

**From:** planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>  
**Sent:** 10 June 2025 18:40:18 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 10/06/2025 6:40 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:** Millside Cherry Lane 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:

My concerns regarding the inclusion of the Land a Foxhole Farm within the District plan mainly relate to the unsuitability of this site to contribute to 'sustainable development', as set out as one of the key government guidelines.

A satisfactory development should allow access to services.

Services within walking distance of the proposed site are minimal - 2 petrol-station corner shops, a pub and the village hall.

There is no provision to connect the development for cycling.

Though there is an existing cycle path to the east of the village to access Burgess Hill (5 miles away), the nearer shops and services at Cowfold (small supermarket, doctors), Cuckfield (wider range of shops, chemist, doctors, dentists) and Haywards Heath (all small town services) are totally inaccessible to most cyclists.

All are accessible only by roads that are relatively-narrow, single carriageway, and busy with fast moving traffic.

Bus services to the village are infrequent.

The only way this development will connect to necessary services, schools and employment options is via the car.

Not only will this contradict the guideline ideal of a low carbon economy, it will mean a significant increase in traffic on the A272. This road is already very busy with frequent disruptions to its flow. Further traffic will increase the disruptions and traffic will spill onto more minor roads in and around the village. This will cause serious issues relating to the safety of pedestrians, cyclists and horse-riders on these roads.

The development of the Land at Foxhole farm will add nothing to village services while overloading the surrounding roads.

Though the plans for the site include a 'community hub' this will be in conflict with the, already existing Rawson Hall in the centre of the village. This provides the only space required by the village for community events.

The sheer scale of this proposed development will utterly change the character of Bolney as a village. The minimal village services will not support this size of development. Bolney village school will be over-run.

Development of this size needs to be planned on sites that have good infrastructure and good transport links. Bolney has neither.

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Kind regards