

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 09 June 2025 18:24:02 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 09/06/2025 6:24 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: Butchers, Ryecroft Road Bolney Haywards Heath

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments:

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

- This site was not included for development in the Bolney Neighbourhood Plan as being disproportionate to the size of the existing village (Policy BOLBB1), and lying outside the built-up boundary.
 - This site was considered and then rejected for development by the current MSDC District Plan, under which development should be focused around larger towns (Policy DP6).
 - Development of this green field site would threaten the intrinsic character and beauty of the countryside and setting of Bolney, lying as it does on the edge of the High Weald AONB with far-reaching views over the landscape, and within NCA122.
 - Policies BOLD1 and DP26 protect the village's separate identity, and a parallel settlement of 200 houses (almost as many as the centre of the village with its historic ribbon development) would change and damage this character.
 - This development fails Policy DP21 Transport of the District Plan. The proposed site requires direct access onto the A272. This is a dangerous and congested stretch of road where accidents and near-misses are common. It is well known in the community that the number of "shunts" and minor collisions is much higher than the statistics available, as they are often not reported to the police. Access to the petrol station opposite the proposed site is constantly problematic, causing queueing on the A272 and danger to both motorists and pedestrians.
 - The proposed entrance to the site involves a ghost island in the middle of the carriageway to enable pedestrians to cross the A272, with the existing crossing moving eastwards. This change will further hamper access to the petrol station (for both vehicles and tankers) where queues are common.
 - The developer's Traffic Assessment refers to "improvements" within the main street of Bolney village (The Street), which include built out crossings to enable pedestrian and cycle access from the proposed site, and potentially rebuilding the embankment below Bankside. Indeed, these "improvements" may not be physically possible, in view of the lack of pavement in some stretches and the narrowness of The Street.
 - The Traffic Assessment also refers to access by bicycle to Cuckfield and Cowfold, to visit shops, post office, GP surgeries, dentists, pharmacies and schools. Cycling along the narrow A272 (which has no cycleway or footway) to these neighbouring villages is extremely dangerous and certainly not recommended. The use of a private car is therefore essential to reach these important facilities. There are no buses to Cowfold and Cuckfield, and services to Haywards Heath and Burgess Hill are very limited. The addition of 200 houses will inevitably increase traffic along this major road as people will use private vehicles to reach essential services, railway stations and their work.
 - It is suggested that the proposed community building should become home to a charity helping disabled children in the area.
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Although laudable, this will not directly benefit the village, and may cause even more traffic (including coaches) to pass via the A272 to the site. The developer proposes allotments and orchards on the site - these are unnecessary and would not benefit the Bolney community as a whole.

Unless the developers can offer services and facilities that will benefit the village of Bolney as a whole, this outline planning permission should not be granted.

Kind regards