

**From:** planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>  
**Sent:** 12 June 2025 16:04:39 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 12/06/2025 4:03 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:** Stanford, Top Street Bolney Haywards Heath

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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:

We do NOT feel that the Application Reference DM/25/1129 Land at Foxhole Farm for 200 houses is sound for reasons mainly listed below and does not represent sustainable development in accordance with national policy.

1. Bolney is a small historic village with 45 listed buildings, situated within an unspoilt area of beautiful countryside, wildlife and partially within the High Weald Area of Outstanding Natural Beauty. The proposed Foxhole farm development is adjacent to two conservation areas. This area attracts many visitors and walkers who come to enjoy and appreciate the natural beauty of the area, plus the far reaching views.

2. The proposed development would almost double the size of Bolney village, which is totally disproportionate.

3. Bolney village has already accepted recent new housing developments that are of a size and location that have integrated well within the village.

4. There are major safety concerns from the significant increase in traffic which would potentially be an additional 400 cars accessing this development daily, plus delivery vehicles. This section of the A272 is already a dangerous blackspot with traffic trying to access a very small petrol forecourt, a business park and a crossroads. The proposed access will create significant traffic delays and risk of accidents

5. There are no cycle paths to encourage residents from not using cars.

6. The village has very limited parking and the lanes are narrow with a lot of blind bends plus dangerous sections where pedestrians share the roads along with cars/vans and parked vehicles. A major concern is the village being used as a cut through from drivers trying to avoid the A272 junctions/delays. Also, with the proposed development having restricted parking, there is a risk of additional vehicles being parked on the roads in The Street. There would be significant risks to children, horse riders and dog walkers.

7. Bolney is a small village and does not have the infrastructure to support such a large development and the potential significant increase in residents. There are no health facilities, shops (except for the very small petrol station shop) and very limited school facilities

8. There is significant opposition to this proposal and this has been removed from previous submissions due to the feeling of the current village population. The scale of this proposed development is totally disproportionate to the size of the current

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village; would be a blight on the appearance and enjoyment of our location within this area of the Sussex countryside.

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Kind regards