

**From:** planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>  
**Sent:** 07 June 2025 15:47:10 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 3:47 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 strongly object on the following grounds:

**THE PROPOSAL IS CONTRARY TO PLANNING POLICY BECAUSE...**

The Foxhole site was reviewed and specifically ruled out in the Bolney Neighbourhood Development Plan after careful assessment across a broad set of planning and environmental criteria.

Both Policy BOLBB1 (Neighbourhood Plan) and Policy DP6 (Mid Sussex District Plan) clearly prioritise development within established settlements, especially larger towns, and discourage growth outside of defined built-up areas unless essential.

Policies BOLE2 and DP12 are designed to safeguard the intrinsic character and beauty of the countryside - the site in question is a sensitive greenfield area on the edge of the High Weald AONB and near conservation areas. The proposal threatens this with long-term disruption (up to 4 years of construction), light pollution, and increased noise.

Under Policies BOLD1 and DP26, the unique identity and landscape setting of Bolney are protected. A development of 200 homes would be disproportionate to the village's scale and would significantly alter its rural character and setting.

Furthermore, the proposal does not comply with Transport Policy DP21 regarding sustainable access and travel - details below.

**THE DEVELOPMENT IS UNSUSTAINABLE BECAUSE...**

Bolney lacks critical services such as a GP surgery, Post Office, library, and other amenities, and has poor public transport links. Residents must rely on private vehicles for almost all daily needs. Walking or cycling to nearby towns or train stations is not practical due to distance and lack of safe infrastructure.

The A272 is a high-speed, busy road and is completely unsuitable, inappropriate and unsafe for pedestrians or cyclists. A development of this scale would likely add around 400 cars to the local road network, along with delivery and visitor traffic - significantly increasing congestion and emissions.

Local infrastructure, particularly the water supply, has proven vulnerable in both winter (burst pipes) and summer (drought). Adding demand puts further strain on already-stressed services. Surface water from the development will need to be diverted, potentially increasing flood risk elsewhere.

Local health services, including doctors, dentists, and pharmacies, are already under pressure and would struggle to accommodate more residents. Many are already closed to new applications.

Local schools are near capacity, and it is unlikely that West Sussex County Council would support building a new one, even if land were made available.

"Affordable housing" provided is likely to be priced at the upper end of the scale - still inaccessible to many, especially given the necessity of owning and running a car.

**THE SITE POSES SIGNIFICANT SAFETY RISKS BECAUSE...**

The proposed access point on the A272 is particularly hazardous -

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a fast and congested section with limited visibility, close to a bend, a crossroads, pedestrian crossing, and a petrol station. The developer's transport assessment underestimates the likely impact and fails to take into account the cumulative effect of existing and upcoming infrastructure and developments nearby, such as the Rampion 2 substation project. It also overlooks current congestion patterns, accident history, and the increase in rat-running through minor lanes, all of which would be exacerbated by this proposal.

#### IT HARMS OUR LANDSCAPE AND BIODIVERSITY BECAUSE...

The land in question has proven agricultural value, as evidenced by nearby productive vineyards and orchards - this potential would be lost permanently.

The expected increase in congestion will redirect traffic through narrow, rural AONB lanes, disrupting wildlife habitats and posing greater risk to pedestrians, cyclists, and horse riders who regularly use these routes.

#### THE DEVELOPER'S OFFERS ARE EITHER UNSUITABLE OR UNDELIVERABLE BECAUSE...

Many of the proposed "benefits" - such as allotments or community buildings - are either not needed in a rural setting like Bolney or do not reflect the specific needs of our community.

There are no firm commitments from the developer to actually deliver or manage these facilities in the long term.

Any new communal building risks duplicating or competing with existing village infrastructure (such as the Rawson Hall), or being used by third parties with no connection to Bolney.

#### IN CONCLUSION ...

This proposal appears wholly unsustainable, disproportionate in size, hazardous to both people and wildlife and, therefore, should be rejected.

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Kind regards