

**From:** planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>  
**Sent:** 26 May 2025 20:47:03 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 26/05/2025 8:47 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:** 32A Lawrence Road Hove

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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:

grew up in Bolney and regularly return there to visit my parents and I am writing to express my strong objection to the Foxhole planning application.

Increased traffic from the proposed development (200 houses = 200-400 more cars!) accessing the very busy A272 will cause further holdups, jams & accidents. This will have a detrimental effect on people coming to Bolney to work, get their children to school or visit friends and relatives. Increased traffic will create rat runs through the village's already very narrow roads and streets, which will cause a danger to the residents there, especially the elderly and children.

I feel the proposed development is not sustainable because Bolney is a small village with very limited services & infrastructure. They do not have a Post Office, grocery shop within the main village, GP surgery, dentist or a regular bus service; which has no plans on being improved & has been recently reduced further (fails Policy DP21-Transport and Infrastructure Concerns). They already have to use a car to access these services elsewhere. This huge development will put an enormous strain on education provision & on an already stretched GP, dental & social care service. The local primary school at almost full capacity does not have the space for further expansion to the degree needed. There are no cycle paths to nearby villages & the A272 is a fast & busy road not suitable for cyclists. None of the developers infrastructure proposals will improve the sustainability of the village, they will still not be able to meet their daily needs without the use of a car.

Bolney residents, spent many months working together to develop the Neighbourhood Plan where other more suitable & sustainable sites were identified & approved. This development is not supported by the policies of the District Plan (Contrary to policy DP6 and Policy BOLBB1 - Inappropriate Location). Foxhole Farm lies outside Bolney's built up area boundary in open countryside. Already many houses have recently been built on greenfield sites such as Magdalene Rise & Churchfield View. Building 200 new houses will effectively double the size of Bolney (259 households were recorded by the 2021 Census) It will ruin the character & setting of this lovely historic village as well as impact the local wildlife & habitat because it is completely disproportionate to Bolney's current village size (Contrary to Policy DP12 and policy BOL2 - Loss of Countryside Character). I often take and enjoy lovely walks in and around Bolney when I visit and feel a development this big will have the negative effect of creating a parallel village and I urge for this application, of a disproportionate number of houses in Bolney, to be rejected.

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Kind regards