

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 07 June 2025 16:00:22 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 07/06/2025 4:00 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: Redbrae The Street Bolney

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments:

Why I Object to This Development Proposal

1. It Conflicts with Established Planning Policies

The Foxhole site was already reviewed and excluded from development in the Bolney Neighbourhood Development Plan after thorough assessment of various planning and environmental factors.

Policies like BOLBB1 and DP6 clearly direct new development towards existing towns - especially larger, more sustainable ones - and discourage building outside designated areas unless absolutely necessary.

Additionally, policies BOLE2 and DP12 are designed to protect the countryside's natural character and beauty. This site is a greenfield location right next to the High Weald Area of Outstanding Natural Beauty and close to conservation zones. Developing here would cause long-term harm, including years of disruptive construction, increased noise and light pollution, and irreversible damage to the landscape.

Bolney's unique rural character and its connection to the surrounding countryside are specifically safeguarded by Policies BOLD1 and DP26. A development of 200 homes is disproportionate to the size of the village and would fundamentally change its character and setting.

Furthermore, the proposal does not meet the requirements of Transport Policy DP21, particularly regarding sustainable and safe travel options.

2. The Proposal Is Unsustainable

Bolney lacks essential local services - there's no GP surgery, library, Post Office, or reliable public transport. This means residents rely heavily on cars for daily needs.

There are no safe or convenient walking or cycling routes connecting Bolney to nearby towns or train stations, and the A272 is a fast, busy road that presents real risks to pedestrians and cyclists.

A development of this size would likely add around 400 extra vehicles, worsening traffic congestion and increasing carbon emissions.

Local infrastructure, especially the water supply, is already under pressure - with burst pipes in winter and shortages during droughts. Adding so many new homes would strain utilities and community services beyond capacity.

Surface water runoff from the site could increase flood risk downstream, and local health services, including GP and dental

practices, are already at capacity and not accepting new patients.

Nearby schools are almost full, and it's unlikely that the county council would approve or fund a new school.

Even the so-called "affordable" housing is likely to remain out of reach for many, especially given the rural location where owning a car is practically essential and costly.

3. Safety Concerns

The proposed access via the A272 is problematic. This is a fast, busy road with limited visibility and several nearby hazards - including a sharp bend, a crossroads, a pedestrian crossing, and a petrol station.

The developer's transport assessment underestimates the real impact and overlooks factors like the nearby Rampion 2 substation, recent or pending developments, current accident statistics, and the growing tendency for drivers to divert through smaller rural lanes. All of these would worsen traffic and safety issues.

4. Environmental and Biodiversity Harm

The land has proven agricultural value, as shown by nearby successful vineyards and orchards. Approving this development would permanently destroy land that supports local food production and wildlife habitats.

Increased traffic would likely push more vehicles onto narrow lanes running through the Area of Outstanding Natural Beauty, disturbing wildlife and creating dangers for pedestrians, cyclists, and horse riders who regularly use these routes.

5. The Developer's Community Proposals Are Inadequate

Several of the developer's suggested community benefits - such as new allotments or communal spaces - don't reflect the actual needs of Bolney or are unnecessary in a rural context.

There are no firm commitments about the delivery, ongoing management, or maintenance of these facilities.

Any new community building could compete with existing village venues like Rawson Hall and might ultimately be used by groups with little connection to the local community.

Conclusion

This proposal is too large for Bolney, doesn't fit with the village's rural character, is unsustainable, and would cause harm to both residents and the environment. It breaches numerous local and district planning policies and should therefore be rejected.

Kind regards