

Andy Watt

From: planninginfo@midsussex.gov.uk
Sent: 02 March 2026 18:09
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 6:08 PM.

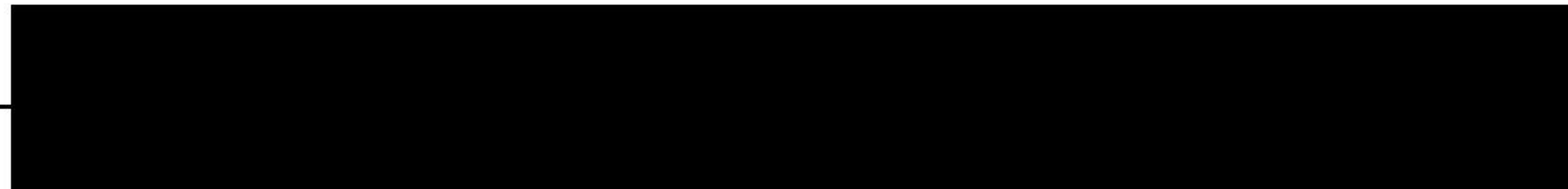
Application Summary

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:



Comments Details

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

Comments: Dear Planning Officer,

I write to formally object to the above application for Permission in Principle for up to 9 self-build dwellings at Glebelands Field, Lodge Lane, Bolney.

I have lived in Bolney for 22 years. I have invested in this community, contributed to its life, and watched it evolve. I am not opposed to change in principle. But what is happening to this village now is not thoughtful evolution, it is rapid, cumulative overdevelopment that risks causing irreversible damage to both its character and its ability to function.

Bolney is already a village at breaking point:

Bolney has already been allocated 200+ new dwellings at Foxhole Farm under DM/25/1129. That decision alone will effectively double the size of the village from approximately 270 homes currently. The implications of that are enormous and have not yet been absorbed, let

alone tested. To layer additional speculative development on top of this, before any of the Foxhole Farm infrastructure has been delivered or assessed, is reckless. The applicant's own statement points to the Foxhole Farm approval as evidence that Bolney is "sustainable." That argument is circular. Foxhole Farm was approved on the basis that Bolney could absorb growth, not that it could absorb unlimited growth. There is a material difference between permitting one large, planned expansion and allowing opportunistic applications to pile on without any assessment of cumulative impact.

Infrastructure that is already inadequate:

Having studied architecture and having a professional understanding of how settlements function, I can say plainly that Bolney's infrastructure is not fit for purpose even at its current size, let alone at twice it. The electricity supply is unreliable, with frequent outages that suggest the local grid is already operating near capacity. Water pressure is poor and has been declining. The sewage system serving the village was not designed for the loads now being placed on it, let alone those to come. These are not abstract planning policy concerns, they are the lived reality of residents. No assessment of cumulative infrastructure capacity has been presented with this application, and at the Permission in Principle stage, no such assessment is required. That is precisely the problem. The applicant is seeking to establish the principle of development on a site where the basic services to support it are already strained.

The site is countryside, not settlement:

This site sits outside the built-up area boundary. It is an open agricultural field accessed only from Lodge Lane, a narrow, unlit, single-track rural lane. The applicant describes the site as "infill" and a "logical rounding off." I respectfully disagree. This is backland development: an open field behind existing rear gardens, with no frontage onto the village street pattern. It would introduce a suburban cul-de-sac form into what is currently a rural edge. That is not infill. It is encroachment.

The site was assessed as SHELAA Site 749 and rejected at Stage 2(c). The Council's own conclusions were that it is located in an area with low capacity for change, that it feels detached from the rest of the village, and that safe access is uncertain. None of those factors have changed.

Harm to heritage and landscape:

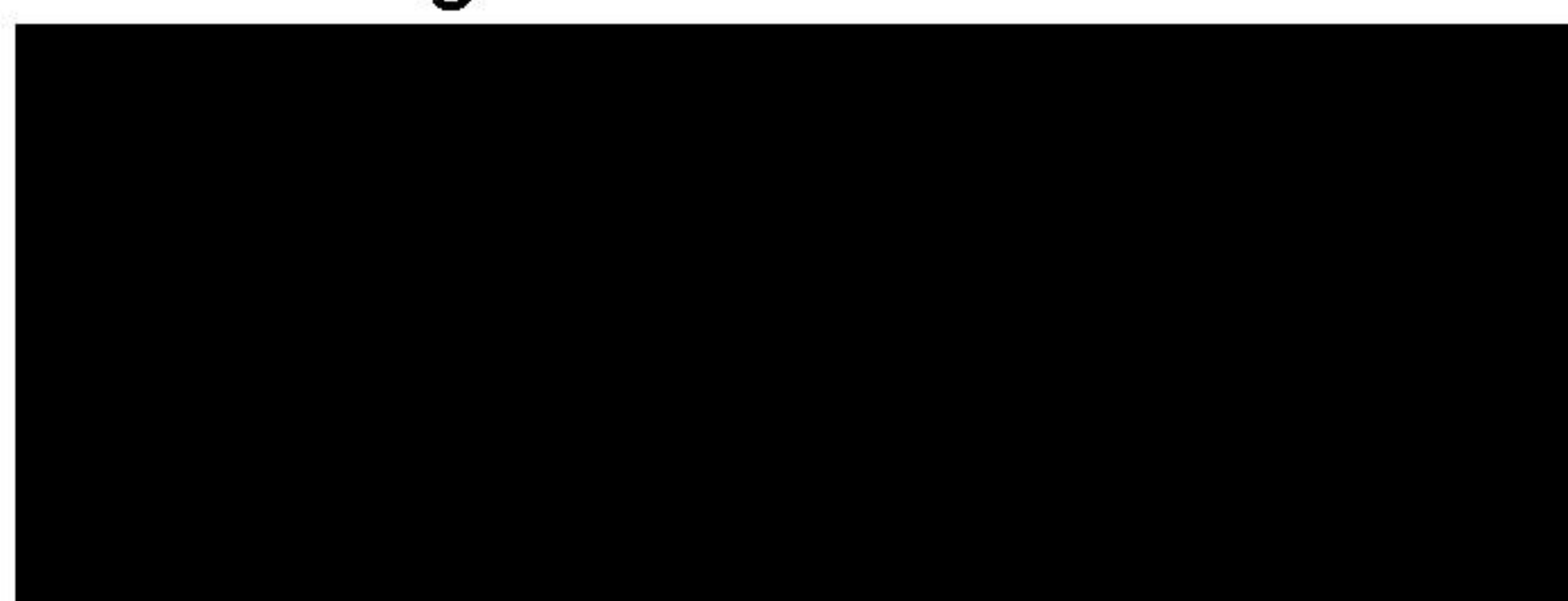
I am also concerned about the impact on the setting of nearby listed buildings, including Yew Tree Cottage, The Thatched House, and Bolney Lodge, as well as the character of the Bolney Conservation Area. The Council's own conservation officer has described the open fields to the west and southwest as making a "strong positive contribution" to the special interest and setting of these heritage assets. This development would erode that contribution.

The site also forms part of the transition to the High Weald National Landscape. Although not within the AONB, it is close to it and contributes to its setting. The introduction of built form here would harm that landscape character.

Conclusion:

Bolney is a village, not a housing delivery mechanism. The self-build argument, however well-intentioned, cannot override the fundamental unsuitability of this site and the unsustainable cumulative burden being placed on this community.

I urge the Council to refuse this application.



Kind regards