

Joanne Fisher

From: planninginfo@midsussex.gov.uk
Sent: 13 June 2025 22:56
To: Joanne Fisher
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 10:56 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: [REDACTED]

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Dear Planning Officer,

As a 25-year-old engineer living locally and looking to take my first steps onto the housing ladder, I understand the pressure to build more homes. However, I am writing to formally object to Planning Application DM/25/1129 for 200 homes and a community building at Foxhole Farm, Bolney.

This development does not represent sustainable growth. It offers homes that will remain out

of reach for most young people like me and would cause permanent harm to a village with inadequate infrastructure, overstretched services, and limited transport options.

1. This Development Won't Deliver Real Affordability

Although the proposal includes "affordable" housing, these are almost certainly going to be priced at the upper end of the affordability threshold, still well beyond the reach of most first-time buyers.

The reality is that living in Bolney requires car ownership, adding significant cost to already expensive housing. There are no local jobs, limited public transport, and very few amenities - all of which combine to make this an impractical and costly place to live for younger buyers. When looking for houses there are already hundreds in the local area at the price ranges that will be proposed by the new development. Saturating the market with more overpriced and poorly built rapid constructions will not solve any housing issues and as seen in many parts of the UK will actually make the situation worse.

2. Infrastructure Cannot Support 200 Additional Homes

The scale of this proposal is completely at odds with what the local infrastructure can support. Bolney has:

- No GP, pharmacy, or dentist
- No secondary school
- Unreliable power and water (we had another outage - 10:00 AM, 8 June 2025)
- Poor public transport, making cars essential
- It puts pressure on primary and secondary school places

There is no indication that new facilities will be delivered, let alone maintained. Existing residents already face service gaps - this development would make that worse.

3. Road Safety and Traffic Risks Are Being Downplayed

The proposed access onto the A272 is hazardous. It's positioned just after a bend, near a petrol station, a pedestrian crossing, and a crossroads - all on a busy and fast-moving road. The developer's traffic assessment doesn't properly consider the impact of this development or the cumulative effect of other major projects (e.g. Rampion 2 in Cowfold). Increased vehicle numbers would lead to rat-running through narrow country lanes, which are shared by walkers, cyclists, and horse riders, and are not suited for high traffic volumes.

Additionally, the road from the proposed site to the A272 is a single-track road, which will not support the level of traffic required; the junction will jam up, and the already congested A272 will be further impacted.

4. No Educational Plan for the Growth

Although land has been offered for a school, there is no commitment from West Sussex County Council to fund or deliver it. Existing schools are already under pressure. This offer is an empty gesture without a delivery guarantee, and it should not be used to justify unsustainable development. Additionally, as Bolney already has a small primary school, a large secondary school would be the only sensible option, but the infrastructure and road network would have no ability to support this.

5. Loss of Viable Agricultural and Community Land

Foxhole Farm sits in a working rural landscape. It lies alongside productive land including the Apple Farm and Bolney Wine Estate. Development here would mean the permanent loss of greenfield land that still has real agricultural value.

It would also compromise the setting of the High Weald AONB, which the local and national planning policies are meant to protect.

6. Proposed Community Features Are Misplaced

The development includes allotments and a new community building, but these aren't based on local need. Bolney already has a well-used venue in Rawson Hall. A second hall risks competing with or undermining it or being leased to an outside organisation with no community accountability.

Allotments in a rural area like this, where many already have gardens or access to green space, seem more symbolic than useful.

7. Environmental Impact Is Too High

Increased lighting, noise, air pollution, and vehicle movements will damage the quiet rural

environment and disturb wildlife. The peaceful lanes around Bolney are a valued part of the area's character - this development would permanently change that. Policies DP12, BOLE12, and DP26 exist to prevent precisely this kind of erosion of the countryside.

Final Position

As someone actively trying to get on the housing ladder, I understand the challenges of affordable housing. But this is not the right answer. These homes won't be affordable to most young professionals and will only deepen existing infrastructure and environmental problems. This proposal is not plan-led, not sustainable, and not community-driven. This is a money-grab attempt at trading the local wildlife for undue expansion.

Please reject Planning Application DM/25/1129.

Yours sincerely,

A solid black rectangular box used to redact the signature of the sender.

Kind regards