

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 06 March 2026 16:43:11 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 06/03/2026 4:43 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:	Leacroft The Street Bolney
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Comments Details

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

Reasons for comment:

Comments: I would like to STRONGLY object to this 'in principle' application, largely on the grounds of it being unsustainable and concern over safety risks associated with the entrance being on a tight double S bend.

It is opportunistic at a time when we have no District Plan in place and follows closely on the heels of permission being given to 200 new houses at Foxhole Farm, just a few hundred yards away.

Whilst not directly linked to the Foxhole development in the eyes of MSDC, it is very much linked in the eye of local residents as we

feel we are entering a period of development fatigue.

Mid Sussex Council have previously rejected this site for development because it didn't meet the requirements of section 2C. Nothing has changed so I hope that rejection again follows.

I am a long standing resident of Bolney and am very concerned about the impact of such a development on the road safety of villagers and the potential change to the character of the village.

The proposal takes up part of an agricultural field (therefore a greenfield site) which is outside of the Bolney village boundary.

The application is for up to 9 self build houses. We have to expect, were this planning permission granted, that this would set a precedent and open up the rest of the field for further development in the future. The owners of the field have previously had plans drawn up for a development on the whole of the field, so that is clearly something they would like to do.

The village of Bolney has extremely poor public transport services which leads to heavy reliance on cars to access essential facilities such as shops, doctors, dentists, hospitals, railway stations etc. This site can only be accessed by narrow lanes which are less than two cars wide (Lodge Lane and Foxhole Lane) neither of which have pavements, both are unlit. These lanes are frequently used by cyclists, horse riders and pedestrians, including children walking to school. There is a dangerous S-bend in Lodge Lane very close to the access point for the development. To increase the traffic levels in this area would increase the risk of accidents on an already dangerous road.

Any housing development here would also mean lots of heavy construction traffic using the narrow lanes to access the site. This alone would bring with it congestion and danger to other road users. Please do come to the site and see the obvious access challenges and subsequent pedestrian safety risks for yourself.

Bolney is an historic village with many listed buildings. Development on this site would be in close proximity to several of these and would therefore be contrary to planning policy which seeks to protect the setting of listed buildings. There are at least 5 grade 2 listed building very nearby and dirt is also very close to the Bolney conservation area.

Kind regards