

**From:** planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>  
**Sent:** 30 July 2025 22:17:56 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 30/07/2025 10:17 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. ADDITIONAL INFORMATION received 4th July 2025 concerning landscapes, LVIA, and transport technical notes to address National Highways, WSCC Highways and Landscapes responses and amended outline masterplan, illustrative masterplan and parameter plan on building heights.

---

**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: My previous objections regarding the Foxhole Farm development proposals remain and I wish to add further objections relating to the additional information documents dated July 2025. As a resident of The Street, I feel frustrated that I must communicate my perspective further on the Foxhole Farm development proposals under the guise of proposed reconfigurations to The Street. Having viewed the detailed plans for the proposed changes, I am concerned for their practicality and likely impact on daily village life. It appears these proposals have been drawn up with little regard to the existing community and show no understanding of the daily rhythms and practicalities of village life. I understand that some updates may be necessary to accommodate general evolving needs, this proposal appears to disregard the specific requirements and routines of those who reside and work here. In reviewing these documents, it is evident that the proposed alterations have not sufficiently accounted for the realities of rural life or the existing established logistical patterns. The absence of meaningful consultation with those most affected further exacerbates concerns, and the lack of clear mitigation for foreseeable disruptions raises serious questions about the adequacy of the planning process. For instance, access for large vehicles remains unaddressed, and there appears to be little recognition of the seasonal and weather-related challenges unique to our area. Such oversights could result in long-term complications that extend far beyond temporary inconvenience, with potential ramifications for the existing community. I deem the proposed road layout changes and narrowing of The Street to be completely ridiculous and anticipate great inconvenience being caused to the village. Firstly, any restriction of essential thoroughfare width by narrowing the road will inevitably create bottlenecks at busy times-particularly during school drop-off and pick-up hours, when parents, buses, and service vehicles converge. In winter, when the roads are often slippery or obstructed by snow and ice, reduced carriageway width will render traversing not only inconvenient but potentially hazardous. The elderly and those with limited mobility, who already face challenges accessing essential services, would then become further disadvantaged. Furthermore, insufficient consideration appears to have been given to the presence of agricultural traffic, which forms a vital part of daily life in this rural area. Large farm vehicles and delivery lorries regularly require unimpeded passage, the current road width barely suffices for existing needs. Imposing further constraints threatens to disrupt supply chains that support both livelihoods and food provision. Wholly, properties in the village rely on delivery of heating fuel by

---

large tankers, under the proposed layout, the road in certain areas would become impassable.

When buses or delivery vehicles pass through currently, there appears adequate room for them to navigate safely, however at times inconsiderate parking causes a jam - raising pavements and narrowing The Street will lead to an increase in the number of inconveniences faced causing delays and increasing safety risks. Overall, I believe the proposed layout will cause delays to all vehicles, leading to additional air and noise pollutions as traffic will be starting and stopping more frequently,

Taken together, these issues suggest that the proposal has not been developed with a sufficient appreciation of the interconnected dependencies that define life on The Street.

Rather than promoting smoother operation and improved infrastructure, the narrowing and reconfiguration threaten to create friction and division, for residents, businesses, and essential services all would be faced with unnecessary hurdles.

Residents have long valued the blend of residential tranquillity and economic activity that The Street supports; a shift in the traffic dynamic could irreversibly alter this balance to the detriment of all. Moreover, the lack of lay-bys or sufficient pull-in points in the proposed plans means that even routine maintenance-be it refuse collection, postal deliveries, or utility repairs-could become unnecessarily complicated. This not only causes frustration but may eventually result in service delays or increased costs, further burdening the community.

The cumulative effect of these changes, if implemented without careful adjustment, threatens to create daily inconveniences while diminishing the overall quality of life enjoyed in Bolney.

More importantly, restricting vehicular access in this manner could pose serious challenges for emergency vehicles, such as ambulances and fire engines, which require sufficient space to manoeuvre quickly and safely during critical situations. Any delay caused by bottlenecks or blocked passageways has the potential to endanger lives and well-being. Additionally, the narrowing of the roadway may reduce available parking for residents and visitors alike, causing tensions over limited spaces and forcing more vehicles onto adjacent roads not designed for increased traffic. The overall effect of these changes threatens to erode the character and functionality of The Street, turning what is now a reasonably accessible thoroughfare into a congested, impractical corridor.

For these reasons, I strongly urge refusal of the proposed plans for The Street.

It is also worth noting that the proposed alterations would disproportionately impact those with mobility challenges, including elderly residents and individuals with disabilities, who depend on easy and safe vehicular access right up to their homes. Limiting this could significantly reduce their independence and quality of life, making daily routines unnecessarily burdensome.

Moreover, such drastic changes appear to have been designed without meaningful consultation of the local community, whose

---

unique needs and daily experiences should be central to any redevelopment plan. Effective planning must balance the desire for aesthetic improvements with the practical realities faced by those who live and work in the area. In this case, it seems clear that the proposed road layout falls short of this balance.

In summary, I urge decision makers to reconsider these proposals in light of the significant and far-reaching consequences outlined above. Meaningful engagement with residents and a thorough reassessment of the plan's practical impacts are essential before proceeding any further.

True progress, after all, should enhance the everyday lives of residents rather than hinder them. As residents of this village, it is our responsibility to ensure that modernisation is approached thoughtfully and inclusively, taking into account the full spectrum of impacts-both seen and unforeseen. By engaging directly with those who know The Street best, we can work toward changes that foster both safety and vitality, without sacrificing accessibility, convenience, or the spirit of our community. I appeal to the planning authorities to pause and revisit these proposals in earnest partnership with local voices, so that any transformation of The Street is guided by genuine collaboration, evidence-based solutions, and a shared vision for a thriving, welcoming village environment.

Looking ahead, it is imperative that future proposed housing developments and infrastructure decisions are shaped by transparent dialogue and genuine collaboration with all stakeholders. Solutions should be sought that not only enhance safety and aesthetics but also strengthen the social fabric and day-to-day functionality of the village. By prioritising accessibility, inclusivity, and the lived experiences of residents, planners can ensure that any improvements create lasting value and preserve the unique spirit of the village, The Street and surrounding areas. Only through careful consideration, open communication, and a willingness to adapt proposals based on real life feedback can we arrive at a plan that truly serves the best interests of our community.

---

Kind regards