

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 09 June 2025 16:12:04 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 4:12 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: Quince Tree Cottage Cherry Lane Bolney

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments:

I strongly object to the outline planning application DM/25/1129 for 200 new houses on land at Foxhole Farm etc.

This application, if granted, would see the core size of Bolney village increase from 200 to 400 houses. For a village with narrow streets, on the edge of the High Weald, AONB and conservation areas, this would be rural vandalism in the extreme. The charm, history, landscape, amenity value and character of Bolney would suffer irreparable damage and be lost forever.

BOLBB1 and DP6 make it clear that such a development on this site should be refused and I very much hope common sense will prevail.

BOLE2 and DP12 are clear, that a village such as Bolney, in a green field site, should not be developed as this would not protect the intrinsic character and beautiful landscape.

BOLD1 and DP26 are policies in place to protect a village such as Bolney and should not be flouted.

The developers, their glossy presentation and fanciful script, fall far short from the reality that is:

There are no health services, no Post Office, no Library and only a poor and inadequate rural bus service. Pedestrian and cycle options are not viable due to the distance from main towns and stations, but perhaps more importantly, these are exposed to a very dangerous A272 without pavements or cycle lanes.

Bolney already faces pressure on its public utilities, in particular its water supply, which is frequently interrupted. The electric supply cannot always be relied on with consequent Internet failure.

Mobile telephone reception is nothing short of abysmal.

200 more houses with no suggestion of infrastructure and services betterment will make the above intolerable, not only for existing residents but for any future residents.

Pressure on doctor and dental surgeries, social care and pharmacies, none of which are enjoyed locally, are already at breaking point in the wider community. School places, already at a premium, would prove insufficient to support a proposed development of 200 houses. Worse still, most if not all children would need to be transported privately due to inadequate bus services and the danger of exposure to unsuitable roads.

There is a general feeling of doom and gloom when it comes to the effects on our landscape and general biodiversity as well as mental health and increased risk to wildlife.

The developer's proposals of allotments, community buildings, commercial premises etc. are generally not welcomed by the community and are felt unnecessary because they conflict with local needs and cut across the existing facilities already present.

The suggestion of any commercial enterprise with yet further inevitable traffic, is simply a nonsense.

In case you should misunderstand any of the above, my objections are in support of the countryside and have no reference to Nimbyism. Of course the country needs new housing and Bolney has already provided generously in this respect, but the proposal DM/25/1129 is absolutely inappropriate.

Kind regards