

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 13 May 2025 12:45:55 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 13/05/2025 12:45 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: Swallows The Street Bolney

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments:

The proposed development is not sustainable. Bolney is a small village with very limited services and infrastructure. We do not have a Post Office, grocery shop, GP surgery, dentist or a regular bus service and we currently already have to use a car to access these services elsewhere.

This huge development is disproportionate to Bolney's current village size, in fact doubling the size of the main village! It will put an enormous strain on education provision and on an already stretched GP, dental and social care service. The local primary school is already at almost full capacity and it does not have the space for further expansion to the degree needed. There are no cycle paths to nearby villages and the A272 is a fast and busy road not suitable for cyclists.

We have pedestrian safety issues as we have no raised pavements and the main street and painted pavements being very narrow too. I have raised three children who all attended Bolney Primary School and have had first hand experience of the difficulty of getting to school on foot. To access the school by foot you not only have to navigate the narrow non raised pavements but also walk up either of the two sets of steep steps which is almost impossible if you have a pushchair or pram. It is certainly not practical or safe for older children to walk or cycle to school on their own.

Cars tend to drive already fairly fast through the village but increased traffic from the proposed development (200 houses = 200-400 more cars!) accessing the very busy A272 will cause further holdups, jams and accidents. This will have the effect of creating rat runs through the village and making it more unsafe for pedestrians. Parking is a big issue currently and this problem will only be exacerbated further with such a large development. The infrastructure offered by the developer of the Foxhole site will not improve the sustainability of the village but in fact make it worse because of the addition of another 200 houses. The developer have not consulted and asked villagers what our needs are; offering an orchard, community building, children's play area and allotments are not key requirements as we already have a fairly new large village hall (10 years old), The Rawson Hall which already offers good office hub facilities with fast Wi-fi connections. It offers superb facilities for children's groups and we have Bolney Under Fives who operate out of it on a daily basis. It is surrounded by fields, football pitch and lovely children's play area with a basketball court & small bike track. The hall is committee run and very well maintained; who will run and maintain this proposed unnecessary community building at Foxhole? We also have the local Apple Farm which has a huge orchard and offers food and drinks. None of the developers infrastructure proposals will improve villagers ability to meet their daily needs without the use of a car.

Bolney villagers spent many months working together to develop the Neighbourhood Plan where other more suitable and sustainable sites were identified and approved. We have already many houses recently built on greenfield sites such as Magdalene

Rise and Churchfield View. Building on another greenfield site to such a large degree will ruin the character and setting of this lovely historic village as well as impact the local wildlife and habitat. Ramblers, dog walkers, children etc. currently enjoy many rural walks in and around Bolney and these would be significantly reduced or changed for the worse.

Final point our back garden backs on to the proposed Foxhole site and every year following a heavy burst of rainfall the bottom of our garden floods coming up to almost halfway up (we have plenty of photos to show this). A huge housing development will only make this much worse and cause flooding to encroach much nearer to our house or into our house if there was a spell of unprecedented rainfall which in the current climate of climate change could very well happen.

Kind regards