

**From:** planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>  
**Sent:** 13 June 2025 23:55:24 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 13/06/2025 11:55 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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[Click for further information](#)

### Customer Details

**Address:** Fir Dene Farm, Jeremy's Lane 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:

Comment on planning app 25/1129

I object to the plans for 200 homes on land at Foxhole Farm for the following reasons:

Mid Sussex district needs to build homes for a growing population and Bolney must take some new homes but they should be of a number that respects the existing village. Adding 200 in this site will nearly double the number of homes in the central village area. Policy DP6 requires new development to be of 'appropriate nature and scale' which this development clearly is not.

Some of the land is 'best and most versatile' (BMV) land. Building on this land conflicts with Policy DP12. Using the land for a vineyard would continue to provide a more rural setting for the neighbouring conservation area. Housing, even though partly hidden behind trees, will harm the setting.

Development is required to support the objectives of the West Sussex Transport Plan one of which is that 'a transport network that feels and is safer and healthier to use'. The access from the site onto the A272 is proposed at a very short and congested stretch of road with a crossroads, the access to a very popular petrol station and a signal controlled pedestrian crossing. The sight lines from both directions are not good and vehicles regularly exceed the speed limit. Unfortunately the waiting space for cars on the petrol station forecourt is quite small and cars sometimes queue on the road. I have seen it done. If there were cars waiting in the right turn lane they might obscure the stationary cars from the view of any vehicle approaching from the east around the bend. There may not have been any fatal accidents in this area but there are weekly near misses and small shunts that are not reported to the authorities. As witnessed by those who live or work there. This will get worse as the overall traffic volumes increase with the rise in the population of Mid Sussex and not everyone on this new development will be working from home. Plus there will be delivery drivers of the online shopping. The proposed access will not make the network safer and hence contravenes DP21.

The Transport Report has an error in fig 5.3 Existing Cycle Infrastructure. It has a label for the London Road stating that there is an 'existing shared footway/cycleway between A272 and Bolney High Street'. However this is only true at the very south end where the cyclists join pedestrians to negotiate the roundabout.

I object to the community building being assigned to Kangaroos exclusively. It should be a shared building otherwise it is not an asset for the people of Bolney.

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Kind regards

