

**From:** planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>  
**Sent:** 30 July 2025 21:36:32 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 9:36 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. 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.

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**Case Officer:** Joanne Fisher

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[Click for further information](#)

### Customer Details

**Address:** Durstons, Lodge Lane 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: Subject: 2nd OBJECTION TO PLANNING APPLICATION  
DM/25/1129 - Land at Foxhole Farm, Foxhole Lane, Bolney, West  
Sussex

Dear Sir/Madam,

I am writing to reiterate my objection to planning application DM/25/1129 for an outline application for up to 200 residential dwellings at Land at Foxhole Farm, Foxhole Lane, Bolney, West Sussex.

I have reviewed the numerous documents available, including those from the developer and supporting agencies related to reconfiguration of The Street. My objection is based on the following material planning considerations:

1. Conflict with Mid Sussex District Plan Policy, Bolney Neighbourhood Plan, National Planning Policy Framework, draft Regulation 19 Mid Sussex District Plan 2021-2039:
    - The proposed development represents an unsustainable extension into the open countryside, and offers limited gains in relation to the District Plan. This development does nothing in relation to Protection of Countryside and Environment, and will only harm the High Weald AONB.
    - The District Plan cites sustainable development - the proposed development will only increase flood risk with the reduction in land and create a significant increase in use of water and power infrastructures, both of which are already subject to frequent failures.
    - The allocation of this site to meet wider district objectives (housing & employment) is disproportionate to the size of Bolney, and the village is being asked to take a larger proportion of new development than agreed in plans.
    - Development of this scale is contrary to the District Plan's focus on sustainable towns and proportionate growth in other developments.
    - The removal of proposed community facilities from the plans means the development fails the draft District Plan, meaning there is a failure to provide necessary infrastructure for both new and existing communities.
    - The site lies outside Bolney's Built Up Area Boundary in open countryside and contradicts Policy DP6 and BOLB1 of the Bolney Neighbourhood Plan.
    - The development site and the village itself are important elements of the setting of the High Weald National Landscape. The proposal is at odds with the High Weald Management Plan's objectives to maintain field patterns, enhance ecological function, and protect archaeology and historic assets.
    - The MSDC Landscape Consultant does not support the proposals, concluding that the "layout, scale and mass are not sympathetic to Bolney's rural nature" and noting the applicant's
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failure to reduce impacts on rural amenity and views from Public Right of Way 44Bo.

- The Parish Council and Conservation Officer remain concerned about the harmful impact on the setting of the Bolney Conservation Area, the Grade I Listed Church, and other Listed Buildings, finding the proposals contrary to District Plan Policies DP34 and DP35 and Bolney Neighbourhood Plan Policy.

- As per the Parish Council the applicant has failed to respond to concerns that a large portion of the site is "best and most versatile" (BMV) agricultural land (Grade 2 and 3a), the loss of which conflicts with Policy DP12 of the Adopted Plan. The agricultural land assessment has not been provided, making it impossible to evaluate the applicant's claim that the affected amount is "small".

#### 2. Impact on Character and Appearance of the Area / Setting of Conservation Area:

- The scale and density of up to 200 dwellings on this site represent an excessive number of new dwellings in relation to the existing size and number of homes in Bolney. This inappropriate development is excessive and out of character and will further urbanise a semi-rural village.

- The development will have a detrimental impact on the visual amenity and rural character of Foxhole Lane and the surrounding countryside (AONB).

- The creation of a 'bolt-on' housing estate impacts the historic nature of Bolney.

- The proposal will significantly harm the setting of the broader Conservation Area in addition to the numerous local listed buildings, including the Grade I Listed St Mary Magdalene Church by eroding the rural backdrop and critically altering the balance of development - which currently spans across 17-21st centuries - and would subsequently be skewed to 21st century.

#### 3. Highway Safety, Traffic Generation, and Parking:

- The proposed vehicular access from the A272 Cowfold Road, combined with an estimated 200 dwellings, will significantly increase traffic movements on an already busy road. The junctions to the A272 (both at Foxhole Lane, and London Road) are bottlenecks at peak periods, and additional traffic flow would worsen the problem. In particular, turning west from either road onto the A272 can be dangerous and take time due to the speed of the traffic. Traffic incidents at the Foxhole Lane junction are frequent, even if most are minor and not logged by the Police.

- The proposed narrowing of The Street (as per revised July 2025 documents) will create severe bottlenecks through the village's main thoroughfare, particularly during peak times such as school drop-off and pick-up, impacting parents, school buses, and service vehicles. These plans fail to adequately address access for the large vehicles essential to rural life, including agricultural traffic, heating fuel tankers, and delivery lorries.

- Pedestrian and cyclist safety along The Street will be impacted given increased vehicle movements, where there are no existing pavements in certain sections, nor space to add them.

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- Reduced available parking due to proposed road narrowing will exacerbate existing parking issues and push traffic onto unsuitable adjacent roads.
  - The additional 200 homes will have access to the Public Right of Way at the north end of the site. This exits directly onto Foxhole Lane which is a rural single lane road with no pavement access, limited passing zones and no lighting. This would be the pedestrian point of access for walks into the weald or to visit amenities such as the Bolney Vineyard. This will create a danger to both pedestrians and vehicles, particularly at busy times.
4. Impact on Residential Amenity:
- The proximity of the proposed dwellings to existing properties along The Street on the eastern boundary could lead to a loss of privacy and increased noise disturbance.
  - Insufficient consideration has been given to the absence of lay-bys or sufficient pull-in points, which will complicate routine maintenance services such as refuse collection, postal deliveries, and utility repairs, leading to potential delays and increased costs.
  - The new layout is likely to cause increased air and noise pollution due to more frequent stopping, starting, and associated vehicle noise.
5. Drainage and Flood Risk:
- Concerns exist regarding the capacity of existing drainage infrastructure to cope with the additional surface water runoff from such a large development.
  - While Sustainable Drainage Systems are proposed, it is vital that these are robust and proven to prevent increased flood risk to downstream properties, particularly given local problems with flooding.
6. Environmental and Ecological Impact:
- The development will transform existing farmland into a housing estate, with impacts for local wildlife. Village residents can cite a diverse range of animals known to frequent this area, including bats, birds of prey, foxes & badgers. Periodic environmental studies will not have been able to fully capture this diversity.
  - While open space is proposed, its quality and true accessibility for existing and new residents, and its contribution to local biodiversity, need careful scrutiny. Informal commitments offered by developers tend to be weak in terms of delivery and quality.
7. Infrastructure Capacity:
- Local infrastructure, with particular reference to healthcare & transportation is close to zero. The single village school is at or near capacity with no scope or space for extension. An additional 200 homes will place an unacceptable strain on these vital services. Promises made by the Developer for increased infrastructure & transportation are pointless given they have no responsibility for financing or delivery of these.
  - The proposed 2021-2039 District Plan states that development should provide community facilities. There are no meaningful or adequate community facilities in the proposals. While a facility to provide educational & care support for adults & children with learning disabilities is proposed this would be for private use and
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not a valuable asset to the broader community.

In conclusion, I believe that planning application DM/25/1129 represents an unsustainable and inappropriate form of development for this location. It would cause significant harm to the character and appearance of Bolney, the setting of the Conservation Area, and would exacerbate existing highway and infrastructure issues, contrary to the relevant policies of the Mid Sussex District Plan.

I urge the Mid Sussex District Council to refuse this planning application.

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Kind regards