

Mr And Mrs D Rawlins
Jester Farm Services Limited
Bolney Park Farm
Broxmead Lane
Bolney
Haywards Heath
West Sussex
RH17 5RJ

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)
(ENGLAND) ORDER 1995 SCHEDULE 2, PARTS 6 AND 7**

REFUSAL

REFERENCE: DM/26/0536

DESCRIPTION: EXCAVATIONS AND ENGINEERING OPERATIONS ASSOCIATED WITH THE CONSTRUCTION OF NEW MANURE STORE AND SLURRY LAGOON

LOCATION: BOLNEY PARK FARM, BROXMEAD LANE, BOLNEY, HAYWARDS HEATH

DECISION DATE: 15 APR 2026

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

The Council hereby confirm that **prior approval is refused** for the above development in accordance with the information submitted:

Information submitted by the Developer

Plan Type	Reference	Version	Submitted Date
Location Plan	MJF_240126_003		02.03.2026
Planning Layout	MJF_240126_002		02.03.2026
Levels	MJF_240126_004		02.03.2026
Other	Info Slurry		02.03.2026
Other	lagoon statement		02.03.2026

The reasons for the Council's decision are:-

1. The proposed development is not considered to constitute permitted development as defined under Class A, Part 6 of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), as the proposed works are within 400 metres of protected buildings and are for the purposes of the storage of slurry. Planning permission is therefore required for the proposal.

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.



Eric Owens
Interim Assistant Director Planning and Sustainable Economy

REAPNZ

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.

However, if

- (i) this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and 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; or
- (ii) an enforcement notice is subsequently 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.

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 planning 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](#).