

**From:** planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>  
**Sent:** 11 June 2025 17:40:03 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 5:40 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 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 am writing to formally object to planning application DM/25/1129 for the following reasons:

### 1. Inappropriate Timing in Advance of the Updated District Plan

The timing of this proposal is premature, as it precedes the government's adoption of the revised District Plan. Approving such a major development before the broader strategic framework is in place would undermine the integrity of the planning process. Decisions of this scale should be made once district-wide housing allocations have been considered comprehensively and transparently, in line with long-term planning objectives.

### 2. Excessive Scale and Unsuitable Setting

The proposed scheme, comprising around 200 dwellings, sits entirely outside Bolney's defined settlement boundary and is wholly out of proportion to the size and character of the village. Bolney is a small, close-knit rural community, and introducing development on this scale would irreversibly alter its landscape, identity, and cohesion. Large-scale housing should be directed to locations better equipped to absorb such growth in a sustainable manner.

### 3. Unsustainable Site Conditions - Including Water Supply Concerns

There are fundamental sustainability issues associated with this site. Public transport options in Bolney are limited and irregular, making car dependency inevitable for most residents. More urgently, the area is already experiencing strain on critical infrastructure, particularly water supply. A complete water outage in the village last week underscores how precarious the existing system is. Adding 200 homes would significantly worsen the situation, with no credible mitigation currently proposed.

### 4. Transport and Road Safety Impacts

This development would lead to a marked rise in traffic volumes along the A272 and on surrounding country roads, many of which are narrow and ill-suited to heavy usage. These lanes are frequently used for walking, cycling, and horse riding, and an increase in vehicles would compromise safety and erode the rural character of the area. Without substantial improvements to transport infrastructure - which have not been adequately outlined - the risks to road safety and local amenity are considerable.

### 5. Loss of Greenfield Land and Weak Community Gains

This application would lead to the irreversible loss of undeveloped green space that contributes to Bolney's rural charm and environmental value. The community benefits cited by the applicant appear minimal and, in some cases, redundant. Open space access is already available to residents, and the proposed new community facility lacks clarity regarding its funding,

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management, and purpose. Its introduction could also undermine the role of Rawson Hall, a well-established and valued village hub.

#### Conclusion

This is an ill-timed, disproportionate, and poorly supported proposal that risks undermining both the integrity of the local planning process and the character of Bolney village. Given the current infrastructure pressures and unresolved concerns around transport, sustainability, and scale, I respectfully urge the planning authority to reject application DM/25/1129.

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Kind regards