

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 25 July 2025 12:19:33 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 25/07/2025 12:19 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. ADDITIONAL INFORMATION received 4th July 2025 concerning landscapes, LVIA, and transport technical notes to address National Highways, WSCC Highways and Landscapes responses and amended outline masterplan, illustrative masterplan and parameter plan on building heights.

Case Officer: Joanne Fisher

[Click for further information](#)

Customer Details

Address: Oakmead The Street Bolney

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Objection Report: Foxhole Farm, Bolney - 200-Home Development Proposal

Executive Summary

This report outlines a robust case for the refusal of the planning application to develop 200 new homes at Foxhole Farm, Bolney. The objections are structured around key planning considerations: policy compliance, technical and environmental impacts, infrastructure capacity, and community well-being. Each section provides evidence and context to support refusal in accordance with planning law and the best interests of Bolney and the wider Mid Sussex district.

1. Policy and Planning Framework

1.1. Non-Conformity with Adopted Plans

Bolney Neighbourhood Plan (BNP):

The BNP, endorsed by both the parish and local community, allocates a much lower housing target (around 40 homes up to 2031). The proposed 200-home development represents a fivefold increase on the established need, undermining the spirit and letter of local policy and the plan-led system that underpins national planning.

District Plan Uncertainty:

The proposal relies on its inclusion within a draft (not adopted) Mid Sussex District Plan, which is pending review by a Planning Inspector. Until finalised, this draft cannot legitimately override the adopted plan, and decisions must be grounded in the current policy context.

Precedent of Previous Rejection:

The site has not been part of prior adopted development plans, and past consultation rounds did not allocate it for major housing. No material change justifies revisiting this in contravention of local policy preferences.

1.2. Five-Year Housing Land Supply

There is insufficient evidence that the district fails the five-year housing land supply test. The council's assertions on land supply have been contested and should not be used to justify undermining established plan-led policy absent compelling proof.

2. Technical and Environmental Concerns

2.1. Road Safety and Traffic Impact

Access and Junction Safety:

The development's main access via the A272 presents significant highway safety risks due to current accident data and the configuration of local rural roads. Increased traffic volumes, particularly at peak times, will worsen congestion and the risk of collisions-concerns supported by local accident records and lack of evidence that mitigation is adequate.

The section of the A272 that passes Boney Petrol station in both directions can be highlighted as an example of risk and has already been the focus of multiple collisions and incidents in 2024/5.

Transport Sustainability:

The area has minimal public transport. Nearly all new trips will depend on private cars, directly conflicting with sustainable transport policy and national guidelines on reducing car dependency and promoting active travel.

2.2. Flood Risk and Drainage

The site is susceptible to surface water flooding, as documented in local records and community-submitted evidence. Developer assessments downplay or inadequately address the historical incidence of local flooding, with insufficient detail on long-term maintenance or management of drainage infrastructure.

2.3. Loss of Productive Farmland

Foxhole Farm is a functioning agricultural site, contributing to local food production and rural employment. Its loss contradicts objectives to protect productive land and fails to justify the irreversible damage to the local rural economy.

2.4. Landscape and Visual Harm

Bolney's unique rural character and setting are at risk. The scale and density of the proposal would dominate the existing village, causing:

Loss of countryside views

Visual encroachment into open rural landscape

Detriment to village identity and sense of place

These impacts are neither minor nor fully mitigated and contravene policies protecting valued landscapes.

3. Infrastructure and Service Constraints

3.1. Education and Healthcare

Local primary schools and healthcare providers are operating near or at capacity. There are no firm commitments or funded plans from the developer to address the likely shortfall in school places, doctor availability, or emergency services resulting from hundreds of additional residents.

3.2. Utilities and Community Facilities

Questions remain over the adequacy of water, sewage, and power infrastructure. Nearby communities have documented recent service interruptions and constraints as well as during past periods of population growth, likely to be exacerbated by a sudden increase in demand.

4. Community Cohesion and Welfare

4.1. Disproportionate Growth

Increasing Bolney's housing stock by such a scale in a single development risks eroding social cohesion, marginalising community voices, and overwhelming local identity. Local democracy and the integrity of the Neighbourhood Plan are undermined by top-down imposition of unwanted, outsized schemes.

4.2. Public Sentiment

There is overwhelming and documented local opposition, with formal objections from the Bolney Action Group, the Parish Council, and nearly 270 residents. Community preference is a material planning consideration and should be given due weight.

Summary Table: Core Grounds for Refusal

Issue

Evidence & Policy Reference

Impact

Plan Non-Compliance

Bolney Neighbourhood Plan, Adopted District Plan

Undermines plan-led system

Highway Safety

Accident data, inadequate mitigation

Increased collision risk

Flooding Risk

Local evidence, inadequate drainage plans

Flood harm to homes/roads

Loss of Farmland

Site is productive agriculture

Irrecoverable rural loss

Infrastructure Limits

Local capacity data, lack of investment commitments

Service over-stretch

Community Harm

Overwhelming objection, impact on place/identity

Undermines social cohesion

Conclusion

Refusal of this application is justified on clear and material planning grounds: non-compliance with both the adopted local plan and the Neighbourhood Plan, unacceptable highway and flood risks, the permanent loss of productive farmland, insufficient infrastructure provision, and overwhelming, evidence-based opposition from the local community. Approval would set a dangerous precedent, undermining the plan-led system and the credibility of local democracy. This application should therefore be refused in the interests of Bolney and Mid Sussex as a whole.

Kind regards