

Planning Statement

Land at Franc Jean Farm, The Street, Bolney

Erection of a new dwelling

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Planning Statement

on Behalf of

T. Whitlock

March 2026

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Prepared by: LDS

Checked by: PR

Date: 17th March 2026

FINAL

Prepared by: LDS

Checked by: PR

Date: 18th March 2026

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1. Introduction

- 1.1 This statement has been prepared on behalf of Mr T. Whitlock in respect of the planning application for the erection of a detached dwelling (self/custom build) at land at Franc Jean Farm, Bolney.
- 1.2 The proposal comprises a 3-bedroom, two-storey dwelling on land at Franc Jean Farm, Bolney.
- 1.3 The statement considers the site and surrounding area, planning history, the scheme itself, relevant planning policy and an appraisal of the scheme in light of these considerations. It concludes that the proposal is a carefully considered scheme that complies with development plan policy and the National Planning Policy Framework.
- 1.4 This statement should be read in conjunction with the submitted drawings.

2. The Site and Surroundings

- 2.1 The site is a plot of land in the eastern end of the Franc Jean Farm, Franc Jean Farm itself is a detached dwelling with a number of associated farm buildings. There are 2no. dilapidated and redundant farm buildings located on the site. The site is located along the northern side of a lane known as The Street, which is a relatively narrow road serving a number of residential properties and farms.
- 2.2 The site is generally surrounded by built form, with farm buildings located to the north and west, and residential properties to the south, further west and south east. The Street runs along the southern boundary of the site and an agricultural track runs along the eastern boundary. The site is considered to be relatively well enclosed with a strong tree boundary along the east and north site boundaries.
- 2.3 The existing site access is currently located on the southern boundary and is formed by an agricultural post and beam fencing and a timber gate. The former farm buildings also historically used an access along the eastern boundary, directly onto The Street.
- 2.4 The site is detailed on the aerial map outlined in red below.



Approximate site location shown outlined in red – map courtesy of Google Maps

- 2.5 The site is in a predominantly semi-rural location. There is a mix of residential properties in the surrounds, with approximately 7no. residential properties located along this part of The Street. The predominant character of the area is residential with linear ribbon development along The Street.
- 2.6 The site is outside of, but abuts the settlement boundary of Bolney, with the boundary being in the southeast corner of the site. The site is located wholly within the administrative boundary of Mid Sussex District Council. As the site is outside of the defined built-up-area boundary of Bolney, it is classed as a countryside site within a Countryside Area as defined by the Mid Sussex Local Plan (2018).
- 2.7 The settlement of Bolney is classified as a Category 3 settlement in the Mid Sussex District Plan. The Plan identifies that such settlements are medium sized villages providing essential services for the needs of their own residents and immediate surrounding communities. Whilst more limited in the number and type of services, these can include key services such as primary schools, shops, recreation and community facilities.
- 2.8 The Bolney Village Chapel, Bolney primary school, the sports pavilion, recreation grounds and village hall all within 1km of the site, and all of which are accessible via the existing pedestrian routes. The site is therefore considered to be sustainably located in terms of its proximity to existing services and facilities, and public transport routes.
- 2.9 There are a number of bus stops in close proximity to the site, with bus stops located on both London Road and The Street within 400m of the site, and provide links to Haywards Heath, Wivelsfield and Balcombe railway stations. The site is therefore considered to be sustainably located with viable options for future residents to use public transport rather than being solely reliant on the use of private cars.
- 2.10 Additionally, the site is well served by pedestrian routes and benefits from being in close proximity to a number of Public Rights of Way (PRoWs), including the High Weald Landscape Trail and Sussex Diamond Way, and local Bolney footpaths, all of which provide links to the wider area. The PRoWs provide safe continuous pedestrian access to shops and services within the area, and these PRoWs are well used by local residents.
- 2.11 Although designated as a countryside location, the site is generally surrounded by residential development, and as such is not considered to be in an isolated rural location.
- 2.12 The boundary of the High Weald Area of Outstanding Natural Beauty / High Weald National Landscape is located to the north of the site.
- 2.13 The application site is situated wholly within Flood Zone 1 and as such is considered at low risk of flooding from fluvial and tidal sources.

