

**From:** planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>  
**Sent:** 07 June 2025 15:51:00 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 3:50 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.

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**Case Officer:** Joanne Fisher

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### Customer Details

**Address:** Redbrae The Street 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:

I object to this proposal on several critical grounds:

1. The Development Contravenes Established Planning Policies

The Foxhole site was previously evaluated and excluded from development under the Bolney Neighbourhood Development Plan, following detailed scrutiny across a wide range of planning and environmental considerations.

Policies such as BOLBB1 in the Neighbourhood Plan and DP6 in the Mid Sussex District Plan clearly steer development towards existing settlements - particularly larger, more sustainable towns - and discourage building outside designated built-up areas unless strictly necessary.

Further, Policies BOLE2 and DP12 exist to conserve the countryside's natural character and aesthetic value. The proposed site lies in a vulnerable greenfield location, adjacent to the High Weald Area of Outstanding Natural Beauty and close to conservation zones. The development risks substantial, long-term impacts, including four years of construction-related disruption, increased light and noise pollution, and irreversible damage to the landscape.

Bolney's unique rural identity and its relationship to the surrounding countryside are specifically protected by Policies BOLD1 and DP26. A scheme involving 200 houses is disproportionate to the village's scale and would fundamentally alter its character and landscape.

In addition, the proposal fails to meet the criteria outlined in Transport Policy DP21, especially in terms of sustainable and safe travel access.

2. The Proposal Is Fundamentally Unsustainable

Bolney lacks many essential services - there is no GP surgery, library, Post Office, or sufficient public transport. As a result, residents are heavily dependent on private vehicles for everyday needs.

The village is not connected by safe, practical walking or cycling routes to surrounding towns or train stations, and the A272 is a fast-moving and heavily trafficked road that presents real dangers to non-motorised users.

A development of this magnitude would likely generate an estimated 400 additional vehicles, exacerbating congestion and increasing carbon emissions.

Existing infrastructure, especially the water supply, is already under strain - prone to burst pipes in winter and shortages during summer droughts. Introducing this level of development would push essential utilities and local services beyond capacity.

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Surface water runoff from the site may also increase flood risks downstream, while local health services, including GPs and dentists, are already overburdened - many are not accepting new patients.

Schools in the area are close to full, and it is doubtful that West Sussex County Council would sanction or fund the construction of a new one.

Even the so-called "affordable" housing is likely to remain inaccessible for many, especially given the rural setting, which necessitates car ownership and the associated costs.

### 3. The Site Presents Significant Safety Hazards

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

The developer's transport assessment falls short - it underrepresents the real-world impact and fails to consider the cumulative effects of nearby infrastructure (such as the Rampion 2 substation) and other recent or pending developments. It also overlooks current accident data, congestion trends, and the growing tendency for drivers to divert through smaller, rural lanes, all of which would worsen with this scheme.

### 4. There Will Be Lasting Environmental and Biodiversity Damage

The land has proven agricultural potential, as seen in the surrounding successful vineyards and orchards. Approving this development would permanently destroy land that could support local food production and biodiversity.

Increased traffic volumes are likely to push more vehicles into narrow lanes running through the AONB, disturbing habitats and posing further danger to pedestrians, cyclists, and equestrians who use these routes regularly.

### 5. The Developer's Community Offers Are Flawed or Misaligned

Several of the developer's proposed contributions - including new allotments or community spaces - either fail to reflect the specific needs of Bolney or are unnecessary in a rural context.

There are no binding assurances regarding the delivery, long-term management, or maintenance of these facilities.

Any proposed communal building could compete with or undermine existing village infrastructure, such as Rawson Hall, and might ultimately be used by groups or organisations with no real connection to the local community.

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### Conclusion

This proposal is excessive in scale, unsuited to Bolney's rural character, lacking in sustainability, and likely to cause harm to both people and the environment. It fails to meet multiple planning policies at both neighbourhood and district levels. For all these reasons, it should be firmly rejected.

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Kind regards