

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 24 May 2025 12:48:31 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 12:48 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: Sunhurst Cuckfield Road Ansty

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments:

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

Living in the local area, Ansty, I feel the increased traffic load at the mini roundabout by the Shell garage will become gridlocked especially rush hour times and school runs, which is as of today, is already experiencing this currently.

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; this contravenes 'Policy DP21 - Transport and Infrastructure Concerns' The proposed site lacks sustainable access to essential services and public transport. The 273 bus service is not frequent or reliable enough to support such a development. Most residents would need to rely on private vehicles, adding to traffic and pollution, and increasing risks on narrow rural roads.

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.

They have pedestrian safety issues as they 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. The developer has not responded to what their needs are; offering an orchard, community building, children's play area & allotments are not key requirements as they have these things already.

A large 10 year old 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? They also have a huge local orchard, the Apple Farm & Cider Tap within walking distance of the village. None of the developer's 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. No explanation on how they will improve & not worsen their current unreliable water supply issues either!

The Bolney residents, spent many months working together to develop the Neighbourhood Plan where other more suitable & sustainable sites were identified & approved. This development is 'contrary to Policy DP6 and Policy BOLBB1 - Inappropriate

Location' and not supported by the policies of the District Plan. 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. I hope that this application for a disproportionate number of houses in Bolney will be rejected.

Kind regards