

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 01 March 2026 20:41:26 UTC+00:00
To: "Andy Watt" <andy.watt@midsussex.gov.uk>
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 01/03/2026 8:41 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:	Tall Timbers 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 object to this Planning Permission in Principle application because the site is countryside outside the built-up area boundary and is not a sustainable or appropriate location for housing. The proposal would represent back-land development of an open agricultural field, creating a suburban form of development disconnected from the village's historic pattern and accessed from Lodge Lane, a narrow rural lane used by pedestrians, cyclists and horse-riders. The site is not very sustainable with limited safe walking routes, very infrequent public transport and so it has a heavy car

dependence. Development would extend the village into open countryside, harming landscape character and the transition to the High Weald National Landscape.

There would also be harm to the setting of nearby listed buildings and to the character of the Bolney Conservation Area. The Council has previously identified the site as having low capacity for change, and these constraints are still valid concerns.

1. Does the site genuinely count as "edge of settlement" (DP6 test)

Policy: Under Mid Sussex DP6, land on the edge of a settlement but outside the boundary is treated as countryside, so development is generally resisted unless it meets specific exceptions or wider planning balance justifies it. Open-market housing simply because a site is next to a village is not supported in principle.

Key points about this site:

It is a countryside location; although this looks as if it is tucked into the village envelope, it is outside the village boundary.

We think it is 'back-land development', i.e. open field bordered by back gardens accessed from outside the village, in effect a suburban cul-de-sac outside a linear village not genuine 'infill' which is a small gap in a continuous built up frontage.

It is currently in use as an agricultural field and there are no buildings on it

It can only be accessed from Lodge Lane, a single lane rural countryside lane

Lodge Lane is the village's key access route for pedestrians, cyclists and horse-riders to access the wider countryside as there is limited access on the east (A23) and south (A272).

2. Sustainability and reliance on the car (DP21)

Bolney is not a sustainable settlement with residents wholly reliant on private cars to access services and facilities to meet their daily needs. The residents on this site would be wholly reliant on the private car. This proposal would increase traffic on Lodge Lane and the village generally and is unsustainable.

Pedestrians would need to use the proposed new vehicular access onto Lodge Lane to reach the village and amenities. There is no footpath on Lodge Lane. The lane is unlit and generally dangerous given its width and the blind S bend and is not safe. A nine house development would introduce material safety risks. Bus stops and services are located beyond generally accepted walking distances and can only be accessed by walking on the carriageway (Lodge Lane/The Street/Rycroft Road). There are very limited bus services, one weekly bus to Burgess Hill, and very infrequent daily bus service to Brighton/Crawley and Haywards Heath/Horsham.

The access to the proposal via Lodge Lane is not sufficiently wide to allow 2 vehicles to pass.

It is unclear how the proposed development could be safely constructed or how large construction vehicles could route to the site Lodge Lane being unsuitable for this.

3. Impact on countryside character (DP12 / DP15) and effect on

High Weald National Landscape

This proposal is outside the Built up Area Boundary and is therefore designated as countryside

The primary objective of the Adopted District Plan (DP12 Protection and Enhancement of the Countryside) is to secure its protection by minimizing the amount of land taken for development and preventing development that does not need to be there.

Introduction of this development on this open site would result in a significant and irreversible change to the local landscape character. The scale and extent of the proposal would erode the rural character of the area and would be at odds with the existing landscape pattern.

The site forms part of the setting of the High Weald National Landscape. Although not in the High Weald AONB it is very close to it.

The proposal does not meet the Special Justification requirements set out in DP 15 (New Homes In the Countryside).

Any development must respect the rural character of the parish and avoid intrusion into open countryside that contributes to the setting of the village.

5. Impact on the character of the Bolney Conservation Area
Policy: DP35 - "Development in a conservation area will be required to conserve or enhance its special character, appearance and the range of activities which contribute to it."

Key points:

MSDC's conservation officer in DM/24/2215 said that the northern part of the conservation area "northern part of the Area is characterised by low density development, with trees, hedges and open spaces making an important contribution to its attractiveness. The document also highlights the importance of the rural setting of the Area, including countryside views, to its character. ...As such the surviving rural setting of the northern part of the Area will be considered to make a strong positive contribution to its special character. The development to the western side of the northern end of The Street (including the proposed development site) retains a loose grained nature with undeveloped spaces, which lends a semi-rural character, and is complementary to the low density and verdant nature of the adjacent part of the Conservation Area."

The open field acts as a 'bridge' between the AONB and the village and is important to its context. Development would change the transition into the historic core.

6. Previous plan-making and site assessment evidence

Policy: MSDC should have regard to previous decisions (although they are not bound by them).

Previous decisions:

This was site 749 in the 2022 SHELAA sites. The site was rejected at stage 2(c). MSDC's conclusions were that:

The site is located in an area with low capacity for change.

It is unclear whether a safe approach can be achieved for the site

due to the location of the access.

Although adjacent to the built-up area, the site lays in a rural setting and feels detached from the rest of the village.

Low/medium potential for change in landscape terms

Site is adjacent to an area of ancient woodland or within a 15m buffer form an area of an ancient. Development of the site may result in some harm.

Listed buildings in close proximity to the south and curtilage of two grade II listed properties.

The site is not currently available

Access to a main service centre is only likely by private car.

The site was since rejected for the development of 75 houses at the pre-application stage in March 2024 on the basis that it was not included in the District Plan, that the roads around the site would be adversely affected by additional traffic generated and there is insufficient infrastructure (Water/BT/Electricity etc) to cope with the development.

Although the site is now available - the other considerations and the council's previous decisions remain unchanged and relevant. Bolney village has been allocated 200 new houses at Foxhole Farm and doesn't need these.

7. Other Points

The site is inadequately identified and defined in the application docs containing no dimensions defining distances from adjacent boundaries.

Some neighbours to the site were not informed of the application and there are no notices on the site.

Kind regards