

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 30 July 2025 14:03:32 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 30/07/2025 2:03 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: 2 Paynesfield Bolney

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I strongly object to the planning application for the development of 200 residential homes at Foxhole Farm, Bolney. This proposed development raises serious and material concerns across several key areas, including planning policy compliance, environmental and technical impacts, infrastructure capacity, and the welfare of the existing community. I urge the Council to refuse this application for the reasons set out below.

1. Conflict with Adopted Local and Neighbourhood Plans

The scale of the proposal (200 homes) is wholly inconsistent with the Bolney Neighbourhood Plan, which allocates for around 40 homes up to 2031. This proposal disregards the community-led plan and undermines the principle of plan-led development. The application also relies on a draft District Plan that has not yet been adopted or examined and cannot carry full weight in decision-making.

2. Highways and Road Safety Risks

Access from the A272 poses significant highway safety concerns. This stretch of road has a recent history of serious accidents, particularly near Bolney Petrol Station. The expected increase in traffic will further endanger road users. There is also insufficient public transport in the area, making this a car-dependent development contrary to sustainable transport policies.

3. Flood Risk and Inadequate Drainage

There are known surface water flooding issues on and around the site. Local records and community evidence suggest the developer has downplayed this risk. Long-term drainage maintenance arrangements are unclear, and the risk to properties and roads remains unresolved.

4. Loss of Agricultural Land and Rural Character

Foxhole Farm is a productive agricultural site that contributes to the rural economy. Its loss would be irreversible. Furthermore, the proposed development would cause unacceptable harm to Bolney's landscape, views, and village character. The visual impact is severe and cannot be fully mitigated.

5. Infrastructure Capacity Deficits

Local schools, GP services, and utilities are already under pressure. The application provides no guaranteed or funded mitigation to expand these services. Nearby communities have already experienced service failures during periods of growth, and this development would exacerbate the situation.

6. Community Opposition and Disproportionate Scale

The proposal is opposed by Bolney Parish Council, the Bolney Action Group, and hundreds of residents. Increasing Bolney's

housing stock by such a large number in one development is disproportionate and risks undermining local identity, community cohesion, and the democratic integrity of the Neighbourhood Plan.

Conclusion:

This application conflicts with adopted planning policy, raises unresolved safety and environmental issues, and lacks essential infrastructure support. It is widely opposed by the local community. Approval would set a dangerous precedent, weakening plan-led decision-making and local democracy. I urge the Council to refuse this application.

Kind regards