

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 27 July 2026 15:52:13 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 3:52 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:	Westway 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:	I have already submitted this by email but now the portal is working properly again I am resending to ensure it is registered. I strongly object to the proposed development because a scheme made up solely of executive four- and five-bedroom dwellings is not needed in Bolney and would clearly fail to meet the village's identified housing needs. This land is open space on the edge of the village, beside a public right of way. If it is built over, it will be lost permanently.

MSDC's own review of potential housing sites has already assessed this plot and found it unsuitable for housing allocation. The appearance of these executive houses would be inappropriate immediately beside the Grade II listed Daltons Farm and the Bolney Conservation Area.

Existing homes on The Street currently overlook open paddock. Five houses and a new access road would introduce headlights, noise, overlooking and lighting directly behind these properties, causing unacceptable harm to residents' privacy.

Protected wildlife uses this land and its boundary with Foxhole Farm, including bats, slow-worms, dormice and nearby great crested newts. This habitat must be protected, particularly given the additional impact of the approved Foxhole Farm development. The increase in vehicles using the narrow access from The Byre would create serious safety risks. The access is immediately opposite the children's playground, playing field and Bolney under-fives playschool, and sits within the turning area for vehicles entering or leaving the Rawson Hall car park.

Large service and construction vehicles would also be forced to use the narrow access beside the historic brick wall near Daltons Farm.

Refuse lorries are unlikely to be able to use the narrow access, meaning bins for five large houses may need to be left on The Street, where there is no safe storage area because the entrance leads directly onto the road.

Replacing open fields with housing, roofs, roads, driveways and parking would significantly increase hard surfaces and run-off.

The public right of way beside the site already floods badly in wet weather, and further development would make it dangerous or potentially unusable during winter months and periods of heavy rain.

I am also extremely concerned about the safety aspects of having heavy construction traffic using The Street for both access and parking during the development phase.

Kind regards