

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 09 June 2025 10:14:21 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 10:14 AM.

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: Bee House Earwig Lane Bolney Bolney

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments:

I am writing to object to the proposed housing development in Bolney.

This application completely overlooks the current strain on local infrastructure, and approving it would only worsen the situation for existing residents.

1. Road Safety and Traffic on the A272

The A272 has become increasingly hazardous, with several recent accidents highlighting just how stretched this key route already is. Adding more housing will significantly increase traffic volumes - not just from this proposal, but cumulatively with other nearby projects such as those in Cuckstye and the Rampion 2 infrastructure works. The impact on congestion, commute times, and road safety cannot be ignored.

2. Utilities and Essential Services

There have been frequent disruptions to water supply, electricity, and internet services in Bolney in recent months. These are basic utilities that residents should be able to rely on - and clearly, the current systems are not coping. More homes will push this already fragile infrastructure further beyond its limits.

3. Education and School Places

Bolney Primary School is already facing pressure on places. The proposal makes no serious effort to address the need for additional school capacity. Without clear provision for education, new families moving to the area will be left without access to local schooling - an unacceptable situation for any community.

4. Lack of Meaningful Community Amenities

The inclusion of 'community allotments and nature-based spaces' is a lazy attempt to tick the community box. Bolney is already surrounded by beautiful countryside - green space is not what's lacking. What is missing are essential, functional amenities: schools, shops, GPs, reliable transport. This proposal makes no serious effort to address those real needs, and instead offers superficial gestures that do nothing to support everyday life for residents.

This development does not reflect a realistic or responsible vision for Bolney. It places growth above quality of life, and short-term gain over long-term sustainability. Local infrastructure is already stretched - and until there are serious plans and investment to support proper services, any further housing developments should be firmly rejected.

Kind regards