

From: clerk@bolneyparishcouncil.gov.uk <clerk@bolneyparishcouncil.gov.uk>
Sent: 22 July 2026 13:41:20 UTC+01:00
To: "Andy Watt" <andy.watt@midsussex.gov.uk>
Subject: DM/26/1477

Dear Andy,

The Consultee Comment box on our Plannin Portal in-tray does not appear to be working today so here are our comments on application DM/26/1477: Land adjacent to Nightingales, The Street:

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. The site is within the setting of two listed buildings and close to the northern section of the Bolney Conservation area. Any development of the site would therefore be conflict with Policy DP34 of the District Plan and Policy BOLD1 of the Bolney Neighbourhood Plan;
6. The Parish Council is concerned that the applicant has not demonstrated satisfactorily how sewage will be drained from the site contrary to Policy DP41 of the District Plan. The application form simply says 'unknown';
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 and is therefore contrary to Policy BOLT1 of the Bolney Neighbourhood Plan;
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; and

9. The applicant has failed to include sufficient parking spaces on site for future residents. Policy BOLT3 of the Bolney Neighbourhood Plan specifies 3 parking spaces for a 4 bedroom property and that visitor parking which must be accommodated within the development. This proposal therefore fails Policy BOLT3.

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

Kind regards

Debbie Thomas
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