

Andy Watt

From: planninginfo@midsussex.gov.uk
Sent: 02 March 2026 18:31
To: Andy Watt
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 6:31 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

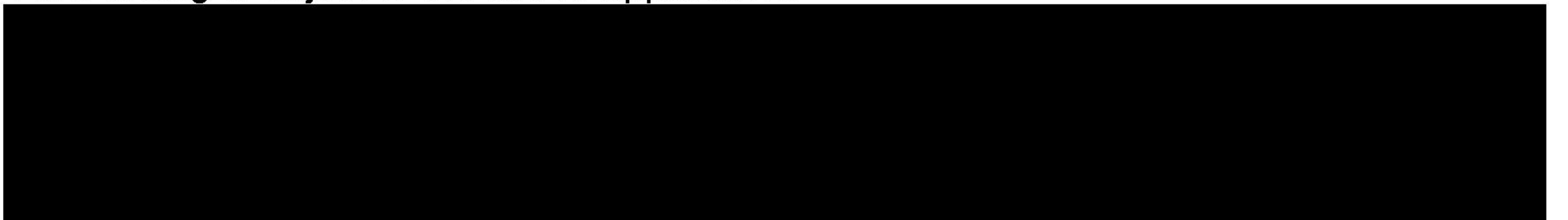
Address: 

Comments Details

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

Reasons for comment:

Comments: Dear Planning Officer,
I am writing to object to the above application.



The infrastructure does not work

This is not a theoretical concern. Bolney's utilities infrastructure is already under strain at its current size. Power outages are not uncommon. Water pressure has been declining noticeably over recent years. The sewage network serving the village was designed for a settlement of its historic size - not for one that is about to double. The approval of 200 homes at Foxhole Farm represents an enormous increase in demand on every utility serving this village. No upgrades to the electricity distribution network, water supply, or foul drainage have been confirmed, let alone delivered. To approve additional housing on top of this, without any

evidence that the existing network can cope, is irresponsible from an engineering standpoint. The applicant's Permission in Principle approach conveniently defers all technical matters to a later stage. But the question of whether basic services can support development is not a "technical detail" - it is a fundamental constraint. If the infrastructure cannot support the development, the principle of development on this site should not be established.

Access and safety on Lodge Lane

As someone who has walked and cycled Lodge Lane hundreds of times, I can confirm it is wholly unsuitable as a development access road. It is narrow - too narrow for two vehicles to pass in several stretches. It is unlit. It has a blind S-bend. There is no footpath. During construction, the idea of large vehicles navigating this lane while pedestrians, cyclists, and horse riders use it is a genuine safety concern that should not be dismissed.

The applicant's statement that "access appears achievable" is vague and unsupported. For nine dwellings, the traffic generation - including construction traffic over what could be years of phased self-build - would materially change the character and safety of this lane.

Sustainability is about systems, not proximity

The applicant lists distances to local amenities as evidence of sustainability. But sustainability is not just about how far away a bus stop is - it is about whether the system actually functions. The bus service is minimal. There are no safe pedestrian routes from Lodge Lane to the village centre. The nearest GP surgery requires a car. The nearest secondary school requires a car. The nearest supermarket requires a car. In engineering terms, this site fails the basic connectivity test for sustainable development. Every resident will be wholly car-dependent.

Cumulative impact matters

Bolney is absorbing 200 new homes. That is an extraordinary burden for a village of 270. This application for 9 more may seem small in isolation, but it is part of a pattern. If the principle is established here, it will be used to justify the next application, and the next. The cumulative effect is what destroys communities, and it is the Council's responsibility to consider it.

I urge you to refuse this application.



Kind regards