

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 29 May 2025 17:34:44 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 29/05/2025 5:34 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: Cherryhurst Cottage Cherry Lane Bolney

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments:

Please take this as my objection to the planning of 200 homes at Foxhole Lane, Bolney.

This proposal is completely unacceptable, disproportionate, unsupported and unsustainable.

The proposal is unsupported - Foxhole was considered and rejected by our Neighbourhood Development Plan based on many balanced and comprehensive criteria.

Policies BOLBB1 of our Neighbourhood Plan and Policy DP6 of the adopted MSDC District Plan make clear that most development should go to larger towns in built-up areas.

Our village is a truly greenfield site, close to and on the edge of the High Weald AONB.

Our village should be protected for its historic character and to propose a parallel village of double the current amount of housing, 200+ more houses, is totally unreasonable and not sustainable - and it fails the Transport Policy DP21.

It is unsustainable for many many reasons.

We do not have any health services in Bolney. no Post Office, or library, no doctors or dentist, no village shops and very limited public transport services. We rely on cars in this village for meet all of our regular needs.

Pedestrian and cycle transport is not viable due to the distances to the main towns and services.

The A272 is a very fast and busy route, and not suitable for more traffic and pedestrians or cyclists.

Increased traffic is inevitable as the village will need to accept c400+ more cars and associated deliveries and services coming into the village from the new homes.

Our water supply is already at breaking point, the village has had real problems with flooding and burst pipes as well as often very low water pressure.

We only have one small primary school - it cannot take more intake and the catchment area with 200+ more homes in it could displace many current homes from sending their children to the school.

It is unsafe also due to the already dangerous A272 where speeding is common and visibility is poor, located on a bend with crossroads, a pedestrian crossing and a fuel station nearby.

The developers traffic study is not complete and completely ignores and downplays the effect 200+ homes and c400+ more cars will have on our village underestimating the number of

journeys made daily from a village with no more than the most basic of amenities.

Many of the developers proposals are unnecessary in a rural location and are not tailored to Bolney. Whilst not promising to deliver any of the things they mention, such as allotments, they also do not undertake to fund, run or maintain any of the communal premises mentioned. Additionally any new community building will either compete with the Rawson Hall or be let to an organisation with no connection to Bolney.

I firmly object to this proposal. It should be rejected.

Kind regards