

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 13 June 2025 20:37:07 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 13/06/2025 8:37 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: Rutherford House The Street Bolney

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments:

I strongly object to this application. While it claims to offer community benefits, the scale, location, and access proposals are completely unsuitable for Bolney and contravene the principles of sustainable and safe development.

1. Inappropriate Scale and Location

- 200 houses is grossly disproportionate to Bolney's current size and exceeds allocations in the adopted Neighbourhood Plan.

- The site lies outside the built-up area boundary and within valued countryside, with significant visual and ecological importance.

2. Highway Safety and Unsustainable Transport

- The proposed A272 junction would dangerously intensify traffic on a known accident hotspot, including a red-rated collision site.

- The pedestrian/cycle access to The Street adds further risk in a village already struggling with narrow lanes and poor pavements.

- Bus services are infrequent and unreliable; residents will be car-dependent, undermining sustainability claims.

3. Infrastructure Deficiency

- Bolney has no local GP surgery, no post office, no library, and insufficient school places.

- Recent power cuts, water shortages, and flooding episodes prove that the village's infrastructure cannot accommodate this scale of development.

4. Unproven Community Benefit

- The "community building" and allotments offer no meaningful value without guaranteed delivery, funding, or long-term management.

- These features appear to be speculative sweeteners to justify an otherwise harmful scheme.

5. Environmental and Ecological Harm

- The proposal fragments existing wildlife corridors and threatens the character of surrounding AONB and dark skies.

- Drainage and run-off from a site of this size will worsen flood risk, especially to homes backing onto Foxhole Farm.

6. Not Plan-Led Development

- The application was rejected in the Neighbourhood Plan and conflicts with policies BOL1, DP12, DP26, and BOLD1.

- A speculative outline application should not override the will of residents or local planning strategy.

In summary: this application is opportunistic, unsafe, environmentally damaging, and fundamentally unsustainable. It offers no exceptional justification to breach policy or harm Bolney's character. It must be refused.

Kind regards