

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 12 June 2025 15:26:49 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 3:26 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: 3 Wykehurst Cottages, Colwood Lane Bolney Haywards Heath

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments:

The outline planning application DM/25/1129 for Foxhole Farm, Bolney development of 200 houses, is not supported by Policy DP6 of the MSDC adopted District Plan nor by Policy BOLBB1 of the Bolney Neighbourhood Plan. The site is outside of Bolney's built up area boundary and in open countryside, is not allocated in the adopted District Plan and was not allocated in the Bolney Neighbourhood Plan. The District Plan states that 'outside these boundaries the primary objective ... is to secure (countryside) protection by minimising development that does not need to be there'. The MSDC's newer Regulation 19 District Plan has not been accepted by the Inspector at examination. Even without this District Plan being in place development must still be appropriate as set in the National Planning Policy Framework.

The development does not comply with Policy DP12 Protection and Enhancement of Countryside and Policy BOLE2 of the Bolney Neighbourhood Plan. Policy DP12 states that 'the countryside will be protected in recognition of its intrinsic character and beauty'. Further that development in the countryside will only be permitted if it maintains and enhances landscape quality and is necessary. This development does not meet these criteria and scores negatively on these Policies. The site is adjacent to productive agricultural land and the site is itself useful agricultural land and is located close to the setting of the High Weald Landscape Area of Outstanding Natural Beauty.

A new estate of 200 houses would be out of scale with the existing 259 households and a population of 650, which make up the village and would change its character enormously. The planning application would contravene Policy DP26 Character and design which requires that new development 'reflects the District's distinctive town and villages, retains their separate identity and character' and Policy BOLD1 of the Bolney Neighbourhood Plan.

The development fails Policy DP21 Transport of the District Plan. This policy is aimed at the creation of sustainable communities with sustainable transport and ease of access to local services and facilities. Larger towns are struggling to attract and maintain shops, doctors etc and the addition of this development will not make Bolney any more attractive to these service providers than it is at present. The developer of this site has some very strange ideas about cycling in this area. The A272 is so dangerous that it is rare to see a cyclist and the steep hills to the north and south make cycling suitable only for the fittest, even with the assistance of an electric bike. Any support for an increase in bus service will not last forever. The development will simply result in many more

car dependent homes. Apart from the journeys made by the adults in the proposed housing for work, shopping, doctors, recreation etc there will be journeys for schoolchildren. The village primary school will not accommodate all the children in the new development and existing catchment area of the village and the nearby country lanes. There will therefore be an increase in travel. Teenagers accessing college and sixth form education find the bus infrequency and timing unsuitable and car journeys are therefore involved. Strategic Plans for location of new school builds locate them in larger towns. Strategic Plans for development of cycle routes exclude the A272 as there is a better return on such development in towns.

The site access to the A272 is highly dangerous, being close to several bends on this heavily used road which forms a major east west route. It is likely to be very difficult for the residents to exit and return even outside of peak traffic hours. It is also located close to several junctions including the south and northbound slip roads of the A23. Traffic loads from other large developments such as the Burgess Hill Northern Arc and Horsham developments can be expected to increase traffic loads and tailbacks on and off the A272 and A23 arise and will worsen.

Various ideas for Section 106 items include a community building with uses which will increase the development's pressure on the access onto and off the A272. The community building may well undermine the economic and community success of Bolney village's existing and fairly new community hall.

This proposed development is in the wrong place and there are much better sites available in Mid Sussex.

Kind regards