

Mr And Mrs Watts
Mr Nikolas Antoniou
NJA Town Planning Ltd
The Beehive
City Place
Gatwick
RH6 0PA

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015

REFUSAL

REFERENCE: DM/26/0111

DESCRIPTION: DEMOLITION OF 3NO. EXISTING STABLE BUILDINGS AND THE CONSTRUCTION OF A DETACHED THREE-BEDROOM DWELLING - SELF BUILD

LOCATION: OLD MILL HOUSE, COWFOLD ROAD, BOLNEY, HAYWARDS HEATH

DECISION DATE: 13 MAR 2026

CASE OFFICER: STEFAN GALYAS - STEFAN.GALYAS@MIDSUSSEX.GOV.UK

The Council hereby notify you that they **REFUSE** to permit the above development as shown in the submitted application and plans.

The reasons for the Council's decision are:-

1. By virtue of the proposals location outside of any settlement boundary and failing to comply with any rural exemptions or to be contiguous with a settlement boundary, the proposal is considered to constitute an isolated development within the open countryside. The proposal would therefore be sited within an unsustainable location. Accordingly, the proposal would conflict with the provisions of policies DP6, DP12, DP15 and DP21 of the Mid Sussex District Plan 2014-2031, and Policy BOLBB1 of the Bolney Neighbourhood Plan.
2. The proposed development would result in an urbanising feature within an otherwise verdant and rural setting which would result in less than substantial harm being

inflicted towards the nearby heritage assets. The proposal would therefore conflict with the provisions of policies DP26 and DP34 of the Mid Sussex District Plan (March 2018); Policy BOLD1 of the Bolney Neighbourhood Plan (September 2016); and Paragraph 215 of the National Planning Policy Framework (December 2024).

3. Insufficient information has been provided to demonstrate that the proposed development would result in an acceptable impact with regard to the nearby mature trees. As such, the proposal would fail to demonstrably comply with policy DP37 of the Mid Sussex District Plan (March 2018).

INFORMATIVES

1. In accordance with Article 35 of the Town and Country Planning (General Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, thereby allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied as part of a revised scheme. The Local Planning Authority is willing to provide pre-application advice and advise on the best course of action in respect of any future application for a revised development.

Human Rights Implications

The planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

Plans Referred to in Consideration of this Application

The following plans and documents were considered when making the above decision:

Plan Type	Reference	Version	Submitted Date
Location Plan	M6169.1B		16.01.2026
Proposed Elevations	M6196.4C		16.01.2026
Proposed Floor Plans	M6196.3C		16.01.2026
Proposed Site Plan	M6169.2A		16.01.2026
Other	Impermeable Areas and Overland Flow Route Plan		16.01.2026
Other	Drainage Report		16.01.2026
Other	Drainage Strategy		16.01.2026
Heritage Statement			16.01.2026
Design and Access Statement			16.01.2026
Other	Letter of Support		16.01.2026
Sustainability Checklist/Energy Stment			16.01.2026
Other	Preliminary Ecology Assessment		16.01.2026
Other	Self Build		19.01.2026

Other

Statement
Email
Containing
Further
Heritage
Information

26.02.2026

A handwritten signature in black ink, appearing to read 'ABiggs'.

Ann Biggs
Assistant Director Planning and Sustainable Economy

REFULZ

APPEALS TO THE SECRETARY OF STATE

Notes for Applicants

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months (8 weeks in the case of advertisements, 12 weeks in the case of householder or minor commercial development) of the date of this notice *(see exceptions below)

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on Tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.uk](#).

- * If this decision relates to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.*
- * If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.*