

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 02 March 2026 23:08:55 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 02/03/2026 11:08 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:	Bolney Lodge Foxhole Lane Bolney
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Comments Details

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

Reasons for comment:

Comments: As a resident living close to the proposed development site at Lodge Lane, I wish to voice my strong objection to the current plans. My concerns reflect both the immediate impact on our community and the longer-term consequences for the character and safety of the area.

Impact on Ancient Woodland and Rural Setting

The site borders an area of ancient woodland and falls within a designated buffer zone. Any development here risks causing irreversible harm to a landscape that is not only ecologically

valuable but also forms a cherished backdrop for local residents. The loss of this green space would fundamentally change the rural character of our neighbourhood.

Effect on Listed Buildings and Village Heritage

There are several Grade II listed properties immediately south and east of the site, whose historic significance and setting would be compromised by new construction so close. The most significant part of the rural setting of these listed properties will be the open fields adjoining them which will be lost if this development proceeds. Our village's heritage deserves respect, and development in such proximity to these important buildings threatens to undermine their value and the traditional charm of Bolney.

Access, Sustainability and Infrastructure Limitations

Access to essential services is already a challenge; residents must rely almost exclusively on private vehicles. Further development would exacerbate traffic problems on Lodge Lane, a narrow countryside road ill-equipped for increased usage. This unlit narrow lane is the only public route whose availability can be guaranteed for walking into the village and school. The infrastructure-water, electricity, and telecommunications-is insufficient to support additional homes, as previously highlighted during the rejection of plans for 75 houses in March 2024. The site was excluded from the District Plan for good reason.

Local Housing Allocation and Need

Bolney village has recently been allocated 200 new homes at Foxhole Farm. This planning decision was supported by the inclusion of the site in the draft district plan. The land at Glebelands Field was rejected at stage 2(c) considering the SHELAA sites and was also rejected in the development of the Bolney Neighbourhood Plan. It is therefore inconsistent in the planning process to support development on this land now. There is no pressing demand for further housing at this site, and additional development would only strain existing resources.

Conclusion

For these reasons, I urge the council to uphold its previous decisions and to reject any further proposals for development on this site. It is vital to preserve our countryside, protect our historic village, and ensure that the needs and voices of the local community are heard and respected.

Kind regards

