

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 27 July 2026 10:32:20 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 27/07/2026 10:32 AM.

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:	Durstons Lodge Lane Bolney
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I write to object to planning application DM/26/1560 as the occupier of a nearby Grade II listed building. I adopt and support the objections submitted by Bolney Parish Council. Rather than repeating those points, I wish to focus on the effect of this proposal when considered alongside the approved Foxhole Farm development immediately adjoining the site. Although this application is for only five dwellings, its impact cannot be judged by dwelling numbers alone. Together with the approved Foxhole Farm development of approximately 200

homes, it would extend the urban edge of Bolney further into open countryside, resulting in the permanent loss of land that currently contributes to the village's rural setting. The existence of the Foxhole Farm permission should not be regarded as justification for further expansion. Rather, it defines the planned extent of development in this part of the village, and this proposal would represent a further incremental encroachment beyond that boundary.

The cumulative impact would be particularly apparent along the public footpath running adjacent to both sites. This is the principal route used by residents to access the surrounding Wealden countryside and is well used throughout the year for walking, recreation and dog exercise. It also offers a route into the countryside without the need to cross the busy A23 or A272. Today, the footpath provides a clear transition from village to countryside. If both developments proceed, much of that experience will instead be defined by adjoining residential development. The loss is not simply one of open land but of the rural character of one of Bolney's valued public rights of way. The cumulative ecological impact should also be considered. Ecological surveys undertaken for the Foxhole Farm development identified the wider landscape as supporting moderate levels of bat foraging and commuting activity, demonstrating the importance of the surrounding fields, hedgerows and woodland edges as a connected habitat. This site forms part of that same landscape, and the combined effects of both developments, including habitat loss, increased lighting and urban edge effects, should be assessed collectively rather than in isolation.

As the occupier of a nearby listed building, I am also concerned about the cumulative effect on the setting of Bolney's heritage assets. The significance of the village's listed buildings and Conservation Area derives in part from their relationship with the surrounding countryside. The progressive urbanisation of these adjoining fields would further erode that historic setting.

I also note that Mid Sussex District Council has previously assessed this site during preparation of the emerging District Plan and concluded that it was unsuitable for allocation because of its heritage sensitivity and likely adverse effects on the built and natural environment. Those conclusions remain relevant and reinforce the concerns expressed by the Parish Council.

In summary, this proposal should not be viewed simply as an additional five dwellings. It should be considered as a further stage in the urbanisation of rural land in Bolney when viewed alongside the approved Foxhole Farm development. The combined effect would materially diminish the village's rural setting, alter the character of an important public footpath, weaken the ecological value of the wider landscape and further erode the setting of nearby heritage assets.

Kind regards

