

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 02 March 2026 19:30:37 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 7:30 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:	9 Tythe Barn 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 formally object to this proposal. The constraints affecting this site are fundamental in nature; they are not matters of detail capable of resolution through conditions or design amendments.

1. Previous Assessment Evidence:

The site has been rejected on two previous occasions: through the SHELAA process and, more significantly, at pre-application stage approximately two years ago. The reasons cited included limited landscape capacity, access constraints and safety, proximity to heritage assets and unsustainable transport reliance. These underlying constraints have not changed and remain

directly applicable.

2. Development in the Countryside - Conflict with Policy:

The site lies outside the Built-Up Area Boundary and is designated countryside. The land is currently agricultural and forms part of the rural setting of the village. The proposal constitutes backland encroachment into open countryside rather than genuine infill within a continuous built frontage. Development would extend the settlement pattern westwards into rural land, eroding countryside character. This is an issue of location and policy compliance, not layout or landscaping.

3. Unsustainable Location and Access Constraints:

Bolney is not a sustainable location for additional open-market housing at this site. Future occupiers would be reliant on private vehicles for day-to-day needs. Access is solely via Lodge Lane, a narrow rural route without footways, lighting or safe pedestrian infrastructure, and containing blind bends. It is unsuitable for increased residential traffic and presents safety concerns, particularly for pedestrians accessing village services and the school. These limitations arise from the physical characteristics and function of the lane and cannot be meaningfully mitigated.

4. Harm to Landscape Character and Setting of the National Landscape:

The site forms part of the transitional rural setting between Bolney and the wider countryside, including land associated with the High Weald National Landscape. Development would result in a permanent change to local landscape character. This harm flows from the site's countryside location and cannot be designed away.

5. Impact on Heritage Assets and Conservation Area:

The open fields to the west and south-west of nearby Grade II listed buildings contribute materially to their rural setting and significance. Development would diminish that setting and alter the historic context in which these assets are experienced. This is a matter of heritage principle rather than architectural detailing.

The proposal conflicts with the spatial strategy of the District Plan. The issues relate to countryside policy, access, sustainability and heritage impact. They are matters of principle and cannot be remedied through amendment. Permission in Principle should therefore be refused.

Kind regards