

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 17 March 2026 16:36:31 UTC+00:00
To: "Andy Watt" <andy.watt@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/26/0317

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 17/03/2026 4:36 PM.

Application Summary

Address:	Glebelands Field Lodge Lane Bolney West Sussex
Proposal:	A phased development of up to 9 self build dwellings.
Case Officer:	Andrew Watt

[Click for further information](#)

Customer Details

Address:	4 Tythe Barn Bolney Sussex
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:	I object on the grounds that this development is unsustainable; it is on agricultural land outside of the village boundaries. Its proposed access point is on a blind S bend onto a narrow, single track country lane. I walk this lane daily with my dog, reliant on a stick for support, I already spend much time crawling in the verge and mud at the side of the lane to allow cars or vans to pass and am always very cautious on the bend. There are no pavements and this lane and the field (proposed site) are important links to the wider countryside beyond including ancient woodland and countryside designated as AoNB. Therefore I am not alone in walking this route, there are other dog walkers, walking groups -
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family groups, cyclists, horse riders. This development would be almost entirely dependent on car transportation with the only daily bus services to Brighton and Crawley leaving from London Road and not in the centre of the village itself. There is no longer a village bus service to a mainline station in the mornings. Both the increase in traffic and the extension outside of the village boundaries would have an impact on the rural feel of the village; as well as the surrounding conservation area - many of the properties surrounding this site are listed, for example Durstons, grade II listed property right on the corner of this S bend would undoubtedly be negatively impacted. Construction traffic either coming along Foxhole Lane (another single track lane with no pavements) or through the village onto Lodge Lane would have detrimental impact in terms of disturbance and danger. Particularly in light of the proposed development being "self build" this construction traffic is likely to be uncoordinated and long lived, with potential development going on for many years. Just everyday life with 9 new households using cars for work or school runs would also be pushing extra traffic through the narrow ribbon non paved village or along rural Lodge Lane to rural Foxhole Lane to join the already extremely busy A272 along with another 200 new households.

This is in the light of 200 new houses on Foxhole Farm already having been given outline planning permission. Therefore the village of Bolney is already over fulfilling its quota of new builds and disturbance. Bolney suffers from overstretched services, periodically suffering water and electricity supply issues already, there are inadequate doctor and dental facilities. The local schools (particularly in the light of 200 new homes will not be able to cope). Twineham Primary School is closing.

This proposed agricultural site suffers quite badly from flooding already which in the past has affected houses in Tythe Barn. I object strongly that this development will have too much of an impact on the rural character of the village as it is extending the village too far into the open countryside and is unsustainable and dangerous because of the extra reliance on further cars and construction traffic on single track rural lanes.

I also do not think there has been enough notification of this proposed development. There is just one small notice on the large boundary of the field. I would have expected ourselves and our neighbours to have been individually targeted (we are on the village end of Lodge Lane and our bedroom windows overlook the field but this was certainly not the case.)

Kind regards