- 2.14 There are no Listed Buildings within the site nor is it located within a Conservation Area. There are no Scheduled Monuments or Historic Battlefields which will be impacted by the proposed development.

3. Planning History

Relevant Planning History

- 3.1 There are a number of previous planning applications on this site, however, all of these applications are historical and pre-date 1999.
- 3.2 The most recent planning application on this site is BK/05/98 which sought outline planning consent for a two-bedroom semi-retirement bungalow and garage, this application was refused in December 1998.
- 3.3 There have been a number of relevant planning applications in the area, and on other areas of the wider Franc Jean Farm site including an outline planning consent in 2014 for a two-storey pitched roof house, off road parking and garage with access (application ref: 14/03449/OUT).
- 3.4 An application for the approval of reserved matters in connection with the above outline consent was approved in 2018 (application ref: DM/18/0264).

4. The Scheme

- 4.1 The proposal seeks planning permission for the demolition of the existing redundant farm buildings on site, and the erection of a 3 bedroom 2-storey detached dwelling with associate access, parking and garden area.
- 4.2 The proposed dwelling would be sited to front The Street to the south of the site, similar to other dwellings to the west.
- 4.3 Externally, the proposed dwelling would be of traditional design, in keeping with the locality and utilising tile hanging, stock brick and a pitched roof in plain tiles.
- 4.4 The design of the proposed dwelling would be similar to the existing dwellings on The Street and within the wider vicinity of Bolney village. It is considered that the proposed dwelling would sit comfortably between the existing properties being of a similar form and scale.
- 4.5 There is an existing site access is currently located on the southern boundary and is formed by an agricultural post and beam fencing and a timber gate. The former farm buildings also historically used an access along the eastern boundary of the site. The proposal would remove the existing access on the eastern boundary and create a new vehicular access to the site would be via an in and out driveway along the southern boundary, thereby providing an access directly onto The Street.
- 4.6 Parking is provided to the front of the dwelling via a semi-circular 'in and out' driveway, allowing space for up to three vehicles. This removes the need for on-site turning and helps reduce pressure on on-street parking, while fitting comfortably within the rural setting.
- 4.7 It is considered that the proposals would not have any undue impact on the character of the area, street scene or neighbouring amenity. These issues will be considered in greater detail later in this statement.
- 4.8 Consideration has been given to the orientation of the proposed dwelling and distances between neighbouring buildings; the proposal has been orientated to ensure that there is no adverse impact upon the amenity of the surrounding properties.
- 4.9 The careful selection of finishes, proportions, and roof form ensures the dwelling complements the existing streetscape while maintaining a clear identity as a modern, functional home. This approach ensures that the appearance of the building reinforces local character, preserves the village aesthetic, and aligns with the design-led principles set out in both the Bolney Neighbourhood Plan and District planning policy.

5. Planning Policy Context

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that the determination of planning applications must be made in accordance with the development plan unless material considerations indicate otherwise.

5.2 In this case, the Development Plan comprises;

- the Mid Sussex District Plan (adopted 2018), and;
- the Bolney Neighbourhood Plan which was 'made' in September 2016 and also forms part of the Development Plan.

5.3 Material considerations include the NPPF (2024) and the National Planning Practice Guidance (NPPG).

Mid Sussex District Plan (2018)

5.4 The Mid Sussex District Plan was adopted in March 2018. This document provides the strategic planning policy framework for the District over the plan period 2014- 2031.

5.5 Due to the fact that the District Plan is over 5 years old those policies within the Plan which relate to housing delivery are considered out of date, nonetheless, it is considered prudent to list all Local Plan policies considered relevant to the proposed development, and these are set out below.

5.6 Policy DP6: Settlement Hierarchy states that the growth of settlements will be supported where this meets the identified housing, employment and community needs. Outside defined built-up-areas, the expansion of settlements will be supported where the proposed development is for fewer than 10 dwellings, the site is contiguous with the settlement boundary and the development is demonstrated to be sustainable.

