

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 12 June 2025 17:55:35 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 5:55 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: Bolney Cottage Foxhole Lane Bolney

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments:

This proposal has already been turned down. It is not part of the district plan and should be refused on this basis alone.

The proposal has no benefit for the village, in fact a it represents a massive increase in the size of the village, which will completely alter the character of the village for the worst. Bolney has already had its share of development on the edge of the A23. The village has done enough in this respect.

The traffic increase will make an already congested A272, particularly getting in to and out of the village, substantially worse. The notion that people will commute by cycle is fanciful: Anyone that needs to get to a train station, or to a major conurbation will almost inevitably drive.

There is no plan for improved public transport and the pressure on the already overstretched public services, especially the GP services suggest that this is the wrong development in the wrong place.

The proposed open spaces are not needed - Bolney is on the edges of an area of outstanding natural beauty (AONB) and residents have access to the South Downs and the Weald with plenty of walks and footpaths and a cycle-way to Brighton. The area is also a habitat for several important species - I have seen adders and smooth-snakes in the area and the development and the associated traffic and disturbance is antithetical to good habitat management for these and other wildlife that is seeing its habitat shrunk in so much of our region.

The proposed development is a greenfield site close to an AONB in a largely rural environment - surely brownfield development would be better closer on within an urban setting where jobs, transport and infrastructure already exists, rather than almost none in Bolney.

The proposed development should not proceed.

Kind regards