

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 12 June 2025 16:50:13 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 12/06/2025 4:50 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: The Coach House Ryecroft Road Bolney Haywards Heath West Sussex

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments:

I object to outline planning permission being granted for 200 houses on the proposed Foxhole Farm site at Bolney for the following reasons:

- Building 200 houses on agricultural land outside the built-up area boundary of Bolney, which would almost double the number of dwellings in the central core of the village, is disproportionate and would be completely out of character with the green belt setting.
 - The lack of infrastructure in the villager and surrounding areas is a major concern - inability to access doctors surgery (lack of spaces), regular utility outages - water and electricity,
 - This proposed development would harm the rural setting and views of the village.
 - Access to the proposed site is opposite a petrol station and several dwellings on the A272. This stretch of road is extremely busy and there are already numerous near-misses and crashes that are not noted in the official statistics but confirmed by local residents.
 - Bolney does not benefit from any important services, so that those living in the new development would have to use their personal vehicles to visit doctors, dentists, a post office, railway stations and large shops in the area. This would only add to congestion on the A272, and thus increase the risk of collisions and major accidents.
 - The addition of an island at entry into the site will further exacerbate problems of congestion along this major east-west strategic road.
 - Bus services are insufficient to enable their use to reach local services and employment hubs on a regular basis.
 - A development of 200 dwellings is too small to merit the inclusion of services that would benefit the village as a whole (such as a doctor's surgery).
 - The developer's proposals of a community hub (to be used by a charity), allotments and orchards will not benefit the Bolney community and will encourage the use of vehicles not connected to the village
- I therefore strongly object to this outline planning application and urge Mid Sussex District Council not to grant it.
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Kind regards