5.7 The property lies outside of the built-up area of Bolney so, in planning policy terms, lies in an area designated as the Countryside. As such, policy DP12: Protection and Enhancement of the Countryside applies. This states that proposals for development in the countryside will be permitted if it maintains or where possible enhances the quality of the rural and landscape character of the district and it is necessary for the purposes of agriculture or it is supported by a specific policy reference elsewhere in the Plan, a DPD or a relevant Neighbourhood Plan.

5.8 Policy DP15: New Homes in the Countryside states that provided they would not be in conflict with Policy DP12 new homes in the countryside will be permitted where special justification exists.

- 5.9 Policy DP16: High Weald Area of Outstanding Natural Beauty is relevant to this application. This policy states that development within the AONB will only be permitted where it conserves or enhances natural beauty, it also states that development on land that contributes to the setting of the AONB will only be permitted where it does not detract from the visual qualities and essential characteristics of the AONB, and in particular should not adversely affect the views into and out of the AONB by virtue of its location or design.
- 5.10 Policy DP21: Transport states that development proposals should be sustainably located to minimise the need for travel noting there might be circumstances where development needs to be located in the countryside. The policy also refers to car parking and requires schemes to provide adequate car parking or the proposed development
- 5.11 Policy DP26: Character and Design states that all development should be well designed and reflect the distinctive character of the towns and villages whilst being sensitive to the countryside.

National Planning Policy Framework (2024) (NPPF)

- 5.12 The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions.
- 5.13 Paragraph 7 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 sets out the 3 objectives to sustainable development: social, economic and environmental.
- 5.14 Paragraph 9 advises that these objectives should be delivered through the application of policies in the Framework: they are not criteria against which every decision can or should be judged. Decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.
- 5.15 Paragraph 10 indicates that in order to pursue sustainable development in a positive way, a presumption in favour of sustainable development is at the heart of the National Planning Policy Framework.
- 5.16 Paragraph 11 states that, for decision-taking, this means:
- c) Approving development proposals that accord with an up-to-date development plan without delay; or

d) Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. The application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or
- ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

5.17 Paragraph 12 confirms that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making and advises that where a proposal conflicts with an up-to-date development plan (including any neighbourhood plans that form the development plan) permission should not usually be granted.

5.18 Paragraph 14 goes on to say that in situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing that conflicts with the neighbourhood plan will only be relevant if the neighbourhood plan was 'made' five years or less ago, and the neighbourhood plan contains policies and allocations to meet its identified housing need.

5.19 Paragraph 73 identifies that small and medium sites can make an important contribution to the housing requirement in an area and are often built-out relatively quickly.

5.20 Section 11 refers to making effective use of land, paragraph 124 within this section states that planning decisions should promote an effective use of land in meeting the need for homes. Paragraph 125 c) states that planning decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and promote the development of under-utilised land and buildings.

5.21 Paragraph 189 of the NPPF refers to National Landscapes and advises that great weight should be given to conserving and enhancing landscape and scenic beauty in National Landscapes. It also advises that the scale and extent of development in these areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on these designated areas.

Weight to be given to Local Plan Policies

5.22 Whilst it remains the case that Section 38(6) of the Planning and Compulsory Purchase Act requires planning decisions to be in accordance with the

adopted development plan unless material considerations indicate otherwise. National planning policy in the NPPF states that in making planning decisions where the policies in the development plan are out-of-date, the other material considerations, namely, the presumption in favour of sustainable development, or the 'tilted balance' will likely be determinative in such cases.

- 5.23 In this case, the current Local Plan is over 5 years old, the policies within the District Plan which relate to housing delivery and strategy are considered out of date, an assessment of their general accordancy with the NPPF is required and the weight to be afforded to them in determining this application may be diminished accordingly.

