

**From:** planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>  
**Sent:** 12 June 2025 21:57:18 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 12/06/2025 9:57 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:** Tall Timbers The Street Bolney

---

### Comments Details

**Commenter Type:** Neighbour or general public

---

**Stance:** Customer objects to the Planning Application

---

**Reasons for comment:**

Comments:

I am writing to object to the planning application DM/25/1129 for the development of 200 houses at Foxhole Farm, Bolney.

1. Bolney is a Category 3 settlement, where only limited development is supported. The Foxhole Farm site lies outside the defined built-up area boundary and represents a clear encroachment into open countryside. Indeed, this site was considered for the Bolney Neighbourhood plan but specifically not included in it. The proposal conflicts with Policy DP6 (Settlement Hierarchy) of the Mid Sussex District Plan and Policy BOLBB1 of the Bolney Neighbourhood Plan.

2. The proposed development would have an adverse effect on the scale and character of the village. Bolney currently has 259 households (population of under 650). The addition of 200 new houses effectively doubles the population of the village. Policy DP26 (Character and Design) requires development to reflect the distinctive character and scale of Mid Sussex's settlements. Such a proposal is completely out of proportion with the existing village and would undermine its historic and community character.

3. This proposal is in direct conflict with Policy DP12 (Protection and Enhancement of the Countryside) and Policy BOLE2 of the Bolney Neighbourhood Plan. The development would remove rural landscape and extent the village into open fields. This is contrary to DP12 which makes clear that development in the countryside should only be permitted where it maintains or enhances landscape quality and where there is a clear justification, such as agricultural need.

4. The impact on recreational spaces, local school capacity and medical services remains uncertain. The draft Heads of Terms for the proposed Section 106 agreement does not offer enough detail about the scope and scale of infrastructure contributions. Given the scale of the proposal, the lack of clarity is deeply concerning.

5. Transport in the village is limited and I am not convinced that the current Transport Assessment included in the application provides genuine, sustainable solutions. The proposed site has very limited access to essential services, including shops, healthcare, and employment, making it certain that future residents will be dependent on private vehicles, making already constrained roads further congested. Proposed changes to the bus service (273) are not sufficiently detailed to suggest or guarantee that car use would be meaningfully reduced. Furthermore, the suggestion that that residents could safely cycle to Cuckfield or Cowfold is unbelievable, as there are a lack of dedicated cycle paths and narrow rural roads. Finally, the proposed junction with the 272 is at a dangerous position.

In summary, this proposal is:

---

- A clear contradiction of multiple adopted policies at both district and neighbourhood levels.
- Out of scale with the existing village, its infrastructure capacity and character.
- An intrusion into protected countryside with no convincing justification.
- Lacking adequate assurances as to public benefits and infrastructure contributions.
- Unlikely to deliver a genuinely sustainable community and increasing reliance and numbers of cars.

For these reasons, I urge Mid Sussex District Council to refuse planning application DM/25/1129.

---

Kind regards