th century or earlier timber framed building, located at the northern end of The Street. The building appears originally to have been part of the Tithe Farm farmstead, with the Thatched House (see below), although its exact function is unclear from historic map regression. Tithe Farm is recognised a historic farmstead in the West Sussex Historic Farmstead and Landscape Character Assessment. There are a small number of outbuildings to the rear garden, one of which historical map regression suggests may be of an age to be part of the former farmstead, and curtilage listed.

Until the expansion of this northern part of Bolney village during the later 19th, and in particular the 20th century, the farmstead was in a relatively isolated rural position adjacent to Bolney Common. It seems likely that the fields around it, including those to the west and northwest (now partly the land under consideration), constituted its farmlands, although a statement submitted with an earlier application on this same site suggested that during the latter part of the 19th century the site may have formed part of the southernmost extremity of the parklands associated with Wykehurst Park.

Yew Tree Cottage is likely to be considered to possess architectural value based on its construction and craftsmanship, as well as historical illustrative value as a good example of a rural Sussex building of its period, possibly a former farm building converted to residential use, and aesthetic value based in part on the use of vernacular materials which are still viewed against a semi-rural backdrop reminiscent of the landscape from which they were drawn. It also possesses potential group value with the possibly curtilage listed outbuilding to the rear, and definite group value with The Thatched House.

As such, the surviving rural setting of the building will be considered to make a strong positive contribution to its special interest and the manner in which this is appreciated, in particular those parts of that interest which are drawn from historical illustrative and aesthetic values.

Although immediately surrounded by development, the wider setting of the building to the northeast, northwest and southwest is of open, undeveloped land including farm and woodland. The development immediately around the house is of a fairly loose grain, particularly that to the north, west and south, with parcels of open land remaining which retain a verdant rural character. The proposed development site is one such parcel, and has potential limited intervisibility with Yew Tree Cottage.

- The Thatched House, The Street

The Thatched House is a Grade II listed 15th century timber framed building located just to the southwest of Yew Tree Cottage. Historical map regression suggests that this was formerly the historic farmstead of Tithe Farm (see above). As with Yew Tree Cottage, there is one surviving outbuilding to the rear which would appear to be possibly part of the former farmstead (from its footprint, likely a piggery), and potentially of an age to be curtilage listed.

The building is likely to be considered to possess architectural value based on its construction and craftsmanship, as well as historical illustrative value as a good example of a rural Sussex farmhouse of its period, and aesthetic value based in part on the use of vernacular materials which are still viewed against the landscape from which they were drawn. It also possesses group value with the curtilage listed outbuilding to the rear, and with The Thatched House.

As such, the surviving rural setting of the building will make a strong positive contribution to its special interest and the manner in which this is appreciated, in particular those parts of that interest which are drawn from historical illustrative and aesthetic values.

The most significant part of that rural setting will be the open fields to the west and southwest. However, as with Yew Tree Cottage, the surviving open parcels of land

within the loose grained development to the north and northwest also contribute positively to the semi-rural nature of that part of the setting of the listed building. The proposed development site constitutes one of those parcels, with some potential limited intervisibility between it and Yew Tree Cottage.

The current proposal is for the construction of a detached house, with associated parking and hard and soft landscaping, including a bike store, geogrid with grass infill to the parking area, patio areas, and post and rail fencing to the front boundary.

In my opinion, as set out in relation to previous pre-applications and applications on this site, the principle of new residential development in this location 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 will have a significant 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 there is also likely to be some intervisibility with the affected assets.

Were the principle of the development to be on balance considered acceptable, I would raise no objection to the design of the house in itself, which is broadly sympathetic to the local vernacular, given the relatively mixed context of this part of Bolney. The landscaping also is acceptable in itself, and the inclusion of grass-filled geogrid to the parking area, and native hedging and post-and-rail fencing to the site boundaries is respectful of the semi-rural nature of the area.

In my opinion, the proposal results in a low level of harm, falling within the scale below that of substantial harm or total loss of significance, to all of the affected assets. The balancing exercise set out in HE6.4 of the new NPPF will therefore apply. The proposal is also contrary to the requirements of HE9 in respect of the adverse impact, through setting, on the character and appearance of the Conservation Area.

In addition, the proposal is contrary to the requirements of District Plan Policies DP34 and DP35.

Thanks,

Emily

Please note that this advice is given at Officer level only and is without prejudice to the formal decision of the District Council.

Submit your planning application online.
<http://www.planningportal.gov.uk>

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