

**From:** planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>  
**Sent:** 13 June 2025 20:39:54 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 8:39 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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### Customer Details

**Address:** Rutherford House The Street Bolney

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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:

As a parent of three young children living in Bolney, I strongly object to this application. The proposed development of 200 houses at Foxhole Farm is deeply flawed on multiple levels and poses real risks to safety, infrastructure, and community life.

1. Unsafe Roads for Children and Families

The proposed access onto the A272 is reckless. This is a fast, busy road with a history of serious accidents. As a parent, I already worry about crossing The Street safely with children - adding hundreds more cars, delivery vans, and construction vehicles will only make it worse.

Children walk and cycle through the village to school, clubs, and friends' houses. Bolney lanes are narrow, without continuous pavements or safe crossing points. The idea of pedestrian and cycle access to The Street sounds good on paper but ignores the dangerous real-world conditions families face.

2. Strain on Local School and Services

Bolney CEP is a great village school but it is small and already under pressure. There is no guarantee that the "land for education provision" in the application will actually deliver additional capacity - and certainly not in time for the influx of families.

There is no GP surgery in the village, no dentist, no library, and limited access to secondary schools. Adding 200 homes without guaranteed investment in services is irresponsible and unfair on current and future residents.

3. Completely Out of Scale

This is not a gentle expansion of a rural village - it's a mass development that would double the size of Bolney. It conflicts with the Neighbourhood Plan and local development policies (DP12, BOL1, BOLD1), and it was previously rejected for good reason.

A scheme of this scale belongs in a better-connected area with proper infrastructure, not on the edge of a small, rural village.

4. Empty Promises of Community Amenities

Allotments, orchards, a play area and a vague "community building" are presented as benefits - but with no real plan for delivery, funding, or upkeep. These are speculative, and if the past is any guide, likely to be reduced or dropped entirely during later planning stages.

5. Environmental and Flooding Concerns

As a family, we enjoy walking and spotting wildlife in the fields and hedgerows around Foxhole. The site supports biodiversity, and replacing it with tarmac and rooftops threatens species, natural drainage, and the rural character of the area.

Flooding is already a concern in nearby streets and gardens.

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Removing open land and relying on engineered drainage is risky and untested.

Summary:

This application is not safe, not sustainable, and not supported by the community. It puts children, families, and the village's fragile infrastructure at risk. It should be refused in full.

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Kind regards