

Deborah Lynn

From: planninginfo@midsussex.gov.uk
Sent: 26 July 2026 19:09
To: Deborah Lynn
Subject: Mid Sussex DC - Online Register - Comments for Planning Application DM/26/1560

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 26/07/2026 7:08 PM.

Application Summary

Address:	Land To The Rear Of The Byre The Street Bolney Haywards Heath West Sussex RH17 5PG
Proposal:	Erection of 5 detached dwellinghouses and outbuildings, including new garage to serve The Byre. Please note amended address.
Case Officer:	Deborah Lynn

[Click for further information](#)

Customer Details

Address:	1 Paynesfield Bolney
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer made comments neither objecting to or supporting the Planning Application

Reasons for comment:

Comments: Re: Planning Application DM/26/1560 - Objection

Dear Planning Officer,

I wish to formally object to planning application DM/26/1560 for the proposed housing development behind The Byre on The Street, Bolney.

My objection is based on the following planning concerns:

The proposed development appears to consist primarily of large four and five-bedroom executive homes. I question whether this reflects the genuine housing needs of Bolney. Such properties are unlikely to be affordable for many local families and do not appear to contribute towards meeting the wider housing needs of the community.

I am also concerned about the impact the development would have on the character and appearance of this sensitive part of the village. The site lies immediately adjacent to the Grade II listed Daltons Farm and close to the Bolney Conservation Area. A row of large, modern

executive houses would, in my view, be out of keeping with the historic and rural character of the area and could adversely affect the setting and significance of these important heritage assets.

The proposed access raises significant highway safety concerns. Access would be via a narrow entrance from The Street, directly opposite the children's playground and playing field, and close to the turning area used by vehicles entering and leaving the Rawson Hall car park. Increased vehicle movements in this location could create unnecessary risks for pedestrians, cyclists and young children using these facilities.

Furthermore, the access does not appear to provide safe segregation between pedestrians, cyclists and motor vehicles. This is particularly concerning for children walking to and from the playground, playing field, Rawson Hall or school, as well as for disabled and partially sighted residents.

The restricted width of the access also raises concerns about emergency vehicle access. In an emergency, delays caused by limited access could have serious consequences if larger emergency vehicles are unable to pass one another safely.

The sustainability of the site should also be carefully considered. Future residents are likely to be heavily dependent on private cars to access employment, healthcare, education and many everyday services. This appears inconsistent with the objective of promoting sustainable patterns of development.

Parking provision is another important issue. The development should provide sufficient parking for both residents and visitors. Inadequate parking could lead to overspill parking on The Street, creating further congestion and highway safety concerns.

Finally, I ask that full consideration is given to the wildlife value of the site. Even where protected species are not immediately evident, the land may provide important habitat for nesting birds, foraging wildlife and ecological corridors linking surrounding habitats. Any loss of biodiversity should be thoroughly assessed and, where appropriate, avoided.

For these reasons, I respectfully ask the Council to refuse planning application DM/26/1560 or require substantial amendments that address these concerns while protecting the character, heritage, safety and environment of Bolney.

Thank you for taking my comments into consideration.

Yours faithfully,

Kind regards