

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 10 June 2025 17:35:08 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 5:35 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: Pendle Cottage, The Street, Bolney, The Street, Bolney, West Sussex

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments:

I wish to object to this application on the following basis:

Foxhole was considered, then rejected for inclusion in the Bolney Neighbourhood development plan based on many balanced and comprehensive criteria.

Policies BOLBB1 of the Neighbourhood Plan and Policy DP6 of the adopted MSDC District Plan make clear that most of the development should go to larger towns, development should take place inside the built up area, and to refuse development which does not need to be there.

Policies BOLE12 and DP12 protect the countryside's intrinsic character and beauty [truly a green field site on the edge of the high weald AONB and conservation areas, compromise to dark skies, noise from potentially 4 years of construction.]

Policies BOLD1 and DP26 protects the villages separate identity and character and protects valued open spaces and landscapes. A "parallel" village of 200 houses is disproportionate to the size of Bolney and would therefore change Bolney's character.

It is unsustainable because:

We do not have any health services, a post office, or library etc in Bolney and public transport to these is poor with inadequate bus services. We must rely on our cars to meet all our regular needs.

Pedestrian and cycle transport is not viable due to the distance to main towns and train stations.

The A272 is a fast and busy road not suitable for cyclists or pedestrians.

Increases in traffic is inevitable as the village will have to accommodate ~400 additional cars on the Foxhole Farm site, not to mention additional delivery vehicles and non resident traffic.

Increased pressure on our public utilities, in particular water supply, has been a very real problem for the village in the past, during both cold periods and drought.

Additional run off will have to be diverted, causing problems elsewhere by increasing risk of flooding.

Pressure on existing health services such as doctors, dentists, Pharmacies and social care.

It puts pressure on primary and secondary school places, and the current west Sussex county council policy is unlikely to support a new school. [Even if the developer donated land].

Any affordable housing offered is likely to be at the high end of the allowed range, which is still out of reach of many, especially as it is also necessary to run a car.

The proposal is unsafe because:

It is unsafe because the proposed site access onto the A272 is already a dangerous, congested stretch of road where speeding is common and visibility is poor, located on a bend with a cross road, a pedestrian crossing and a fuel station near by.

The developers traffic study is incomplete and down plays the effect and danger of increased traffic volume from the fox hole farm site. It also ignores the cumulative effects of traffic from other near by junctions [A23 / A272]. And other construction projects [e.g. the up coming Rampion 2 sub station at Cowfold and its connection into the power network in Bolney]. It also does not address the occurrence of traffic jams, accidents / near misses and the subsequent rat running along the rural lanes which will only be made worse by adding to the complexity of road layouts and increase in volume of traffic.

Developers promises are unnecessary and unviable because:

Their proposals are unnecessary in a rural environment and are not tailored to Bolney. The developers are not promising to deliver and of the things they mention, and they will also not guarantee the success of any commercial or community building.

Kind regards