

**From:** planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>  
**Sent:** 16 May 2025 19:43:54 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 16/05/2025 7:43 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:** Treetops Top Street Bolney

---

### Comments Details

**Commenter Type:** Neighbour or general public

---

**Stance:** Customer objects to the Planning Application

---

**Reasons for comment:**

Comments:

The proposal is completely objectionable to us and to the community of Bolney, for the following reasons.

1. Bolney has a special rural nature, which would be ruined by what is basically a major urban development within a green field countryside setting that is sited to one side of the village.

2. The number of houses, at 200, is a ridiculous addition in proportion the existing number of houses in Bolney village.

3. The water and electricity networks that provide services to Bolney are totally inadequate to serve an additional 200 houses. Our community currently suffers from regular loss of water service and electricity cuts, due to the lack of robustness in the networks that serve Bolney.

Despite the documents submitted as part of the outline planning application that attempt to address the utilities required for the development, I have reservations about the assertions made. Particularly about the water supply, bearing in mind that the South East Water Company has admitted that it is unable to meet demand during both summer and winter peak periods.

4. There is no gas service in Bolney. Most of the houses are heated with oil fired boilers or have electric heating systems. How will the new houses be heated without adding more pollution to the environment? Heat pumps are expensive and heavy users of electricity.

5. The only public transport available in Bolney is a bus service which is very limited in its frequency.

6. Apart from small shops attached to the local service stations, the nearest significant shops are several miles away in Burgess Hill or Haywards Heath.

7. The increase of traffic to the local lanes and roads within and around Bolney will result in an increase in risk to the general safety of pedestrians, horse riders, cyclists and the motorists themselves because, the lanes and roads are narrow and are not provided with footways.

The A272 main road that passes by the Southern end of Bolney is a major cross route for Sussex and is therefore busy at most times during the day, used by many cars and large trucks. It feeds to and from the nearby busy A23, London to Brighton dual-carriageway road which is comparable to a motorway with three lanes in each direction.

Locating a junction that serves 200 houses would cause major traffic flow problems. Particularly where it is located so close to the Bolney fuel station. Moving the existing pedestrian crossing eastwards towards the bend does not seem like common sense.

8. As a result of the remoteness of the site from all amenities such

---

as shops, dentists, doctors, railway stations and the infrequent bus service, it will necessary for the residents of the 200 houses to have their own transport, which will add to the traffic congestion and pollution in the area.

9. The urbanisation of the countryside, by dropping a 200 houses development in the middle of it, will destroy the habitat forever. An act of wilful and unnecessary destruction.

The site is currently composed of pristine fields, fringed by hedges and trees. Fox Hole Lane is a typical narrow country lane that is lightly trafficked. The rural nature of the site, set in the countryside, makes it an obvious place for a rich diversity of wild life that is currently to be seen there.

10. The proposal to provide a country park in what is already beautiful countryside is ridiculous. The proposal to provide an orchard and allotments is also of no benefit to the people of rural Bolney. The open countryside does not need false improvements, which are really destroying what is natural and beautiful.

We assert that the proposed development on the land at Fox Hole Farm for 200 houses does not represent sustainable development in accordance with the National Policy and is therefore not sound. The proposals will be detrimental to the residents of Bolney and offers no benefit at all.

---

Kind regards