

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 18 July 2026 10:18:21 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 18/07/2026 10:18 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:	Bolney Lodge Foxhole 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 am writing to object to planning application DM/26/1560 for the erection of five detached dwellings and associated outbuildings on land behind The Byre, Bolney. I make this representation as the owner of land that directly adjoins the application site. My property shares a boundary with the proposed development, and I will therefore be directly affected by the proposal. My objection is based on material planning considerations relating to the loss of countryside, harm to heritage assets, adverse impacts on neighbouring amenity, ecology,

highway safety, drainage and the unsustainable nature of the development.

Development Beyond the Village Edge

The application site is currently open paddock and former stable land that forms part of the rural edge of Bolney. It provides an important transition between the built-up village and the surrounding countryside.

Once this land is developed, that open countryside will be permanently lost. This is not previously developed land, but a greenfield site that contributes significantly to the character and setting of the village.

I am also concerned that Mid Sussex District Council has already considered this site during its assessment of potential housing allocations and concluded that it was unsuitable for development, including because of its impact on heritage assets. In my view, there is no compelling justification for departing from that previous assessment.

Harm to Heritage and Village Character

The proposal would introduce five large executive dwellings immediately adjoining the Grade II listed Daltons Farm and close to the Bolney Conservation Area.

The open paddock currently forms part of the rural setting of the listed building. Replacing this with housing, roads, parking areas, domestic lighting and associated suburban features would erode that historic setting and diminish the significance of the listed building.

Equally, the proposal would urbanise one of the most attractive rural edges of Bolney, weakening the transition between village and countryside and causing harm to the character of the Conservation Area.

Impact on My Property and Neighbouring Amenity

As the owner of adjoining land, I would experience the impacts of this development directly.

My boundary currently adjoins open paddock. If permission is granted, that outlook would instead become a residential estate containing five substantial dwellings, gardens, parking areas and an access road.

The proposal would fundamentally alter the character of the area through:

increased traffic movements immediately alongside neighbouring land;

vehicle headlights shining across adjoining properties;

increased domestic noise and disturbance;

overlooking from first-floor windows;

external lighting in an area that is currently dark and rural;

a significant loss of privacy and tranquillity; and

the permanent loss of the open rural outlook currently enjoyed by neighbouring properties.

These changes would materially reduce the enjoyment of my

property and adjoining land.

Loss of Rural Landscape

The application site forms part of the open green edge of Bolney. Replacing grassland with houses, roads, driveways, fences, lighting and domestic gardens would suburbanise this part of the village and permanently erode its rural character.

The cumulative impact would be far greater than the footprint of the buildings alone.

Ecology and Wildlife

As an adjoining landowner, I regularly observe wildlife using both the application site and the shared boundary.

The applicant's own ecological surveys confirm that protected species, including bats, dormice and slow-worms, use the site, while great crested newts have been recorded nearby.

The shared boundary between my land and the application site functions as an important wildlife corridor linking habitats across the wider landscape.

I am particularly concerned about the impact of artificial lighting.

The submitted surveys acknowledge that bats rely upon dark corridors for commuting and foraging, yet detailed lighting controls have not been secured within the application.

Introducing road lighting, domestic lighting and vehicle movements into what is currently a dark rural environment risks permanently damaging this habitat and fragmenting wildlife corridors.

Highway Safety

The proposed access raises significant safety concerns.

The narrow entrance is located opposite the children's playground and recreation ground and close to the entrance and turning area serving Rawson Hall.

Additional traffic generated by five large family dwellings would increase conflict between vehicles, pedestrians and cyclists at an already constrained location.

The access also appears too narrow to comfortably accommodate pedestrians alongside vehicles, raising concerns for children walking to the playground or school, together with elderly or disabled residents.

Furthermore, I question whether emergency vehicles could gain adequate access if larger appliances needed to enter the site.

Refuse Collection

The submitted information indicates that refuse vehicles would not enter the development.

This would require numerous refuse bins from five dwellings to be left at the entrance on collection days.

Such an arrangement would create visual clutter, obstruct pedestrians, interfere with visibility and detract from the character of this prominent location.

Sustainability

Although the application suggests residents can access village facilities via Public Footpath BOL/44Bo/1, this does not reflect reality.

The footpath is unsurfaced, frequently muddy and sometimes flooded, unlit and crosses a stream via a narrow wooden bridge without handrails.

It is not a realistic all-weather route for children, elderly residents or those with limited mobility. Consequently, future occupiers are likely to depend heavily on private vehicles for many everyday journeys.

Parking

Adequate parking must be provided for both residents and visitors.

Without sufficient visitor parking, additional vehicles are likely to park on The Street, creating further congestion and safety concerns.

Surface Water Drainage

The site currently absorbs rainfall as open paddock.

Replacing this with buildings, roads and hardstanding will inevitably increase surface water runoff.

As an adjoining landowner, I have particular concerns that increased runoff could affect neighbouring land if drainage systems fail or prove inadequate over time.

I do not believe the application demonstrates beyond doubt that neighbouring properties and land will be protected from increased flood risk or drainage problems.

Conclusion

As the owner of land immediately adjoining the application site, I believe this proposal would have a direct and harmful impact on my property as well as on the wider character of Bolney.

The development would result in the unnecessary loss of open countryside, harm the setting of heritage assets, damage wildlife habitats and ecological corridors, reduce the amenity of neighbouring properties, increase highway safety risks and introduce drainage concerns that have not been satisfactorily addressed.

For all of these reasons, I respectfully request that Mid Sussex District Council refuses planning permission for application DM/26/1560.

Kind regards