

**From:** planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>  
**Sent:** 03 March 2026 19:25:42 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 7:25 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:	Westway, 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: As a long time resident of Bolney I object to this Planning Permission in Principle application because the site is outside the built-up area and not suitable for housing.  
This proposal would create suburban development on an open field, disconnected from the village's historic layout and accessed via a narrow rural lane.  
The location lacks sustainable transport options and relies heavily on cars, extending the village into countryside and negatively affecting landscape character and the High Weald National Landscape.  
It would also harm nearby listed buildings and the Bolney

Conservation Area. The Council previously deemed the site unsuitable for development due to its constraints, which remain relevant.

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### 1. Is the Site Truly "Edge of Settlement"? (DP6 Test)

Policy: Under Mid Sussex DP6, land on the edge of a settlement but outside the boundary is considered countryside. Development is generally resisted unless it meets specific exceptions or broader planning considerations. Open-market housing simply because a site is adjacent to a village is not supported in principle.

Key points about this site:

- It is a countryside location; although it appears tucked into the village envelope, it is outside the village boundary.
- This is considered 'back-land development' - an open field bordered by back gardens and accessed from outside the village, effectively forming a suburban cul-de-sac outside a linear village, not genuine 'infill' which would fill a small gap in a continuous built-up frontage.
- The site is currently used as an agricultural field and contains no buildings.
- Access is only via Lodge Lane, a single-lane rural countryside road.
- Lodge Lane is a key access route for pedestrians, cyclists, and horse-riders to the wider countryside, with limited access elsewhere due to the A23 and A272.

### 2. Sustainability and Reliance on the Car (DP21)

- Bolney is not a sustainable settlement; residents are wholly reliant on private cars to access essential services and facilities. The proposed development would increase this reliance and generate additional traffic on Lodge Lane and throughout the village, making it unsustainable.
- Pedestrians would need to use the proposed new vehicular access onto Lodge Lane to reach village amenities. There is no footpath on Lodge Lane, which is unlit, narrow, and has a blind S-bend, making it unsafe. A nine-house development would introduce material safety risks.
- Bus stops and services are located beyond generally accepted walking distances and can only be reached by walking on the carriageway. Bus services are very limited, with one weekly bus to Burgess Hill and very infrequent daily services to Brighton, Crawley, Haywards Heath, and Horsham.
- The access to the site via Lodge Lane is not wide enough for two vehicles to pass each other safely.
- It is unclear how the development could be safely constructed or how large construction vehicles would access the site, given the unsuitability of Lodge Lane.

### 3. Impact on Countryside Character (DP12 / DP15) and the High Weald National Landscape

- The proposal is outside the Built-up Area Boundary and therefore classified as countryside.
  - The primary objective of the Adopted District Plan (DP12) is to protect and enhance the countryside by minimising land taken for development and preventing unnecessary development.
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- Introducing development on this open site would cause 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 conflict with the existing landscape pattern.
- The site forms part of the setting of the High Weald National Landscape and, although not within the High Weald AONB, is very close to it.
- The proposal does not meet the special justification requirements outlined in DP15 (New Homes in the Countryside).
- Any development must respect the rural character of the parish and avoid intruding into open countryside that is integral to the village's setting.

#### 4. Impact on Nearby Listed Buildings and Their Setting

Policy: DP34 requires special regard to protecting the setting of a listed building.

Key points about this site:

- Yew Tree Cottage, The Street: A Grade II listed 17th-century house. The surviving rural setting makes a strong positive contribution to its special interest, particularly regarding historical, illustrative, and aesthetic values.
- The Thatched House, The Street: A Grade II listed 15th-century house. The conservation officer has stated that the rural setting, especially the open fields to the west and south-west, is significant to the building's special interest and appreciation.
- Bolney Lodge: The curtilage buildings, wall, and site of this Grade II house directly adjoin the proposal. The development would impact the setting and historical context.
- Durstons, Lodge Lane: This Grade II listed building is very close to the site and visible from the field and access point, with the proposal impacting its setting and historical context.
- Tanglewood & Quince Tree Cottage: Other nearby listed buildings that must also be considered.

#### 5. Impact on the Character of the Bolney Conservation Area

Policy: DP35 requires that development in a conservation area must conserve or enhance its special character, appearance, and the range of activities which contribute to it.

Key points:

- The conservation officer has noted that the northern part of the conservation area is characterised by low-density development, with trees, hedges, and open spaces contributing to its attractiveness. The rural setting, including countryside views, is important to its character. The area retains a loose-grained, semi-rural nature, which complements the low density and verdant nature of the adjacent conservation area.
- The open field acts as a 'bridge' between the AONB and the village, important for context. Development would alter the transition into the historic core of the village.

#### 6. Previous Plan-Making and Site Assessment Evidence

Policy: MSDC should have regard to previous decisions, even if not bound by them.

Previous decisions:

- The site was identified as site 749 in the 2022 SHELAA and was
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rejected at stage 2(c). MSDC found the site to be in an area with low capacity for change, with unclear safe access, a rural setting detached from the village, low/medium landscape change potential, proximity to ancient woodland, and nearby listed buildings. The site was not considered available at the time, and access to service centres relied on private cars.

- In March 2024, the site was again rejected for a 75-house development at the pre-application stage, as it was not included in the District Plan. Concerns were raised regarding adverse effects of additional traffic on local roads and insufficient infrastructure (water, BT, electricity, etc.) to support the development.

- Although the site is now available, the other considerations and the council's previous decisions remain unchanged and relevant. Bolney village has already been allocated 200 new houses at Foxhole Farm and does not require further development on this site.

#### 7. Other Points

- The site is inadequately identified and defined in the application documents, with no dimensions specifying distances from adjacent boundaries.

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

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Kind regards