

**From:** planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>  
**Sent:** 01 March 2026 12:05:23 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 12:05 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:	10 Tythe Barn Bolney Haywards Heath
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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.

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 rural countryside lane with a tight S-bend, which is totally unsuitable for construction traffic.

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

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

Pedestrians would need to use the proposed new vehicular access onto Lodge Lane to reach the village and its 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 therefore unsafe. A nine-house development would introduce additional cars and delivery vehicles.

Where bus stops and services are located, they can only be accessed by walking on the carriageway (Lodge Lane/The Street/Ryecroft Road), as there is no safe passage due to the absence of footpaths. There are very limited bus services: one weekly bus to Burgess Hill and very infrequent daily services to Brighton, Crawley, and Haywards Heath, all of which would result in increased traffic reliance.

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 minimising the amount of land taken for development and preventing development that does not need to be located there.
  - The 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.
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Kind regards