

Mr James Lewis
Olivia Mouné
Landivar Architects Limited
The Workshop
Unit 3
29-42 Windsor Street
Brighton
BN1 1RJ

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

REFUSAL

REFERENCE: DM/25/2569

DESCRIPTION: PROPOSED ERECTION OF TWO NEW DWELLINGS AND ASSOCIATED LANDSCAPING.

LOCATION: LAND NORTH OF JEREMYS COTTAGE, JEREMYS LANE, BOLNEY, HAYWARDS HEATH

DECISION DATE: 30 JUL 2026

CASE OFFICER: ANDREW HORRELL -
ANDREW.HORRELL@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, Policy BOLBB1 of the Bolney Neighbourhood Plan and the NPPF.

2. The proposed development would result in an urbanising feature within an otherwise verdant and rural setting which would not conserve the natural beauty of the High Weald National Landscape. The proposal would therefore conflict with the provisions of policies DP16 and DP26 of the Mid Sussex District Plan (March 2018); Policies BOLD1 and BOLE2 of the Bolney Neighbourhood Plan (September 2016) and paragraph 189 of the NPPF (December 2024).

INFORMATIVES

1. In accordance with Article 35 of the Town and Country Planning (Development 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 discussing those with the Applicant. However, it has not been possible to resolve them. The Local Planning Authority is willing to provide pre-application advice 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
Proposed Floor Plans	1758_3.002	B	17.06.2026
Proposed Floor Plans	1758_3.003	B	17.06.2026
Proposed Floor Plans	1758_3.006	B	17.06.2026
Existing Site Plan	1758_1.002		10.10.2025
Proposed Site Plan	1758_3.001		10.10.2025
Proposed Elevations	1758_3.004		10.10.2025
Proposed Elevations	1758_3.005		10.10.2025
Proposed Elevations	1758_3.007		10.10.2025
Proposed Elevations	1758_3.008		10.10.2025
Illustration	1758_3.009		10.10.2025
Photographs	1758_3.010		10.10.2025
Landscaping	1758_3.011		10.10.2025
Location Plan	1758_1.001		10.10.2025



Eric Owens
Interim 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.*