

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 11 June 2025 21:40:09 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 9:40 PM.

Application Summary

Address: Land At Foxhole Farm Foxhole Lane Bolney West Sussex

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.

Case Officer: Joanne Fisher

[Click for further information](#)

Customer Details

Address: Downsview, The Street Bolney W.Sussex

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments:

IT IS UNSUPPORTED BY POLICY BECAUSE...

- Foxhole was considered, then rejected for inclusion in the Bolney Neighbourhood Development Plan (your browser's search engine can find this), based on many balanced and comprehensive criteria.
- Policies BOLBB1 of the Neighbourhood Plan and Policy DP6 of the adopted MSDC District Plan make clear that most development should go to larger towns, development should take place inside the built-up area, and to refuse development which does not need to be there.
- Policies BOLE2 and DP12 protect the countryside's intrinsic character and beauty (truly a greenfield site on the edge of the High Weald AONB and conservation areas, compromise to dark skies, noise from potentially 4 years of construction)
- Policies BOLD1 and DP26 protects the village's separate identity and character and protects valued open spaces and landscapes. A "parallel" village of 200 houses is disproportionate to the size of Bolney and would therefore change Bolney's character
- Importantly, the proposal fails Transport Policy DP21 on sustainability - see sections below

IT IS UNSUSTAINABLE BECAUSE....

- We do not have any health services, a Post Office, or library etc in Bolney and public transport to these is poor with inadequate/irregular bus services and no trains. We must all rely on cars to meet our regular needs.
- Pedestrian and cycle transport is not viable due to the distance to main towns and train stations.
- The A272 is a fast and busy road not suitable for cyclists or pedestrians.
- Increased traffic is inevitable as the village will have to accommodate ~400 additional cars on the Foxhole Farm site, not to mention delivery vehicles and non-resident traffic
- Increased pressure on our public utilities, in particular water supply, has been a very real problem for the village in the past, during both cold periods (burst pipes) and drought (no water supply).
- Additional run-off will have to be diverted, causing problems elsewhere by increasing risk of flooding
- Pressure on existing health services such as doctors, dentists, pharmacies, and social care.
- It puts pressure on primary and secondary school places, and the current West Sussex County Council policy is unlikely to support a new school (even if the developer donates land)
- Any affordable housing offered is likely to be at the high end of the allowed range, which is still out of reach of many, especially as it is also necessary to run a car.

IT IS UNSAFE BECAUSE....

- The proposed site access on the A272 is already a dangerous, congested stretch of road where speeding is common and visibility is poor, located on a bend with crossroads, a pedestrian
-

crossing and a fuel station nearby, where there are highly regular accidents

- The developer's traffic study is incomplete and downplays the effect and danger of increased traffic volume from the Foxhole Farm site. It also ignores the cumulative effects of traffic from other nearby junctions (A23/A272) and other construction projects (e.g. the upcoming Rampion 2 substation at Cowfold and its connection into the power network at Bolney). It also does not address the occurrence of traffic jams, accidents/near misses and subsequent rat-running along the rural lanes which will only be made worse by adding to the complexity of road layouts and increase in volume of traffic.

- Up to three accidents a month have been recorded on the small stretch of the A272 where access to the development is currently being proposed.

IT IS DAMAGING TO OUR LANDSCAPE & BIODIVERSITY BECAUSE...

- The nearby vineyards and orchards show the land has good commercial agricultural potential that would be permanently lost. More housing on Bolney's greenfield sites should be prevented.

- Congestion and traffic jams will divert even more traffic through the narrow lanes of the AONB, further increasing the risk to wildlife and compromising the safety of amenity users of the lanes (walking, horse riding, cycling etc)

DEVELOPER PROMISES ARE UNNECESSARY OR UNVIABLE BECAUSE...

- The developers are not promising to deliver any of the things they mention, and they will also not guarantee the success of any community building or commercial premises. They do not undertake to fund, run, or maintain any communal premises into the future. Additionally, any new community building will either compete with the Rawson Hall OR may be let to an organisation with no connection to Bolney, also bringing more unnecessary traffic to the site via the dangerous A272

THIS SEEMS TO BE HAPPENING AS A RESULT OF PLANNING CHAOS...

- With the Mid-Sussex District Plan not having been adopted, allowing this planning application to be put in opportunistically, despite the proposed development having previously attracted the most objections of any in the Mid Sussex district, but it is still being pursued as an appropriate greenfield location.

- The District Plan that was adopted prior to the regulation 19 consultation, and before the now stalled review by the Planning Inspector, did not allocate Foxhole Farm, because it clearly went against numerous policy stipulations:

- A policy that the majority of developments should focus on larger towns, with only limited growth in small villages to meet local needs

- A policy to secure the countryside by making sure any proposed

developments were within built up areas, not open countryside like Foxhole Farm

- A policy to protect the countryside's intrinsic character and beauty. Foxhole Farm lies on the edge of the High Weald AONB and protected conservation areas

- A policy to protect a village's separate identity and character and protect open spaces and landscapes. The Foxhole Farm development would essentially double the size of Bolney and would irreversibly change the character of the village

Kind regards