

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 24 May 2025 15:48:57 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 24/05/2025 3:48 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: 11 Top 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 of 200 houses. There are many reasons why I feel strongly that this development must not go ahead. Firstly, it is unsustainable 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 space in the local school. Public transport links are non-existent except for the limited twice a day bus service to local towns. Therefore, more houses would mean a much higher load of cars in the village which would clog up the streets further due to the single narrow country roads. We already have to use a car to access these services elsewhere (fails Policy DP21-Transport and Infrastructure Concerns). Secondly, as mentioned above there is limited schools to house the higher load of children in and around Bolney therefore putting an enormous strain on education provision and the local Primary school doesn't have the capability to extend their school further to the degree needed. NHS GP's, dental and social care services in the area are currently not accepting new patients.

As a village, there is already high pedestrian safety issues as we have no raised pavements on the main street with the painted pavements being very narrow too. Even though the speed limit of the village has recently changed to 20 miles an hour, cars still tend to drive already fairly fast through the village. I can't imagine the impact of what 200-400 more cars will create to the safety and conveniences of the village with significant hold ups, jams and accidents. This will have the effect of creating rat runs through the village & making it more unsafe for pedestrians, especially the elderly & children. Parking is a big issue currently & this problem will only be exacerbated further with such a large development. Furthermore, the developer has not had the decency to take into account what residents say the village needs to keep the sustainability and culture it offers. Offering an orchard is unnecessary as we have wide spread of beautiful gardens and walks. A community building is not needed as we have a lovely village hall that already caters for many community events and the local Under 5's. A children's play area and allotments are not key requirements as like the other offers, we have these things already. We have a community café, a vineyard and a cider tap in walking distance. All of the developers infrastructure proposals are things we do not need and will not improve the sustainability of the village. 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). I urge for this application, of a disproportionate number of houses in Bolney, to be rejected.

Kind regards