

**From:** planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>  
**Sent:** 07 June 2025 15:35:16 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 3:35 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:** Redbrae The Street Bolney

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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:

Objection to Planning Application DM/25/1129 - Foxhole Farm, Bolney

I'd like to object to the proposed development at Foxhole Farm. I've grown up here, and I care deeply about the village, its identity, and what it's like to live here-not just now, but for the future. This development raises several serious concerns for me:

1. It goes against the local plans and doesn't feel fair on the village

This site is outside the built-up area of Bolney, in open countryside. It's not included in the current Bolney Neighbourhood Plan, and the District Plan also makes it clear that villages like ours should only grow a little to meet local needs-not get huge new estates built on their edge.

I understand that there's pressure to build more houses, but this doesn't feel like the right way to do it. Just because a draft plan mentions this land doesn't mean it's already agreed-it hasn't even been adopted yet, and it might never be. People in the village have already had their say in the neighbourhood plan, and this site was not chosen.

2. It would completely change the feel of Bolney

This proposal would add 200 houses. That's massive compared to the size of the village now. Bolney currently has around 650 people living in about 259 homes. Adding 200 more houses could mean an extra 400 people or more-that's almost doubling the population.

Bolney has a real sense of community, and its small size is a big part of that. I worry that this development would turn it into something unrecognisable. It's not that I don't want new people to move here-of course not-but this feels like a big jump all at once, and it's not what the village is set up for.

3. The countryside around Bolney matters to us

The area where Foxhole Farm sits is open countryside. I walk there regularly-it's peaceful, green, and beautiful. Once we build over this land, it's gone forever. Policy DP12 is supposed to protect the countryside unless development is really necessary. I don't think this is.

4. It's not a truly sustainable location

The developer says this will be a "sustainable community," but I find that hard to believe. Most people here still rely on cars to get to shops, GP surgeries, schools, and work-there just aren't the same local services you'd get in a town. Yes, there's the 273 bus, but it's not regular enough to rely on. Cycling to places like

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Cuckfield or Cowfold isn't safe either, especially on those country roads.

So realistically, anyone moving into these homes will still be dependent on cars. That means more traffic, more pressure on local roads, and more risk to pedestrians and cyclists-especially young people like me who don't drive yet.

5. I'm not convinced by the community benefits

The plans mention a community hub, but I don't know who it's really for. Is it meant to serve the people already living here-or just the new estate? Because we already have a large and active Village Hall. Either way, it could make traffic worse, depending on how it's used. And there's not much detail about other things like school places, doctors, or affordable housing-just vague promises.

6. It feels rushed and unclear

From looking through the documents, there are lots of assumptions and not enough detail. For example, it's not clear how big the affordable housing part will actually be, how traffic will really be managed, or how the countryside will be protected. I think more time and proper community consultation is needed before anything like this goes ahead.

In conclusion:

This development doesn't feel right for Bolney. It's too big, too fast, and in the wrong place. It would change the character of our village and take away countryside that matters to people like me. I'm not against new homes-but they need to be the right homes, in the right place, and at the right scale. I hope the council will listen to local voices and refuse this application.

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Kind regards