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Sent: 22 July 2026 13:48:01 UTC+01:00
To: "Deborah Lynn" <deborah.lynn@midsussex.gov.uk>
Subject: DM/26/1560: Land to the rear of The Byre, The Street, Bolney

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Dear Deborah,

The Consultee Comment box on our Planning Portal in-tray does not appear to be working today so here are our comments on application DM/26/1560 Land to the rear of The Byre

Bolney Parish Council objects to this planning application:

1. 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;
2. The site is currently an undeveloped field which makes an important and positive contribution to the visual amenity of the area by way of village setting and heritage impacts;
3. The site abuts the northern part of the Bolney Conservation Area and Daltons Farmhouse, a listed building, as well as several other heritage assets. Any development would therefore be within the setting of the Conservation Area and the Listed Buildings and would conflict with Policy DP34 of the District Plan and Policy BOLD1 of the Bolney Neighbourhood Plan;
4. The site (together with an area of land to the north of the site) was initially proposed for allocation in the first Regulation 18 draft of the new District Plan published in early 2022, but was later rejected by MSDC in the revised Regulation 18 draft published in autumn 2022. The conclusion of MSDC's assessment of the site was that 'The site is likely to have less than substantial harm with High Impact on six Grade II listed buildings' and 'Development at this location is likely to have negative impacts on the built and natural environment';
5. In May 2026, MSDC published a paper following the re-assessment of all sites proposed for possible allocation at the request of the Planning Inspector appointed to Examine MSDC's draft District Plan. This further assessment of the site concluded that the site was 'not suitable for further testing' because it is adjacent to the Conservation Area, in close proximity to a number of Grade II listed buildings and is therefore sensitive in heritage terms. The paper also notes the number of trees along the western boundary of the site that are covered by TPO designations;
6. The applicant fails to mention that the two TPOs actually cover 6 trees along the western boundary of the site;
7. The Parish Council is concerned that the promoter of the site has failed to demonstrate that safe vehicle access can be achieved onto The Street. The old walls either side of the proposed access are specifically mentioned by MSDC as one of the features of the village that lead to the

designation the Bolney Conservation Area and should therefore must be be preserved; and

8. Further, there is no pedestrian pavement nor cycle track on The Street at the point of access, nor the space to create them. Pedestrians from the site would have no option but to walk along The Street, raising serious concerns about pedestrian safety contrary to 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

Debbie Thomas
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