Bolney Neighbourhood Plan (September 2016)

- 5.24 The Neighbourhood Plan was formally 'made' in September 2016. This sets out the specific planning policy for the whole neighbourhood plan area. The site is included in this area.
- 5.25 Policy BOLE2 (Protect and Enhance the Countryside) states that outside the Built-up Area Boundary, development must demonstrate that it does not have an unacceptable impact on the landscape. In particular, proposals must demonstrate how they have addressed the requirements of BOLD1 of the Neighbourhood Plan.
- 5.26 Policy BOLD1 states that planning permission for new development will ordinarily be permitted subject to the it being designed to a high quality which reflects Bolney's rural nature and respond to the heritage and distinctive character by way of height, scale, and design, and respecting the natural contours of the site and incorporates natural features including trees and species rich hedgerows.
- 5.27 It should be noted that the Bolney Neighbourhood Plan was made in 2016 and as such is now more than 5 years old and given the Council's lack of a 5-years supply of housing the protection given to the policies in the Neighbourhood Plan are now rescinded.

Emerging Plan: The Mid Sussex District Plan 2021-2039

- 5.28 The Council submitted the District Plan to the Government for examination in July 2024. The District Plan is currently in the process of independent examination by the Planning Inspectorate, and this began on the 24th February 2026. In accordance with paragraphs 215 and 216 of the NPPF, due weight can be given to relevant existing and emerging policies according to the degree of consistency with the Framework. The emerging plan is currently at examination, it is therefore considered that at this time very limited weight can be given to the Draft District Plan. It is however noteworthy that the Plan allocates housing in Bolney, with the village being deemed a sustainable location for additional residential development.

- 5.29 Furthermore, the policies contained in the emerging District Plan broadly maintain those of the current District Plan, with Policy DP12 being replaced by Policy DPC1: Protection and Enhancement of the Countryside; and Policy DP15 being replaced with DPC3: New Homes in the Countryside. Policy DP16 is replaced by DPC4: High Weald Area of Outstanding Natural Beauty, which continues to advise that the scale and extent of development within the High Weald AONB should be limited, and that major development in these areas will not be supported.

6. Scheme Appraisal

6.1 This section of the Planning Statement provides an assessment of the application proposal against the relevant development plan policies as outlined above and demonstrates how the scheme has sought to address the reasons for the refusal of the previous scheme.

6.2 The principal issues in relation to this application are considered to be:

- The principle of development and self/custom build
- Design and character
- High Weald AONB
- Conservation Area
- Neighbouring Amenity
- Access & Parking
- Ecology & BNG

The principle of the proposal

6.3 The property lies outside of the built-up area of Bolney so, in planning policy terms, lies in an area designated as the Countryside. As such, policy DP12: Protection and Enhancement of the Countryside applies, this states that proposals for development in the countryside will be permitted if it maintains or where possible enhances the quality of the rural and landscape character of the district and it is necessary for the purposes of agriculture or it is supported by a specific policy reference elsewhere in the Plan, a DPD or a relevant Neighbourhood Plan.

6.4 Policy DP15: New Homes in the Countryside states that provided they would not be in conflict with Policy DP12 new homes in the countryside will be permitted where special justification exists. Special justification is set out as one of the following:

- Essential agricultural or forestry workers accommodation
- Exceptional design quality for isolated new homes
- Rural exception sites
- DP6 requirements being met

6.5 Policy DP6 of the District Plan states that *“Outside defined built-up area boundaries, the expansion of settlements will be supported where:*

- 1. The site is allocated in the District Plan, a Neighbourhood Plan or subsequent Development Plan Document or where the proposed development is for fewer than 10 dwellings; and*
- 2. The site is contiguous with an existing built up area of the settlement; and*
- 3. The development is demonstrated to be sustainable, including by reference to the settlement hierarchy.”*

- 6.6 The proposal complies with points 1 and 3 above and given that a corner of the site boundary is contiguous with built-up area of Bolney point 2 is also complied with.
- 6.7 Paragraph 73 of the NPPF acknowledges small and medium sites can make an important contribution to meeting the housing requirement of an area and are often built out relatively quickly. The redevelopment of this site would provide a new 2-storey 3-bedroom dwelling and positively contribute to the housing stock of the district. It presents an efficient and effective use of the land and does not result in the overdevelopment of the site.
- 6.8 The proposal makes efficient and effective use of the land. In line with Paragraph 124 of the NPPF, the application proposes to make as much use as possible of this partly brownfield site. It optimises the density of the site and proposes a new detached two-storey, 3-bed dwelling.

