

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 11 June 2025 12:45:31 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 11/06/2025 12:45 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: Linden, The Street Bolney Haywards Heath

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments:

I am writing to formally object to the proposed development on Foxhole Lane, Bolney.

Bolney is a rural village with limited infrastructure. The Mid Sussex District Plan highlights the importance of sustainable development which respects existing settlements. The construction of up to 200 houses would more than double the size of Bolney Village, undermining its valued rural identity and strong community cohesion.

A development of this size would bring a huge number of additional vehicles to the village, adding to the significant traffic on the A272 and the surrounding narrow lanes. There are frequent and regular accidents on this stretch of the A272, with lengthy tailbacks and congestion, which often impact local access roads to the A23 North and Southbound.

The proposed access to and from the proposed development is a pinch point, with poor visibility, located on a bend and with traffic feeding from Chapel Road, Foxhole Lane and the very busy Petrol station opposite the site. Traffic at this point is often seen queueing to access the petrol station, thereby impacting west and east flowing traffic.

Within the village we currently regularly experience both power cuts, water shortages and flooding. A large development such as that proposed would put a massive drain on all of these inadequate services.

Bolney has no GP surgery, no dentists, no Post Office, no substantial shops, and a village school which is almost always full. The proposal seems to suggest that Bolney is accessible by cycling and public transport, however this is not the case. The route into Haywards Heath, approximately 5-6 miles away is via the A272 (see comments above), this is not viable by bicycle. Whilst a cycle path exists into Burgess Hill, alongside the A23, this would be a route of 6 miles, again hardly 'accessible'. Our public Bus services are extremely limited, and not suitable for accessing our local secondary schools in Cuckfield, Haywards Heath or Burgess Hill. None of the services currently on offer would enable 6th form students accessing 6th form colleges in Haywards Heath, Horsham or Brighton. It is therefore necessary to travel by car, thus yet again, increasing the congestion on the roads.

The proposed development is on a Greenfield site, and is home to local wildlife. A very well used public footpath runs alongside the site, allowing villagers to access a network of paths, whilst enjoying views of the South Downs in the distance. The site has established hedgerows and open countryside. As is shown by the establishment of the local vineyard and orchards, the land has good commercial agricultural potential that would be permanently lost were this development to go ahead.

I ask that the Council refuse this application, with reference to its own planning policies, and the huge number of objections from the local community.

Kind regards