

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 01 June 2025 23:46:50 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 01/06/2025 11:46 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: 34 The Street Bolney Haywards Heath

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments:

As a resident of 20 years, I wish to formally object to the proposed development of 200 new residential homes in our semi-rural community of Bolney, which currently comprises around 470 dwellings.

This proposal raises several significant concerns which make it unsuitable and unsustainable for our area:

1. Inadequate Infrastructure and Road Safety:

Our community lacks the infrastructure to support such a dramatic increase in housing. The main road serving the area is already a known accident black spot, with limited visibility, high speeds, and little safety provision for pedestrians or cyclists. There are few pavements in the village centrally and none on the outer-lying lanes. Adding additional junctions and traffic from a development of this scale would exacerbate existing safety issues.

2. Limited Public Transport and Increased Pollution: Public transport in this area is extremely limited, meaning new residents would be heavily reliant on private vehicles. This would lead to a substantial increase in traffic, congestion, and air pollution - especially concerning given the narrow rural roads and proximity to residential properties and local schools.

3. Strain on Public Services:

The local primary school is already nearing capacity and would be unable to accommodate the significant influx of children from 200 new homes. In addition, access to medical services is currently limited, with residents already facing long waits for GP appointments. The proposed development would place unsustainable pressure on these vital services.

4. Heritage and Character of the Area:

Our parish contains numerous listed buildings and a strong architectural character that reflects its historical and rural nature. The proposed development is not in keeping with both the scale and design of the existing community and risks undermining the area's unique identity and heritage.

5. Conflict with the Neighbourhood Plan:

The proposal contradicts the principles and objectives set out in our Neighbourhood Plan, which was developed through extensive local consultation and reflects the community's vision for managed, sustainable growth. Large-scale developments such as this were specifically ruled out in favour of smaller, sensitively designed projects that integrate into the existing built environment.

In conclusion, this proposal represents overdevelopment in a location that lacks the infrastructure, transport links, and service capacity to support it. I respectfully urge the planning authority to reject the application in its current form.

Kind regards