

**From:** planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>  
**Sent:** 30 July 2025 19:37:36 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 7:37 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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### Customer Details

**Address:** Morningside Lodge Lane Bolney Haywards heath

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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: Dear Sirs  
I object most strongly to this application and repeat the objections I made earlier.  
The responses by Wates add nothing to their submissions that this application should be approved. Wates have been evasive and not addressed important issues or the objections made by consultees such as the carefully drafted comments of the conservation officer dated 2 July 2025, the objections to Wates' Transport Assessment by the parish council dated 13 June 2025 and the standing advice by Active Travel England to name a few.  
I fully support the carefully drafted objections made by the parish council dated 13 June 2025 and 30 July 2025 which Wates are unable to answer in a meaningful way or in many cases at all.  
In summary this application does not comply with  
(i) the National Planning Policy Framework  
(ii) the adopted MSDC Neighbourhood Plan  
(iii) the High Weald Management Plan  
(iv) the submission draft regulation 19 Mid Sussex District Plan 2021-2039.  
The application is patently misconceived and this site should never have been included in the reg 19 submission draft. It flies in the face of the general principles set out in that draft and is an anomaly. The planning committee should face up to this fact particularly now that the draft remains unapproved and vote against this application. How it was included in the first place is a mystery. Bolney has been expanding organically over the years and should not be subjected to this development, it cannot sustain it, it quite simply does not have the infrastructure or the facilities.

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Kind regards