

Deborah Lynn

From: planninginfo@midsussex.gov.uk
Sent: 26 July 2026 21:50
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 9:50 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:	Laurel Cottage THE STREET, Bolney Haywards Heath
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Comments Details

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

Reasons for comment:

Comments: I wish to object to the proposed development at The Byre, The Street, Bolney.

My main concern is that this proposal constitutes an inappropriate development towards the side edge of the village, replacing land which was until recently open paddock land, to build five large executive homes. Once this countryside is lost, it cannot be restored, and I do not believe the benefits of this proposal outweigh the loss of this important green space.

The development is also out of keeping with its surroundings. The site sits adjacent to the Grade II listed Daltons Farm and close to the Bolney Conservation Area. The introduction of five large modern houses, together with a new access road, would erode the rural character of this part of the village and harm the historic setting of these heritage assets.

I am particularly concerned about highway safety. The proposed access is very narrow and lies opposite the children's playground, playing field and Rawson Hall car park, where vehicle movements are already concentrated. Additional traffic, including construction vehicles, delivery vans and refuse vehicles, would increase the risk to pedestrians, particularly children, cyclists and those with limited mobility. The lack of a segregated pedestrian route is also a significant

concern.

The application also raises questions regarding emergency access. A road that may prevent emergency vehicles from passing one another could have serious consequences and should be taken into account.

There are also important environmental concerns. Surveys have identified protected species, including bats, dormice and slow-worms, using the site and its boundaries. Increased lighting, habitat loss, and disruption to wildlife corridors will affect these species, and I do not believe sufficient information has been provided to demonstrate that these impacts can be adequately mitigated.

In addition, I am concerned that replacing permeable paddock land with roads, roofs and driveways will increase surface water runoff. It is worrying that the Council's own Flood Risk and Drainage Team has advised that essential drainage information is still outstanding, while Southern Water has also indicated that satisfactory drainage arrangements have not yet been demonstrated.

Finally, I do not believe this application is credible since key information appears to be incomplete or missing, including drainage evidence, biodiversity information, a detailed lighting strategy for protected bats and other supporting technical assessments. It would be irresponsible to grant planning permission as these matters have not been fully addressed and independently assessed.

For these reasons, I respectfully ask Mid Sussex District Council to refuse planning application PP-15033963.

Kind regards