Locational Sustainability of the site

- 6.9 The NPPF recognises that opportunities to maximise sustainable travel solutions will vary between urban and rural areas. It also encourages development to be focused on locations that limits the need for travel as set out with paragraph 115 of the NPPF. This is echoed in Policy DP21 of the Mid Sussex Plan.
- 6.10 The site is within walking distance of the village centre of Bolney village, and the associated facilities and services. The site is also in close proximity to a number of bus stops which provide links to neighbouring towns and villages and a number of railway stations. As such any future occupiers would not be highly reliant on the use of motor vehicles to access local services as these could be accessed through sustainable means.
- 6.11 Policy DP21 also relates to traffic and pedestrian safety and sustainability and maintains the objective of reducing the reliance on the private motor car, minimising the impact of development on traffic and pedestrian safety and providing adequate off-street vehicle parking. The dwelling is within walking distance of bus stops on London Road and The Street which give good access to the train stations at Wivelsfield, Balcombe and Haywards Heath and therefore access to services to Brighton/Gatwick/London.

- 6.12 The proposal is therefore considered to comply with the objectives of Policy 21 of the Mid Sussex District Plan and paragraph 115 of the NPPF.

Self/Custom build

- 6.13 The current adopted plan does not include a bespoke policy in relation to self-build or custom house building. Notwithstanding this, we are aware that the Council, as obliged under the Self-Build and Custom Housebuilding Act 2015 maintains a Self-Build register

- 6.14 Whilst the current adopted District Plan does not include a separate, bespoke policy in relation to self and custom build developments, the Regulation 19 District Plan Review contains draft Policy DPH6 that deals with Self and Custom Build Housing. As the policy is included in a draft document, it is acknowledged that this has limited weight, nevertheless the policy shows the likely future 'direction of travel', and we therefore provide our assessment against the policy below.
- 6.15 It is noted in Criteria 1 that 'proposals for self or custom build housing will be supported on suitable sites and subject to compliance with other relevant policies within the District Plan'. Criteria 2 and 3 are not directly relevant as they relate to the provision of such housing on regular housing development sites. We can confirm that the serviced plot proposed will have access to water supply, foul and surface water drainage, telecommunications, and an electricity supply at the plot.
- 6.16 The applicant notes and accepts the cascade of requirements for the marketing of the plot set out in criteria 8 as well as the requirement for the plots to be offered at competitive prices supported by an RICS valuation.

Design & Character

- 6.17 A Design and Access Statement has been submitted in support of this application; this sets out the detailed design commentary for the proposal.
- 6.18 The approach to development on the site has been very much landscape led, with the existing trees and topography of the site informing the proposals.
- 6.19 The proposed dwelling has been carefully sited in the centre of the plot, guided by the Tree Root Protection Area (TRPA), the established footprint patterns of surrounding homes, and local topography. This approach minimises impacts on protected trees, it also aligns with the existing housing pattern and allows for adequate private amenity space on the plot.
- 6.20 The proposed dwelling is a two-storey detached home with a ridge height of 8.5m, consistent in scale with neighbouring properties. The roof pitch of the proposed dwelling also reflects the design of that at the dwellings along the Street.
- 6.21 Internally, the proposed dwelling would provide 3 bedrooms, a kitchen, living room, snug and family bathroom on the first floor. The footprint of the proposed dwelling is 70.5m and the total floor area is approximately 138m². The GIA is in line with national space standards would provide good quality living space for future users of the site.

