

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 13 June 2025 16:07:07 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 13/06/2025 4:07 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: Tanglewood Lodge Lane Bolney

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments:

This development poses serious concerns for the local community and conflicts with numerous policies in both the adopted Mid Sussex District Plan and the Bolney Neighbourhood Plan, as outlined below:

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1. Contrary to Policy DP6 and Policy BOLBB1 - Inappropriate Location

The proposed site lies outside the defined built-up area boundary and is in open countryside. It is not included in the adopted District Plan or the Bolney Neighbourhood Plan. Development should be focused within larger settlements or infill sites in villages to meet local needs, not through large-scale expansion into rural land.

2. Contrary to Policy DP12 and Policy BOL2 - Loss of Countryside Character

The proposal will cause irreversible damage to the countryside, which is valued for its intrinsic character and beauty. There is no justification under the plan's requirements (e.g. agricultural or landscape necessity) to allow development of this scale in open countryside.

3. Contrary to Policy DP26 and Policy BOLD1 - Damage to Village Character

Bolney is a small, historic village with a population of around 650 (2021 Census). The addition of 200 homes would dramatically alter the character, scale, and feel of the village, undermining its identity and rural charm.

4. Fails Policy DP21 - Transport and Infrastructure Concerns

The proposed site lacks sustainable access to essential services and public transport. The 273 bus service is not frequent or reliable enough to support such a development. Most residents would need to rely on private vehicles (likely to be between 200 and 400 cars) adding to traffic and pollution, and increasing risks on narrow rural roads and the creation of a dangerous intersection onto the A272.

Infrastructure in the village is already temperamental - there are frequent water and electricity outages, and the addition of so many additional residences will break this further.

5. Inadequate Information on Community Benefits

Although a community hub is proposed, there is little clarity on its purpose or benefit to existing residents. Indeed, given that Bolney already has a community hub, the very proposal is divisive and

will create community in cohesion.

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In conclusion, this development is unsustainable, out of scale, and in direct conflict with established planning policies. I strongly urge the council to reject this application in order to preserve Bolney's unique character and protect its countryside for future generations.

Kind regards