

Joanne Fisher

From: planninginfo@midsussex.gov.uk
Sent: 08 June 2025 11:20
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 11:20 AM.

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: Laurel Cottage, The Street Bolney

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments:

I am writing to formally object to Planning Application DM/25/1129, which proposes the construction of 200 homes and a community building on land at Foxhole Farm, Bolney.

This proposal is out of scale for Bolney, lacking the infrastructure to support it, and poses a serious risk to our environment and way of life.

1. Incompatible with Bolney's Scale and Identity

This development would double the size of Bolney, permanently altering the village's character. The site was previously considered and rejected in the Bolney Neighbourhood Development Plan, which was based on comprehensive local consultation and robust assessment. Current policies (DP6, BOLBB1, BOLD1, DP26) are clear that major growth like this should be directed to towns with suitable infrastructure, not small villages like ours.

2. Bolney Cannot Support This Growth

Our village does not have the infrastructure to accommodate such a large influx of new residents. There is:

- No doctor, dentist, pharmacy, library, or Post Office
- It will put pressure on primary and secondary school provision
- Insufficient public transport - owning a car is essential for nearly every journey
- Water and power supply are unreliable.
- Water is frequently cut off or restricted during drought or storms
- Power outages are a regular occurrence

In fact, as I write this (10:00 AM, 8th./6/ 2025), the water supply is out once again, with no indication of when it will be restored.

3. Traffic Congestion and Road Safety Risks

The A272 is already dangerous, and the proposed access point is poorly located-just after a bend and near a busy junction, a pedestrian crossing, and a petrol station. The developer's traffic assessment is inadequate and overlooks the cumulative impact of other projects, such as Rampion 2 in Cowfold. It also fails to consider the increased risk to pedestrians, cyclists, horse riders, dog walkers, and local wildlife, particularly on the narrow country lanes that will see more cars choosing to use them as rat runs as a result.

4. Unrealistic Educational Provision

The development would place severe pressure on primary and secondary school places. While the developer suggests donating land for a new school, there is no confirmed funding or operational plan, and it is unlikely that West Sussex County Council will be able to deliver one. The result will be overcrowded classrooms and longer commutes for families.

5. "Affordable" in Name Only

The so-called affordable housing proposed is likely to be priced at the upper end of the legal threshold, which is still beyond the reach of many local families. Housing here also requires car ownership, which adds further costs. This does not address real local needs and provides no practical path for young people or lower-income families to live here.

6. Irreplaceable Agricultural land

Foxhole Farm has long supported grazing and equestrian activity for local villagers and is surrounded by active farmland and vineyards, including the Apple Farm and Bolney Wine Estate. It is high-quality agricultural land and should be preserved as such. If this development proceeds, we would lose not only greenfield space but also working farmland that contributes to the landscape and local identity. This would also compromise the nearby High Weald AONB.

7. Misjudged Community Facilities

The proposal includes allotments and a new community building, but these are not aligned with what Bolney actually needs. This is a rural area; allotments are not a priority. Bolney already has a well-used, well-managed facility in Rawson Hall. A second space could undermine it, or worse, be handed over to an outside organisation with no local ties, funding, or accountability.

8. Environmental and Landscape Damage

This development threatens wildlife, countryside views, peace, and clean air. It would bring light pollution, noise, and more vehicle traffic into an area valued for its tranquillity and natural beauty. As someone who has lived here for 23 years and raised four children in this village, I have seen firsthand how special this place is-and how fragile its balance can be. Once damaged, these qualities cannot be restored.

This application is not in Bolney's interest. It contravenes local planning policy, places an impossible strain on infrastructure, and causes permanent harm to the land and community. It offers no real benefit to the people who already live here, and those who would move in would face many of the same problems we are already struggling with.

I urge Mid Sussex District Council to reject Planning Application DM/25/1129.



Kind regards