

**From:** planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>  
**Sent:** 26 May 2025 15:19:09 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 3:19 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:** Rosedale The Street Bolney, Haywards Heath

---

### Comments Details

**Commenter Type:** Neighbour or general public

---

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

---

**Reasons for comment:**

Comments:

I am writing as a resident of Bolney, to express my strong objection to the Foxhole planning application.

I feel the proposed development is not sustainable because Bolney is a small village with very limited services & infrastructure. We 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, offering 4 buses a day to Crawley & Brighton, 2 buses a day to Haywards Heath and only 1 bus a week to Burgess Hill! We already have to use a car to access these services elsewhere. This fails Policy DP21 - Transport and Infrastructure concerns. 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.

We have pedestrian safety issues as we have no raised pavements & the main street & painted pavements being very narrow too. Cars tend to drive already fairly fast through the village but 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 the effect of creating rat runs through the village & making it more unsafe for pedestrians, especially the elderly & children. Walking every day to school with my children and now grandchildren I know firsthand how dangerous it is now, never mind if there were any extra 200 households! Parking is a big issue currently & this problem will only be exacerbated further with such a large development. The developer has not listened to what our needs are; offering an orchard, community building, children's play area & allotments are not key requirements as we have these things already. Our recently built village hall, The Rawson Hall, offers good office hub facilities with fast Wi-fi connections. It offers superb facilities for children's groups; we have Bolney Under Fives who operate out of it on a daily basis. A very active Community Café runs 3 days a week at the Rawson Hall. It is surrounded by fields, a football pitch & modern upgraded children's play area with a basketball court & small bike track. The Rawson Hall is run by a committee & very well maintained; who will run & maintain this proposed community building at Foxhole? We also have a huge local orchard, the Apple Farm & Cider Tap within walking distance of the village. None of the developers infrastructure proposals will improve the sustainability of the village, we will still not be able to meet our daily needs without the use of a car. No explanation on how they will improve & not worsen our current unreliable water supply issues either!

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). It will have the effect of creating a parallel village. I urge for this application, of a disproportionate number of houses in Bolney, to be rejected.

---

Kind regards