

From: planninginfo@midsussex.gov.uk
Sent: 27 May 2025 14:19
To: Joanne Fisher
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 27/05/2025 2:19 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.
Case Officer:	Joanne Fisher

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Customer Details

Address:	1 Springfield Cottages Top Street, Bolney Haywards Heath
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I am writing to express my strong objection to the above planning application on Foxhole farm in Bolney. The proposed development will have a negative impact on the local community and the environment for the following reasons: 1. The site is situated on a green field site unconnected to the village and will rely on car usage to connect to local facilities. The village has no shops and so residents rely upon visits to the petrol stations on the A272 and slip road to A23 along busy roads and where basic goods are expensive. A car is needed to go to either Burgess Hill or Haywards Heath for main

shopping..

2. The plan is contrary to Policy DP6 and Policy BOLBB1 - Inappropriate location. The site lies outside the defined built-up area and is in open countryside. It is not included in the adopted District Plan or the Bolney Neighbourhood Plan where developments should be focussed within larger settlements or infill sites to meet local needs and not through large-scale expansion into rural land.

3. The plan is contrary to Policy DP12 and BOL2 - Loss of Countryside character. The proposal will cause irreversible damage to the countryside, which is valued for its intrinsic character and beauty. There is no justification under the plan's requirements to allow a development of this magnitude.

4. The plan is contrary to Policy DP26 and Policy BOLD1 - Damage to Village Character. Bolney is a small, historic village with a population of around 650 and the addition of 200 homes - representing a population increase of 60% - would dramatically alter the character, scale and feel of the village, undermining its rural charm and identity.

5. Fails Policy DP21- Transport and Infrastructure Concerns. The site lacks sustainable access to essential services and public transport. The 273 bus is not frequent nor reliable enough to support such a development. Indeed it does not run on Sundays or Bank Holidays. Most residents would need car access and this would add to traffic congestion on the A272 and surrounding roads. The roads through the village are not designed for such an increase in traffic. Let's assume 2 cars per household so potentially 400 cars onto a busy and dangerous road which is one of the busiest roads of its type in the country. There is no provision at all for any cycle routes as a way of getting people out of their cars.

6. Inadequate Information on Community Benefits. The community hub proposed which may be used by 'Kangaroos' is of no benefit to the residents of Bolney. The cynical use of this noble organisation to support this application is appalling and manipulative. There is hub provision already in the village at Rawson Hall and they could apply to use that.

7. The Draft Head of Terms is very sketchy on very critical aspects of levels of affordable housing - always the last thing on the minds of developers of course, for some reason! - where the children will go to the school as I understand the village school is full and given the paucity of GP provision where the inhabitants will get to see a doctor.

To conclude this development is unsustainable, out of scale and in direct conflict with established planning policies. I urge the council to reject this application to preserve the integrity and charm of this village.

[REDACTED]

Kind regards