

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 03 March 2026 19:37:59 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 7:37 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:	Redbrae 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 wish to lodge a firm and unambiguous objection to this planning application. The site lies outside the established settlement boundary, within open countryside that is presently in agricultural use. Consequently, it does not represent a suitable or appropriate location for residential development. Building on this land would amount to backland development behind existing homes and would push the village's built footprint further into undeveloped rural landscape. This would damage the broader countryside setting and interrupt the gradual transition towards the High Weald National Landscape. Moreover, the design and layout of the proposed houses would create a suburban feel that neither
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reflects nor respects the village's historic pattern and character. Access is intended via Lodge Lane, a particularly narrow rural road frequently used by pedestrians, cyclists, and horse riders. Any increase in vehicle movements along this lane would give rise to significant highway safety issues. Furthermore, the site is fundamentally unsustainable: safe walking routes are scarce and public transport provision is very limited. As a result, future occupants would be largely reliant on private cars, leading to additional traffic on rural roads that are already restricted in capacity.

The proposal would also adversely affect the setting of nearby listed buildings and would not preserve the distinctive character and appearance of the Bolney Conservation Area. The local planning authority has previously determined that the site has limited capacity to accommodate development, and the constraints and sensitivities identified at that time remain pertinent and have not been satisfactorily addressed.

Kind regards