

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 05 March 2026 10:56:50 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 05/03/2026 10:56 AM.

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:	1 Paynesfield Bolney Haywards heath
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Comments Details

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

Reasons for comment:

Comments: The site is open rural land forming part of Bolney's countryside setting. Introducing nine new dwellings would extend built form into undeveloped landscape and weaken the village edge. This represents unnecessary encroachment into the countryside and conflicts with policies designed to protect rural character.

The site is not allocated for development and has not been identified through the Local Plan process. Bringing forward housing on an ad-hoc basis undermines the plan-led approach required by national policy and prevents proper assessment of cumulative impacts on the village.

Lodge Lane is a narrow rural road with limited capacity. The application does not yet demonstrate that safe access can be achieved or that additional vehicle movements from nine homes can be accommodated without worsening safety. Early engagement with the Highway Authority has taken place, but no detailed evidence has been published to support the proposal.

Even a small number of new dwellings can place pressure on Bolney's limited infrastructure, including school places, healthcare access, utilities, and drainage. The application does not provide clear evidence that these impacts can be mitigated or that local services can support additional demand.

The site currently provides open habitat and contributes to local biodiversity. Development risks habitat loss, increased surface water runoff, and the erosion of green space unless robust mitigation is demonstrated. No clear evidence of measurable biodiversity gain has been provided.

Kind regards