

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 12 June 2025 21:35:21 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 12/06/2025 9:35 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: 32 The Street Bolney Haywards Heath

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments:

I object to this proposal as the Foxhole Farm proposal is completely disproportionate to the current village.

The addition of another 200 houses, to a village that I believe has approximately 500 houses will only serve to irreversibly damage the village.

I believe additional housing should not be permitted for the following reasons:

- Burden on infrastructure

Infrastructure in Mid Sussex is already struggling to cope. There are insufficient numbers of doctors and dentists, and for Bolney, the bus service is infrequent with the nearest train stations a drive away. Additional houses will increase cars and traffic flow in and around the village and on the already very busy A272. When there are issues on the A272 and A23, Bolney (The Street) already becomes a cut through and I fear that additional housing and cars will only add to this which The Street can't handle. Bolney already suffers from intermittent power cuts and has occasional periods of low water pressure which could be exacerbated with the addition of hundreds of dwellings. Such a huge number of houses will put huge strain on the local and surrounding schools. This proposed development is not sustainable when weighed against current utilities and services.

- Safety

The Street is a narrow road with several bottle necks and no dedicated pavement along stretches of it. I've witnessed a near-miss where a driver only just avoided a pedestrian and dog who were walking on the painted red 'pavement' and had a car pass by within touching distance as I walked with two children. Extra cars and traffic will only increase the risk of accidents on a road that is used by a large number of parents and children walking to school or the park. The A272 is incredibly busy and has frequent accidents and near misses. Adding a development with such a huge number of houses and therefore cars will create additional potential for accidents. The A272 is not a safe route for cycling and any suggestions the development is within cycling distance of the nearest train stations has not considered cyclist safety.

- Environment

We are lucky to see and hear a variety of wildlife in Bolney although, unfortunately, the reduction of their habitat sees more incidents of animals and traffic coming together. Further development will reduce habitats and wildlife corridors, and increase the number of incidents of animals being killed by vehicles.

Coupled to that, the hosepipe ban and incredibly low water levels at Ardingly reservoir this summer will only become more regular. The reduction of the rural landscape will not only be detrimental to the village (which is a welcome attraction for many visiting walkers) but the loss of land for agricultural purposes seems like a

backward step given world events and that the UK should be more self-sufficient.

- Developer promises

I've seen the developer promises but I don't believe these are required.

- Country Park - why? The countryside and public footpaths are already there.
- Community allotments - I haven't heard anyone indicating they would like this. Most houses seem to have garden space and allotment spaces could be applied for at Warninglid if this was desired.
- Community facility - retail - what exactly? There are petrol and grocery provisions on the A272, Hickstead and Jeremy's Corner.
- Land education provision - I don't know what this means.
- Playspace - there is one at Batchelors Field including playpark, pump-track, green space and all weather court.
- Sports facilities - as above.
- Community buildings - in addition to Rawson Hall?
- Education - there is a perfectly good school.
- Sustainable travel, Healthcare and Emergency Services - these are in need across the county and country. I can't see this development contributing meaningfully to these aspects.

- Impact on the aesthetics and feel of the village

Bolney is a village location retaining historical architecture which makes it a nice place to live but also being an attraction for visitors. This is being eroded with each development and with such an enormous proposal will be completely destroyed. The proposals listed above will not compensate for this and, in my opinion, are a poor effort to push through an unsuitable, unsustainable development.

Kind regards