

**From:** planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>  
**Sent:** 14 May 2025 22:22:11 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 14/05/2025 10:22 PM.

### Application Summary

**Address:** Land At Foxhole Farm Foxhole Lane Bolney West Sussex

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**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.

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**Case Officer:** Joanne Fisher

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### Customer Details

**Address:** 2 Paynesfield Bolney Bolney

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### Comments Details

**Commenter Type:** Neighbour or general public

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

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**Reasons for comment:**

Comments:

Planning Objection - DM/25/1129 - Land at Foxhole Farm, Foxhole Lane, Bolney

I strongly object to the proposed development of up to 200 houses at Foxhole Farm. This scale of development is entirely disproportionate to the size and character of Bolney, a small rural village. It risks irreversibly altering the local environment and community.

Key concerns:

\*Traffic and Safety: The development will significantly increase traffic on Foxhole Lane and the A272 - already a dangerous and heavily used route. More vehicles will further endanger residents, cyclists, and schoolchildren.

\*Water and Infrastructure Strain: The local water supply and sewage infrastructure are already under pressure. Adding 200 homes will exacerbate this and lead to long-term sustainability issues.

\*Environmental and Character Impact: This development would erode the rural charm that makes Bolney unique, encroaching on greenfield land and damaging local biodiversity. Many residents have moved to Bolney for its countryside setting - this proposal directly undermines that.

Policy Conflicts:

This application appears to contravene several policies of the Mid Sussex District Plan 2014-2031, including:

\*DP6 (Settlement Hierarchy) - Bolney is a smaller village, not intended for large-scale development. This application far exceeds what would be considered proportional growth.

\*DP12 (Protection and Enhancement of the Countryside) - The site is outside the built-up area boundary and would result in loss of countryside character and open space.

\*P21 (Transport) - Increased vehicle movements will worsen road safety and congestion, especially along the A272.

\*DP39 (Sustainable Design and Construction) - The pressure on water infrastructure raises concerns about the sustainability and environmental resilience of the proposal.

This development is not aligned with local planning policy or the wishes of the community. I urge the Council to reject this application and protect Bolney's rural integrity.

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Kind regards