

## Joanne Fisher

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**From:** planninginfo@midsussex.gov.uk  
**Sent:** 08 June 2025 17:06  
**To:** Joanne Fisher  
**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 08/06/2025 5:05 PM.

#### Application Summary

**Address:** Land At Foxhole Farm Foxhole Lane Bolney West Sussex

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**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.

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**Case Officer:** Joanne Fisher

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#### Customer Details

**Address:** Laurel Cottage The Street Bolney

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#### Comments Details

**Commenter Type:** Neighbour or general public

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**Stance:** Customer made comments in support of the Planning Application

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**Reasons for comment:**

**Comments:** Dear Planning Officer,  
I am writing to object to Planning Application DM/25/1129 regarding the proposed development at Foxhole Farm, Bolney. As someone who has lived in this village most of my life and is in healthcare, I am seriously concerned about the practical and environmental consequences of this proposal.  
This development is not sustainable, not supported by local infrastructure, and does not reflect the real needs or capacity of our village.  
1. Traffic and Safety Risks

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The proposed access onto the A272 is not safe. It comes immediately after a bend, near a crossroads, fuel station, and pedestrian crossing-already a dangerous stretch of road. Increased traffic from 200 additional homes, plus delivery and service vehicles, will worsen congestion and increase risk.

The developer's traffic study is inadequate. It fails to consider wider impacts, including traffic related to Rampion 2, and does not address the effect of rat-running through rural lanes. These are used daily by walkers, horse riders, cyclists, and local wildlife, and would become far less safe with additional through-traffic.

## 2. Lack of Health Services and Essential Infrastructure

As a medical professional, I'm particularly concerned by the lack of local health infrastructure. Bolney has no GP surgery, no pharmacy, no dentist, and no reliable public transport to reach those services elsewhere. Adding 200 homes without any provision for health access is simply not viable. It places pressure on already overstretched NHS services in neighbouring areas.

In addition:

Bus links are poor, so car ownership is essential

It puts pressure on primary and secondary school places

Water and power supply are unreliable - water was cut off again this morning (10:00 AM, 8 June 2025), and outages occur frequently, in good weather and bad, this is not a sustainable or healthy environment for further development.

## 3. Education Capacity Under Pressure

The proposed development would increase demand on local education services without any clear or funded plan to address the shortfall. Although the developer has offered land for a new school, there is no commitment from West Sussex County Council to fund, build, or run it, making the offer effectively meaningless in practical terms.

## 4. Misleading on "Affordable" Housing

The suggestion that this development provides affordable housing does not stand up to scrutiny. Properties are likely to be priced at the upper limit of the affordability definition, making them inaccessible to many-especially younger people trying to stay in their home village. With no access to jobs or services without a car, living here is inherently expensive and difficult for those on lower incomes.

## 5. Permanent Loss of Agricultural and Community Land

Foxhole Farm is part of Bolney's long-standing rural fabric. It's historically been used for grazing and equestrian activity by residents, and it borders active farmland and vineyards like Apple Farm and Bolney Wine Estate. The land is still viable and productive. Replacing it with housing would be an irreversible loss, including harm to the edge of the High Weald AONB.

## 6. Inappropriate Community Facilities

The proposal includes allotments and a community building, but these do not meet actual local needs. Bolney already has the Rawson Hall, which is active and well-supported. A second building risks dividing use or being handed over to a third-party group not based in Bolney, with no guarantee of long-term maintenance or community benefit. The allotments appear tokenistic and are unnecessary in a village where many already have access to green space.

## 7. Environmental Damage and Loss of Amenity

This development would introduce more light pollution, traffic, noise, and environmental stress into what is currently a peaceful and biodiverse area. Local lanes used for exercise and wellbeing-especially important during and since the pandemic-would become unpleasant and potentially unsafe. This is inconsistent with planning policies DP12, BOLE12, and DP26, which aim to protect green spaces, landscape, and rural life.

Final Comments

I support the need for new housing, particularly for those in real need. But developments must be appropriate, policy-compliant, and planned around existing infrastructure. This proposal meets none of those criteria.

Please reject Planning Application DM/25/1129.

Yours sincerely,



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Kind regards

