

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 10 March 2026 12:44:29 UTC+00:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/26/0317

Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 10/03/2026 12:44 PM from . Bolney Parish Council on behalf of Parish Consultation.

Application Summary

Reference:	DM/26/0317
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](#)

Comments Details

Comments:	Bolney Parish Council objects to this planning application: 1. The site was assessed and rejected by MSDC as a possible site for allocation in the District Plan Review currently at Examination stage; 2. The site is located in open countryside outside the built-up area boundary of the village of Bolney and the proposals therefore conflict with Policies DP6, DP12 and DP15 of the MSDC District Plan, and with Policies BOLBB1 and BOLE2 of the Bolney Neighbourhood Plan; 3. The site is isolated from the centre of the village and is located in an area of low landscape capacity; 4. The site abuts the northern part of the Bolney Conservation Area and two Listed Buildings. Any development would therefore be within the setting of the Conservation Area and the Listed Buildings contrary to Policy DP34 of the District Plan and Policy BOLD1 of the Bolney Neighbourhood Plan; 5. The northern boundary of the site abuts the boundary of the High Weald National Landscape. Any development on site would be
-----------	--

within the setting of the High Weald and would therefore conflict with Policy DP16 of the District Plan and Policy BOLE2 of the Neighbourhood Plan;

6. A development of 9 houses on the site would double the number of residential properties currently located on Lodge Lane. The Parish Council is concerned that the promoter of the site has failed to demonstrate that safe vehicle access can be achieved onto Lodge Lane, a narrow, single track road with two 'blind' right hand bends immediately to the east of the proposed site access point;

7. Further, there is no pedestrian pavement or cycle track on Lodge Lane, nor the space to create one. Pedestrians from the site would have no option but to walk along Lodge Lane, raising serious concerns about pedestrian safety; and

8. The site is in an unsustainable location. Due to the distance of the proposed site to the village centre and the lack of pedestrian pavements and cycle track on Lodge Lane, the Parish Council is concerned that residents of the development will be heavily reliant on the private car to meet their daily needs which will result in an increase in traffic movements on the nearby rural and narrow lanes. The proposal therefore conflicts with Policy DP21 of the District Plan and Policy BOLT1 of the Bolney Neighbourhood Plan.

In summary, for the reasons outlined above, Bolney Parish Council strongly objects to this planning application.

Kind regards