

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 03 March 2026 20:02:27 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 03/03/2026 8:02 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:	Oakmead The Street Bolney Haywards Heath West Sussex
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:	<p>Countryside location (DP6) The site lies outside the Built-Up Area Boundary and is therefore countryside. It is back-land development of an agricultural field, not infill. Access is only via Lodge Lane, a narrow rural lane heavily used by walkers, cyclists and horse-riders. The proposal does not meet DP6 and is not supported in principle.</p> <p>Unsustainable and car-dependent (DP21) Bolney is not a sustainable settlement; residents rely on private cars for daily needs. Lodge Lane has no footpath, is unlit, narrow and includes a blind S-bend, making pedestrian access unsafe.</p>
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Bus services are extremely limited and beyond acceptable walking distances. The lane is too narrow for two-way traffic and unsuitable for construction vehicles.

Harm to countryside character and High Weald setting (DP12 / DP15)

The site is open countryside and contributes to the rural setting of the village and the High Weald National Landscape. Development would cause significant and irreversible landscape harm, introducing suburban form into a rural edge. The proposal does not meet DP15's special justification tests.

Harm to listed buildings (DP34)

Several nearby Grade II listed buildings-Yew Tree Cottage, The Thatched House, Bolney Lodge, Durstons-derive part of their significance from their rural setting. The development would erode this setting and harm their historic context.

Harm to the Conservation Area (DP35)

The northern part of the Conservation Area is defined by low density, trees, hedges and open spaces. The field forms an important rural transition into the historic core. Development would remove this open setting and undermine the area's character.

Previous MSDC assessments

The 2022 SHELAA rejected the site due to unsafe access, landscape harm, proximity to ancient woodland, impact on listed buildings, and car dependence. A 2024 pre-application for 75 homes was also rejected. These constraints remain unchanged. Bolney already has an allocation of 200 homes at Foxhole Farm.

Procedural concerns

The application lacks clear site dimensions, and several neighbours were not notified; no site notices were displayed.

Kind regards