

**From:** planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>  
**Sent:** 07 June 2025 19:19:01 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 07/06/2025 7:19 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:** Cleeve House, The Street Bolney Haywards Heath

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### Comments Details

**Commenter Type:** Neighbour or general public

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**Stance:** Customer objects to the Planning Application

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**Reasons for comment:**

Comments:

I strongly oppose the proposal to build 200 houses on Foxhole Farm. It's dangerous, unsustainable, and threatens the very fabric of our village.

Here's why:

1. Highway Safety Nightmare

The proposed junction with the A272 is a recipe for disaster-it's on a bend, near a garage, flanked by side roads and pedestrian crossings. This road already sees frequent accidents. Add queues and impatient drivers, and the risk skyrockets. Overflow traffic will flood our narrow village lanes, endangering pedestrians-especially children walking to school. Rural roads have higher fatality rates. This is not just inconvenient-it's life-threatening.

2. Unsustainable Development

This plan forces car dependency. Bolney lacks reliable public transport, safe cycling routes, and local jobs. The A272 is too fast and dangerous for bikes. Promised "infrastructure" won't meet real needs and may even harm existing amenities. For example, the Kangaroos hub could increase traffic and compete with Rawson Hall.

3. Disproportionate Scale

Doubling the number of homes in our village centre would overwhelm our community, eroding its character, cohesion, and heritage. Bolney has already met its housing targets under the Neighbourhood Plan, which rejected this site after thorough consultation.

4. No Room at the School

Our small primary school can't absorb the influx. It's already near capacity and has limited space to expand. Children may be forced to travel elsewhere, splitting up friendship groups and increasing car journeys at peak times.

5. Strained Infrastructure

Water, sewage, electricity, medical services, and broadband are already under pressure. We rely on a single water tower at the edge of the supply network. South East Water has admitted its limitations. Adding 200 homes will push our fragile systems to breaking point.

6. Irreplaceable Landscape and Biodiversity

The countryside is part of what makes Bolney special. Once lost, this landscape and its biodiversity cannot be recovered.

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Kind regards