

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 02 March 2026 22:38:28 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 10:38 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:	Tall Timbers 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 strongly object to this application on the grounds that it represents an unsustainable and inappropriate encroachment into the countryside, in direct conflict with Mid Sussex District Plan Policies DP6 and DP12. The site lies outside the Built-up Area Boundary and constitutes "back-land" development; rather than a natural "infill" of a continuous frontage, this proposal would create an isolated, suburban cul-de-sac that disrupts the village's historic linear pattern. The Council's own SHELAA assessment (Site 749) previously rejected this location, confirming it has a "low capacity for change" and feels "detached from the rest of the village"- constraints that remain entirely valid.
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The proposal fails the sustainability tests of Policy DP21. Bolney is not a sustainable settlement for this scale of growth; future residents would be wholly car-dependent due to infrequent public transport and the lack of safe pedestrian infrastructure. Access via Lodge Lane is fundamentally unsuitable; it is a narrow, unlit rural lane with a blind S-bend and no footpath. Increasing vehicular movements here poses a material safety risk to the pedestrians, cyclists, and horse-riders who use this lane as a vital link to the wider countryside. Furthermore, the lane's width cannot safely accommodate two-way traffic or the heavy plant machinery required for construction.

Finally, the development would cause irreversible harm to the local landscape and heritage assets. Under Policies DP12 and DP15, the Council must protect the rural character and the sensitive transition to the High Weald National Landscape. This open agricultural field provides the essential rural setting for several Grade II listed buildings, including Yew Tree Cottage, The Thatched House, and Bolney Lodge. As previously noted by the Conservation Officer, this undeveloped space is a "strong positive contributor" to the character of the Bolney Conservation Area. Permitting this application would erode the "loose-grained," verdant nature of the village and set a damaging precedent for the erosion of the countryside.

Kind regards