

**From:** planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>  
**Sent:** 09 June 2025 18:49:16 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 6:49 PM.

### Application Summary

**Address:** Land At Foxhole Farm Foxhole Lane Bolney West Sussex

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**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.

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**Case Officer:** Joanne Fisher

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### Customer Details

**Address:** Fir Trees Top Street Bolney

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### Comments Details

**Commenter Type:** Neighbour or general public

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

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**Reasons for comment:**

Comments:

I strongly object to the Planning Application for Foxhole Farm, Bolney ref DM/25/1129 for the following reasons:

1. Foxhole Farm has previously been rejected by both the Bolney Neighbourhood Plan policy BOLB1 and Policy DP6 of the MSDC District Plan on the grounds that development should take place within the built-up areas of larger towns rather than on greenfield rural sites such as Foxhole Farm, Bolney.
  2. Several policies such as BOLE12 and DP12 have been adopted by MSDC to protect this area on the edge of the High Weald AONB. By allowing Foxhole Farm to be developed, this area of countryside which is home to wildlife as well as being an attractive rural area for local residents and visitors who wish to enjoy a walk or to cycle would be permanently destroyed.
  3. Policies BOLD1 and DP26 which have also been adopted by the Bolney Neighbourhood Plan and the MSDC District Plan protect Bolney's village identity and recognise that open spaces and surrounding countryside are a key feature of this. The Planning Application DM/25/1129 for Foxhole Farm is completely disproportionate to the current size of the village and by adding an extra 200 houses would in fact double the size of the village and create a new separate sub-village within Bolney, thus completely changing its character.
  4. A 200 home development is totally unsustainable in Bolney due to the lack of facilities within the village. There are no health surgeries, pharmacy services or a post office. Public transport in Bolney is inadequate and infrequent and therefore Bolney residents need to rely on cars to meet their needs. Most residents do require more than one car so an extra 200 homes would potentially add an extra 400 cars circulating Bolney's village roads and the surrounding area, plus delivery vehicles, construction vehicles and non-resident traffic
  5. The proposed Foxhole Farm site is completely unsafe for housing development as its major access route would be the A272 which passes through Bolney. This particular stretch of the A272 is very fast, congested and a notorious accident blackspot due to poor visibility conditions caused by a sharp bend, a staggered crossroads, a pedestrian crossing and a fuel station with small forecourt directly opposite.
  6. The developer has not completed a full traffic survey on this section of road. A marketing document for the proposed development showed a cyclist travelling along a clear stretch of country road. This is a complete misrepresentation of the actual traffic situation here. The A272 is a dangerous, narrow and bended fast road which in addition to large volumes of cars, is also the main access road for HGV traffic. There is no room for a cycle path and only a very limited section of pavement available for pedestrians.
  7. The proposed development would create rat runs along rural lanes and throughout Bolney. It would significantly increase the volume of traffic and therefore incidence of accidents, near-misses, traffic jams as well as exacerbate any traffic problems on
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the A272/A23 junctions in Bolney.

8. The addition of 200 extra homes would add considerable pressure for school places at Bolney Primary School and local secondary schools. Local children would need to attend schools outside the area if places are unavailable. Parents needing to take children further afield would increase traffic volumes in and around the village. Funding for new local schools may not be available.

9. Current healthcare services which are outside the village in Cuckfield, Handcross, Cowfold and Haywards Heath are already operating at full capacity and equally funding may not be available to provide additional new healthcare services.

10. Increased pressure on local public utilities should not be underestimated, in particular the water supply problems caused by burst pipes in winter and drought conditions in summer. Only yesterday 08/06/25 mains water supplies to Bolney and other neighbouring areas were unavailable for 18 hours following a storm. I understand that new properties are now built without domestic water tanks so any new properties would be completely without water when this situation occurs.

11. Bolney is not the right location for a community centre for children with special needs. This would be better located in a town where there are likely to be more children requiring these services. Special needs children would probably need to be individually transported by car which would again increase the volumes of traffic in and around Bolney. Bolney already has a new village hall which is used by clubs and societies with café facilities so an additional community building which may have no connection to Bolney is unrequired.

12. If affordable housing is offered amongst the proposed 200 new homes, the cost of living is likely to be higher in Bolney as running a car is a necessity.

For the reasons noted above, the proposed Foxhole Farm development DM/25/1129 for 200 additional houses in Bolney should be rejected.

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Kind regards