- 6.22 The proposal would provide sufficient residential amenity garden space for a 3-bed family home. Ample outdoor space will therefore be provided which creates an amenity space for future residents to enjoy.
- 6.23 The proposed materials to be used on the dwelling are typical of the traditional local vernacular, they would be of an appropriate texture, colour, pattern and appearance, that will positively contribute to the character of The Street. This ensures the building respects the surrounding streetscape and the village's rural character
- 6.24 The proposed dwelling would be set back from the road and would be in line with the existing neighbouring detached dwellings sited further to the west. The scale, form, height, massing and proportions are comparable with the general mix of dwelling types surrounding the site and building lines. The height, mass and detail all accord with the local area. It has had regard to the established sense of place and local character of the existing buildings.
- 6.25 The overall design of the proposed dwelling does not seek to mimic the neighbouring dwellings, instead it would reflect the different elements of the existing design and character of the dwellings in this area.
- 6.26 Policy DP12 of the Mid Sussex Plan states that proposals for development in the countryside will be permitted if it maintains or where possible enhances the quality of the rural and landscape character of the district.
- 6.27 The proposed dwelling is of a high standard of design and in keeping with the existing character of this area and would conserve the existing semi-rural character of the site. The proposal is considered to comply with both Policies DP12 and DP26 of the Mid Sussex Plan.

High Weald AONB/National Landscape

- 6.28 Whilst the site itself is not located within the AONB, the boundary is located to the north of the site. Great consideration has been given to the sites proximity to the AONB and the proposal has been developed with this landscape in mind.
- 6.29 The existing buildings on site are dilapidated redundant farm buildings of no architectural merit and are considered to be unsightly and a poor use of this site. The redevelopment of the site therefore provides the opportunity to improve the visual appearance of the site.
- 6.30 It should be noted that the site slopes northwards and sits within an existing enclave of built form which is predominantly residential in character, views of the site from the AONB will be from the north of the site looking south to this area of built form, and as such the introduction of a small-scale building of a similar design and appearance to the other existing buildings in this cluster would not be visual intrusive from any view from the AONB.

6.31 In addition trees screen the northern and eastern boundaries of the site which further help to filter views of the site from the public viewpoints within the AONB.

6.32 The proposal is therefore considered to comply with the guidance set out in Policy DP16 of the District Plan.

Conservation Area

6.33 The site is located approximately 100m to the north of the designated Bolney Conservation Area and is separated from the Conservation Area by intervening modern residential built form, as such it is not considered that the proposal would have any impact on the setting of the Conservation Area.

Neighbouring Amenity

6.34 Policy DP26 of the District Plan relates to character and design of proposals. Within this there is a requirement that proposals do 'not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution'.

6.35 The nearest neighbouring property is located on the opposite side of The Street and is approximately 22m from the proposed building. The principal elevation of this neighbouring dwelling does not face onto the proposed site, rather its side elevation faces the site. In addition, there are trees proposed on the southern boundary of the site as well as fencing which help to screen the site from the neighbouring dwelling.

6.36 The proposed dwelling is to have windows on the front (south) elevation of the dwelling, however, due to the front-to-side relationship between the proposal and neighbouring property, and the separation distances involved it is not considered to have an adverse impact on the amenities of the neighbouring dwelling.

6.37 Given the size of the plot, and the proposed scale and massing of the proposal, it is considered the redevelopment of the site would not result in overdevelopment and would therefore not result in an undue impact on residential amenities of neighbouring dwellings.

6.38 The proposal is therefore considered to comply with Policy DP26 of the District Plan.

Highways, Access & Parking

6.39 The site is currently accessed via an existing site access on the southern boundary which is formed by an agricultural post and beam fencing and a

timber gate. The former farm buildings also historically used an access along the eastern boundary, directly onto The Street.

- 6.40 The proposal removes the historic access along the eastern boundary and relocates the primary access to the corner where the eastern road access on the site boundary meets the southern site boundary road, which enables the proposal to make use of the existing road layout. This provides improved visibility and a safer, more straightforward connection to The Street, in line with Bolney Neighbourhood Plan Policy BOLT3 and Mid Sussex District Plan Policy DP21 (Transport).
- 6.41 Parking is provided to the front of the dwelling via a semi-circular 'in and out' driveway, allowing space for up to three vehicles. This removes the need for on-site turning and helps reduce pressure on on-street parking, while fitting comfortably within the rural setting.
- 6.42 The proposal would therefore not have any adverse impact on the existing parking conditions on site or create any parking stress in the area or on-street parking to occur. Based on the likely trip generation of one additional residential unit, it is not considered the proposal would have an unacceptable impact on the local highway network.
- 6.43 As set out previously there are a number of bus stops within walking distance from the site and these provide an alternative transport method.
- 6.44 In addition, there are a number of PRowS in proximity to the site and the services and facilities of Bolney are within walking distance of the site, including access to the village Primary School and nearby open spaces.
- 6.45 On this basis, it is considered the application is in accordance with Policy DP26 of the Mid Sussex Plan and Chapter 12 of the NPPF.

