

**From:** planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>  
**Sent:** 11 June 2025 17:13:55 UTC+01:00  
**To:** "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>  
**Subject:** Mid Sussex DC - Online Register - Comments for Planning Application  
DM/25/1129

## Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 11/06/2025 5:13 PM.

### Application Summary

**Address:** Land At Foxhole Farm Foxhole Lane Bolney West Sussex

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**Proposal:** Outline application (appearance, landscaping, layout and scale reserved), for the erection of up to 200 residential dwellings, including affordable housing; a community building (use class F1) encompassing land for education provision, together with associated access, ancillary parking and landscaping; the creation of a vehicular access point from the A272 Cowfold Road, and pedestrian and cycle only access to The Street; and creation of a network of roads, footways, and cycleways through the site; together with the provision of countryside open space, children's play areas, community orchard, and allotments; sustainable drainage systems and landscape buffers.

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**Case Officer:** Joanne Fisher

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### Customer Details

**Address:** Bolney Lodge Foxhole Lane Bolney

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### Comments Details

**Commenter Type:** Neighbour or general public

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**Stance:** Customer objects to the Planning Application

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**Reasons for comment:**

Comments:

Objection to Planning Application DM/25/1129

I wish to register my strong objection to planning application DM/25/1129 on the following grounds:

#### Prematurity Relative to the District Plan

This application is premature, submitted ahead of the adoption of the updated District Plan by central government. Approving significant development before the completion of this process would pre-empt strategic decisions regarding the most appropriate locations for housing growth across the district. It is essential that such proposals are considered within the broader planning context to ensure that housing distribution is balanced, justified, and sustainable.

#### Disproportionate Scale and Inappropriate Location

The proposed development of approximately 200 houses lies outside the current Bolney village settlement boundary and is wholly disproportionate to the scale of the existing village. Bolney is a small rural settlement with a limited population, and the addition of such a large number of homes would dramatically alter its character, community cohesion, and rural setting. This scale of development belongs in areas better suited to accommodate growth and infrastructure, not in isolated, countryside locations.

#### Unsustainability of the Site, Including Water Supply Issues

The site is fundamentally unsustainable due to a lack of supporting infrastructure and public services. Bolney suffers from infrequent and unreliable public transport, compelling residents to rely on private vehicles for employment, education, and essential services. Of particular concern is the issue of water sustainability. Only last week, the village experienced a complete loss of water supply - a stark reminder that existing utilities are already under strain. Adding 200 households would exacerbate this vulnerability and place further unsustainable pressure on already fragile infrastructure.

#### Highways and Traffic Concerns

The development would significantly increase traffic volume on the A272 and surrounding rural roads, many of which are narrow and unsuitable for additional vehicular pressure. These lanes are frequently used by walkers, cyclists, and horse riders, and increased traffic would raise serious safety concerns. Without clear and guaranteed improvements to transport infrastructure, the proposal would result in increased congestion, risk of accidents, and a deterioration in the quality of rural life for current residents.

#### Green Belt Loss and Questionable Community Benefits

The development would result in the loss of valuable greenfield land which contributes to the openness and rural identity of the area. The limited benefits proposed by the developer do not outweigh the harm caused by the inappropriate development of

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this green space. Furthermore, several of the amenities cited - such as access to countryside or general open space - already exist and are readily available to residents. The proposed community building raises additional concerns: there are no guarantees for how it will be funded, managed, or maintained in the long term. It also risks duplicating or undermining the existing Rawson Hall, a key community facility already serving the village.

#### Conclusion

In summary, this application is premature, excessive in scale, and unsustainable in terms of infrastructure and service provision. It poses real risks to highways safety, water reliability, and the character of Bolney village. I urge the planning authority to refuse this application in order to preserve the rural integrity of the area and ensure a plan-led approach to future development.

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Kind regards