

Andy Watt

From: planninginfo@midsussex.gov.uk
Sent: 17 March 2026 14:15
To: Andy Watt
Subject: Mid Sussex DC - Online Register - Comments for Planning Application DM/26/0317

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 17/03/2026 2:15 PM.

Application Summary

Address:	Glebelands Field Lodge Lane Bolney West Sussex
Proposal:	A phased development of up to 9 self build dwellings.
Case Officer:	Andrew Watt

[Click for further information](#)

Customer Details

Address:	Oakview Farm Cross Colwood 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 object to development in Glebelands fields as a representative of Oakview Farm, one of the neighbouring properties which form High Weald Area of Outstanding Natural Beauty. This site, marked for 'PIP', and the whole of Glebeland field is not in the district plan and acts as a buffer against overdevelopment and spread of the village itself, especially precious as the village will have to suffer through the building of 200 houses at Foxhole Farm, which was approved last year despite local objections.

The previous tentative application to develop the whole of Glebelands field was quite rightly denied last year and the reasons for that decision are as relevant now.

I see that the applicant is attempting some threat of penalty to the council if they are refused this PIP citing self-build quotas. I would advise the council to counter that this application of PIP for this east side hectare of the Glebelands fields seems to be an attempt to set the precedent for development. An acceptance of PIP decision would give the whole field (c. 13 acres pasture and woodland),

not only this eastside area marked as 'the site', a pronounced uplift in value, as hope value. This would be setting the way to sell on to a bigger property developer, who may be able to hold on to the land asset for a longer period and weardown the council to give-in.

The self-build quotas were meant to somewhat open up the housing market to individuals working on their chance to own their own home.
Instead the quotas have allowed property developers to snatch up greenfields with the hope of gaining PIP and increase the land value per hectare based on hope value.
Average working- or middle-class families are already priced out of the self-build dream as plots are going for well-over the price a landowner would expect for pasture land.
If this PIP is granted it simply means the property developers win again.
It would make it more likely that the rest of the field will be targeted next.

Note: Who is taking responsibility of the wooded area to the west and north of the site, especially along the well-used, popular footpath from Top Street to Cross Colwood Lane? It has been sadly neglected since Mr David Robbin became incapacitated and sadly passed away. Substantial trees may be at danger of falling near the footpath especially where there are boggy , flooded areas at Cross Colwood Lane to the west and to the east of field that is marked as this site that may require remedial work by whoever owns the land now.

What controls will the Council put in place if this PIP is granted? There should be tight controls on timespans for the all builds or this could drag on for a decade or more, limit to one and half storey or two storey maximum.
The current housing should have their 'right to light' respected. Ditto noise controls and privacy screening.
Controls on building materials and design. Preferably restricted to ecologically sound builds.etc

Water supply:

Bolney has water cut-off regularly sometimes two or three times a year due to leaking pipe work. What improvements would the property developer pay for entirely that would also benefit the village as a whole?

Electricity supply: When our family moved in to Oakview Farm we contributed to the cost of the new transponder on Cross Colwood Lane, that was a boost to the electricity network for the village, especially properties in the north west.

What provisions to support and enhance the village's electricity security will the property developer be contracted to provide? We have power cuts a couple of times a year, mainly due to verge side overhanging trees that the Council/Highways are meant to maintain.

Access from Lodge Lane for building works:

It's obvious that access on Lodge Lane would be problematic at least and possibly hazardous. I suspect that if the PIP is granted then it will become apparent that the original application's suggestion of accessing from Cross Colwood Lane would be deemed necessary. This in itself is problematic as it is a very busy lane already and is likely to become busier when the anticipated turmoil at Crosspost junction at A272 comes to be once the Foxhole Farm development starts up.

Our lane is already used as a cut-through to Warninglid/Handcross and Cowfold whenever there are any issues on A272/A23 area.

I hope that the Council will reject this proposal.

[Redacted signature]

Kind regards