

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 30 July 2025 19:35:06 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 7:35 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: Durstons, Lodge Lane Bolney

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I am writing to object to planning application DM/25/1129 for the proposed development of up to 200 dwellings at Foxhole Farm, Bolney. I have reviewed the updated documents that have been provided since the last round of consultation. I summarise my key concerns:

1. Affordable Housing Provision Is Undermined by Location

Although the proposal includes a proportion of affordable housing, this alone does not make the development sustainable. The site is in a poorly connected rural location with very limited public transport, making car ownership a necessity. This undermines the affordability of living here and risks isolating residents without access to private vehicles.

Affordable housing should meet local needs in accessible locations, not expand isolated rural settlements in a way that increases social and economic inequality.

2. Lack of Benefit to Bolney

Despite references to a community hub and infrastructure, these elements are primarily for the new residents or for external users. In particular:

- * The proposed hub appears to serve the needs of a Mid Sussex-wide charity (Kangaroos), not the existing Bolney community.
- * Open space, allotments, and drainage schemes serve only the development and do not enhance existing village infrastructure.
- * There are no meaningful improvements to Bolney's overstretched school, healthcare, roads, or utilities.

3. Poor Integration and Overdevelopment

This proposal would effectively double the size of Bolney, transforming it from a compact historic village into a suburbanised estate. While described as "landscape-led," the scale and separation of the development mean it lacks integration with the existing settlement, creating a disconnected and car-dependent enclave.

This undermines Bolney's historic character and does not reflect a proportionate or sustainable pattern of rural growth.

4. Weak Travel Plan and Car-Dependency

There is no meaningful or tangible plan to mitigate the high level of car-dependency required by a site with:

- * Limited and infrequent bus services,
 - * No rail links,
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* No significant local employment or retail facilities within walking or cycling distance.

The development therefore remains car-dependent with only superficial mitigation (improvement to the bus stops in the village and possible amendments to The Street), conflicting with the NPPF requirement for genuine multimodal choice. In fact the addition of Kangaroos will increase the daily journeys in and out of the estate as there will be no other way for staff and users to access the site.

There is simply no avoiding the fact transport remains the single most unsustainable aspect of this development.

5. No Acute Housing Need - Over-delivery Elsewhere

Although the site is allocated as DPA14 in the draft Mid Sussex District Plan (2024), the Council's own housing supply projections indicate an over-delivery across the plan period. There is no acute or specific housing need that justifies this level of unsustainable expansion in Bolney.

Crucially, the proposed homes do not reflect identified local needs, and the overwhelming majority of Bolney residents have opposed the development through formal consultation responses.

6. Conclusion

This development is unsustainable by national and local standards. It fails to:

- * Deliver truly affordable and accessible housing;
- * Integrate with the character or infrastructure of Bolney;
- * Address long-term transport or environmental concerns;
- * Provide proportionate, locally beneficial growth.

I therefore urge Mid Sussex District Council to reject planning application DM/25/1129.

Kind regards