

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 21 May 2025 16:37:06 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 21/05/2025 4:37 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: North Lodge Jeremys Lane Bolney Haywards Heath

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments:

- This development is not supported by Policy DP6 of the adopted District Plan or Policy BOLBB1 of the Bolney Neighbourhood Plan:

Bolney is identified in 'Policy DP6: Settlement Hierarchy' of the current District Plan as a 'medium sized village providing essential services' (Category 3). The District Plan makes clear that most development should go to larger towns, with only limited growth in villages to meet local needs. The Plan states that 'within defined built up area boundaries, development is accepted in principle, outside these boundaries the primary objective... is to secure [countryside] protection by minimising... development that does not need to be there.'

Foxhole Farm lies outside Bolney's built up area boundary, in open countryside. It is not allocated in the adopted Plan and was considered but not carried forward in the Bolney Neighbourhood Plan. Instead, the proposal would extend the village into the countryside. Whilst the site is proposed to be allocated as DPA14 in the regulation 19 Plan at examination, that has not been adopted yet and may never be. MSDC may not be able to demonstrate a five year housing supply, but in any case, that does not mean that development anywhere is appropriate and development must still be appropriate in the context of the National Planning Policy Framework.

- This development is contrary to Policy DP12 Protection and Enhancement of Countryside and Policy BOLE2 of the Bolney Neighbourhood Plan 'Policy DP12: Protection and Enhancement of Countryside' states that 'the countryside will be protected in recognition of its intrinsic character and beauty' and that development in the countryside will only be permitted if it maintains or enhances landscape quality and is necessary (e.g. for agriculture or is supported by the policy wording). This development is not supported by the policies of the District Plan.

- This development fails Policy DP26 Character and Design and Policy BOLD1 of the Bolney Neighbourhood Plan Policy DP26: Character and Design' requires that new development 'reflects the District's distinctive towns and villages, retains their separate identity and character' and protects valued open spaces and landscapes. A new 200 house estate would arguably change Bolney's character. According to the 2021 Census, the village currently has a population under 650 living in 259 households. Adding 200 houses (roughly 400 people) could be argued to be out of scale with the existing settlement, thereby changing its character.

- The development fails Policy DP21 Transport of the District Plan Policy 21 aims to create sustainable communities which include a

sustainable transport network and ease of access to local services and facilities.

This proposed development of 200 houses (400 adults) will create hundreds of additional car journeys. The A272 is already very busy and congested at this point and a new access road into this development will create chaos and major safety concerns. A proposed increase in services on the 273 bus route will achieve nothing. The nearest bus stop is ten minutes walk away making it impractical for people with shopping bags. The frequency of services stopping at Bolney has recently been reduced so it would be unlikely that a case could be made for a frequency increase. There is no possibility for people to cycle safely to the nearest larger villages of Cowfold or Cuckfield as both are linked to Bolney by the A272 which carries heavy traffic and has no cycle path or pavements.

This proposed development is completely unsuitable for a village the size of Bolney and should not be approved under any circumstances.

Kind regards