Ecology & BNG

- 6.46 Policies BOLE1 and BOLE2 from the Bolney Neighbourhood Plan are relevant to this development. BOLE1 Protect and Enhance Biodiversity requires development proposals to protect, and, where possible, enhance biodiversity. BOLE2 Protect and Enhance the Countryside requires developments outside of the Built-Up Area Boundary, which this site is outside of, to demonstrate that it does not have an unacceptable impact on the landscape.
- 6.47 A PEA (Phlorum) has been submitted in support of the application. This confirms that the site is not subject to any statutory or non-statutory designations. The closest statutory site is Brighton and Lewes Downs UNESCO Biosphere Reserve located approximately 7.6 km to the south at its closest point and the survey area does not support any features that contribute to the designation of this site.

- 6.48 The PEA has advised that additional species surveys be undertaken in order to determine presence or likely absence of Great Crested Newts, and this can be dealt with via an eDNA or Licence Approach via NatureSpace.
- 6.49 In addition, the PEA recommends a precautionary approach to site clearance in respect to birds, foraging badgers, and hedgehogs are recommended to minimise any adverse impacts on these species groups.
- 6.50 The PEA also confirmed that there are no priority habitat types with the site, and that the habitats onsite were considered to be largely common and widespread throughout the local area and the UK. The site is dominated by buildings, developed land – sealed surface, built linear features, modified grassland, scattered scrub, bare ground, and individual trees.
- 6.51 The site is considered to be of low ecological value, not effected by flooding, and preserves all key boundary trees on site. New native planting is proposed, and this would enhance the ecological value of the site.
- 6.52 The proposal is therefore considered to comply with Policies BOLE1 & BOLE2 of the Neighbourhood Plan.
- 6.53 The proposal is to be a self-build project and is therefore exempt from BNG requirements.

7. Conclusion

- 7.1 Bolney is identified as one of the third tier of settlements in the District, and as such is one of the more sustainable settlements in the District. The site is very well located and connected to public transport links and public footpaths and the cycle network. It is also within walking distance to the services and facilities in the village. It has been demonstrated in this planning statement that the site is sustainably located.
- 7.2 The proposed development will deliver a high-quality, sustainable single dwelling that responds positively to its rural village context and reinforces the distinctive character of Bolney. The proposal seeks to make efficient use of land within the defined settlement edge, providing a well-designed home that is appropriately scaled, sensitively sited, and integrated into its surroundings.
- 7.3 The design of the proposed dwelling takes inspiration from the established built form, materials and landscape features of the village, ensuring the development respects local character, and reflects the scale, layout and identity of the dwellings in the village.
- 7.4 The dwelling has been sited and designed to minimise any visual impact in this semi-rural area, it sits well within its surroundings, and as such is not considered to have any adverse impact on the views from the neighbouring AONB.
- 7.5 Overall, the siting, scale, and landscaping strategy demonstrate a sensitive response to the site's context while meeting the requirements of local and neighbourhood planning policies.
- 7.6 The proposal is therefore considered to be respectful of the existing character of the area and would be in keeping with the existing form of development, maintaining the character of the area. It has been demonstrated that there will be no harm to the residential amenity of adjoining properties.
- 7.7 The Site is not located within any designated Protection Areas, Areas of Conservation; or Ramsar sites. It is not located within a Site of Special Scientific Interest; an Area of Outstanding Natural Beauty, Conservation Area, the South Downs National Park. Nor does it have any impact on designated heritage assets.
- 7.8 The application has been assessed against all relevant planning policy and as set out in the preceding section and it is considered to be in accordance with these. It is submitted that there are no material considerations that weigh

against the scheme, and as such it is respectfully suggested that planning permission should therefore be granted.