

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 26 July 2026 21:58:01 UTC+01:00
To: "Deborah Lynn" <deborah.lynn@midsussex.gov.uk>
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 9:58 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:	The Thatched House The Street Bolney
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	1/ As a regular user of the footpath that borders the area of land which is the subject of this application, I can testify that the proposed area supports a vast ecological base. My main concern in-particular is for the local Bat population which is regularly seen in the area and which risks being decimated by this development. Alongside this are the associated wildlife and insect life which depends on this habitat in order to survive. Any groundwork or building would have a significant effect and likely destroy

significant swathes of the habitat and insect life.

2/ The path that runs along the southern side of this proposed area is subject to significant surface flooding during periods of wet weather. This is primarily due to the high water table and lack of adequate drainage. It is well known among local residents that the footpath becomes impassible during these periods and it takes a considerable time for the water level to fall to a level where the track is usable.

If permitted to be developed, this problem would be exacerbated with the run off from the site and could very likely cause surface flooding to adjacent properties.

3/ Access to this site is narrow and in an area that is significantly congested. Owing to the limited transport links in Bolney it's like that each individual house would have at least 2 cars along with provision needed for additional parking for each plot (visitors, space for motorhomes, caravans). The site entrance is opposite the village hall, recreation fields and playground all of which generate significant traffic and large numbers of children at times outside peak periods. The site entrance is totally unsuited to the development and has limited access for emergency vehicles.

4/ The site is adjacent to a Grade II listed property which by its nature and age is of significant historic value. Should the site be given permission to be developed there would be significant heavy machinery and ground works required to prepare the plot for development. This would place the Grade II listed building under considerable risk and possibly cause damage.

5/ Bolney as a village has limited infrastructure and suffers regularly from a lack of a reliable water supply especially during the warmer months.

It should be noted that this is already the case and before the intended building of 200 houses at the recently approved development next to this plot at Fox Hole Farm which will further exacerbate the situation.

6/ As is stands, Bolney already has a commitment for 200 new houses many of which will be similar to those proposed in this development.

As such there is no local requirement for further properties of the same type especially when the applicant has chosen a piece of ecological sensitive Green Belt land.

Kind regards