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Sent: 01 March 2026 20:07:56 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 8:07 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:	High Gables 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:	Dear Sir/Madam, Re: DM/26/0317 - Permission in Principle for up to 9 Self-Build Dwellings Land North of Lodge Lane, Bolney I write to formally object to the above application. While presented as a modest self-build proposal, the principle of residential development on this site gives rise to significant concerns relating to heritage impact, highway safety, countryside protection, sustainability, and conflict with the development plan. For the reasons set out below, Permission in Principle should be refused.
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1. Impact on the Setting of Durstons (Grade II Listed Building)
Particular and decisive weight must be given to the impact on Durstons (Grade II), which lies immediately adjacent to the application site at the pronounced tight double bend in Lodge Lane.

Durstons occupies a visually and spatially sensitive position at this double bend - a defining element of the historic lane pattern and one of the few remaining locations where the village edge still reads as distinctly rural. The openness of the application site is integral to that character and cannot be replicated elsewhere. The agricultural land forming the application site directly contributes to the setting of this listed building in the following ways:

- Maintaining the agricultural character and undeveloped appearance of the bend;
- Preserving the perception of Durstons within a semi-rural context;
- Retaining a soft rural edge defined by hedgerow and field gate rather than built development or formalised access;
- Allowing the lane to retain its historic rural character.

The field - currently bounded by a typical rural hedgerow with a simple agricultural gateway - forms part of the immediate spatial envelope within which the building is experienced. That soft, vegetated boundary is characteristic of countryside lanes and does not create the same sense of enclosure, activity or urbanisation as built form and a formalised residential access would.

1.1 Sequential Views and the Irreplaceable Spatial Character of the Bend

The geometry of the double bend compresses visual space and restricts forward visibility. The adjacent agricultural land is therefore disproportionately important in shaping character and experience.

Currently:

- The bend reads as a soft rural transition;
- The open field prevents enclosure;
- Durstons is experienced as a historic dwelling within a quiet rural lane setting.

The proposal indicates that the site access would be taken directly from the bend itself. This is a critical and defining issue.

The replacement of a simple agricultural field entrance with a residential access serving up to nine dwellings represents a fundamental change in both character and activity at this sensitive corner.

Development of up to nine dwellings would:

- Introduce a new vehicular access at a blind curvature;
 - Concentrate additional turning, braking and acceleration movements at the most constrained section of the road;
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- Increase headlight sweep and vehicle activity at the bend;
- Replace the currently low-activity rural character with intensified residential movement.

The principal harm does not arise merely from the physical presence of built form, but from the introduction of a new residential access and the associated intensification of vehicle movements at the bend itself. Even if the dwellings are set back within the site, the cumulative effect of vehicles entering and exiting at this blind corner would permanently alter the quiet semi-rural character that defines the setting of Durstons.

Because of the tight curvature, activity at this point is experienced immediately and directly. No amount of boundary planting or landscaping can mitigate the operational impact of intensified traffic movements at a constrained historic bend. The harm arises from a permanent change in spatial and experiential character at the corner itself.

1.2 Heritage and Highway Intensification - A Compounded and Permanent Impact

Lodge Lane at this location:

- Is narrow and without continuous footways;
- Has restricted forward visibility;
- Is used by pedestrians, cyclists and equestrians;
- Already functions as a constrained rural lane.

Introducing up to nine dwellings would intensify vehicular movements precisely at the most visually and physically sensitive section of the road.

This would:

- Increase turning movements at a blind bend;
- Introduce regularised access movements at a previously open corner;
- Add domestic lighting and associated residential activity;
- Shift the character from quiet rural lane to an intensified residential access point;
- Compound harm to the setting of the listed building.

Heritage harm here arises not only from built form but from change in character and activity. Increased vehicle movements, headlights and access engineering at a constrained blind bend cannot be screened or mitigated by landscaping. The experiential character of the corner would be permanently altered.

Once this undeveloped parcel at the bend is built upon and accessed, the semi-rural character of this part of Lodge Lane is lost permanently. It cannot be restored through future policy, landscaping, or design revisions. The erosion of this transitional rural edge would represent irreversible change.

The bend is therefore not a peripheral detail - it is the defining spatial feature of this part of Lodge Lane.

1.3 Statutory Duty and Legal Weight

The Courts have made clear in Barnwell Manor and Forge Field that where harm to the setting of a listed building is identified, that harm must be given considerable importance and weight under

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Even where harm is described as "less than substantial", it must still carry significant weight in the planning balance.

In this case, the loss of the undeveloped rural setting and the introduction of a new vehicular access at the tight double bend beside Durstons would cause harm to its setting. That harm must be afforded substantial weight. The limited benefit of up to nine self-build dwellings does not override that statutory protection.

2. Impact on Other Listed Buildings and the Bolney Conservation Area

The site also contributes to the rural setting of Yew Tree Cottage (Grade II) and The Thatched House (Grade II).

In the Council's Conservation Officer comments on application DM/24/2215 (Land north of Lodge Lane), the Officer stated that:

- The surviving rural setting makes a strong positive contribution to the special interest of these heritage assets; and
- The undeveloped parcels west of The Street, including this site, retain a loose-grained semi-rural character complementing the Conservation Area.

The application site is one of those parcels.

Its development would:

- Remove part of the rural context contributing to heritage significance;
 - Increase settlement intensity;
 - Erode the semi-rural grain identified by the Conservation Officer.
- Although outside the Conservation Area boundary, the land forms part of its setting. Replacing this open field with suburban housing would conflict with the statutory duty under Section 72 to preserve or enhance the character or appearance of the Conservation Area.

3. Harm to Countryside Character and the Setting of the High Weald National Landscape

The site lies outside the Built-Up Area Boundary and is designated countryside.

It forms part of the transitional landscape leading towards the High Weald National Landscape immediately to the north.

The field currently:

- Maintains visual separation between village and designated landscape;
- Preserves a soft rural settlement edge;
- Contributes to the experience of leaving the village and entering open countryside.

Development would harden this edge and incrementally erode the setting of the National Landscape, contrary to Policies DP12 and DP15 and national policy requiring great weight to landscape conservation.

4. Sustainability and Settlement Pattern

This site does not represent sustainable or appropriate edge-of-

settlement growth in principle.

Lodge Lane:

- Has no continuous footway;
- Is unlit and constrained;
- Requires pedestrians to walk in the carriageway;
- Is not well connected to frequent public transport.

Future residents would be heavily reliant on private car use.

Furthermore, the site is not genuine infill or rounding-off. It is an open agricultural field behind existing frontage development. Its development would introduce a suburban enclave into land that currently reads as countryside when approached from Lodge Lane, altering the established settlement pattern.

5. Self-Build Provision Does Not Override Statutory and Policy Protections

While the Council has a duty to address self-build demand, that duty does not displace:

- The statutory heritage duties under Sections 66 and 72;
- The protection of countryside;
- The need to conserve the setting of the National Landscape.

Nine plots represent a modest district-wide benefit. The harm identified would be permanent and irreversible.

Conclusion

The proposal would:

- Harm the setting of Durstons (Grade II) at a defining and irreplaceable double bend;
- Introduce intensified vehicular access at the most spatially sensitive point of the lane;
- Permanently urbanise and alter a constrained rural corner;
- Erode the setting of other listed buildings;
- Harm the character of the Bolney Conservation Area;
- Extend development into protected countryside;
- Conflict with the development plan and national policy.

When proper statutory weight is applied to heritage harm, the limited benefits of the proposal do not outweigh the permanent and irreversible loss of this semi-rural edge.

For these reasons, Permission in Principle should be refused.

Kind regards