

## Joanne Fisher

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**From:** planninginfo@midsussex.gov.uk  
**Sent:** 13 June 2025 15:19  
**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 13/06/2025 3:18 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:** [REDACTED]

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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:** Dear Planning Officer,

I am writing to object to Planning Application DM/25/1129, which would allow 200 new houses and a community building to be built at Foxhole Farm in Bolney.

I'm 17 years old and have lived in Bolney my whole life. I've seen how the village works as a community and how limited the space and services already are. I understand the need for housing, but this development would change Bolney in a way that would be detrimental for the

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people who already live here - and for the environment around us.

I understand the need for new housing nationally, but this development is not right for Bolney. It would cause serious problems for the village and its environment, and I don't believe it would benefit the people it claims to serve.

### 1. Scale That Doesn't Fit the Village

Adding 200 homes would nearly double the size of Bolney, which would overwhelm the community and infrastructure. Bolney works because it's small - this development would fundamentally change that. It doesn't fit with the scale or character of the place I've grown up in.

### 2. Infrastructure Is Already Under Pressure

Bolney has:

No GP, no pharmacy, no dentist

No secondary school

Very limited public transport

Frequent water and power outages - including again this week (10:00 AM, 8 June 2025)

It puts pressure on primary and secondary school places, which are already under strain locally

None of these issues are properly addressed in the proposal. Adding 200 households would only make them worse.

### 3. Road Safety Concerns

The proposed access onto the A272 is in a risky spot - close to a crossroads, a pedestrian crossing, and a fuel station. I regularly walk and cycle around the village, and it's already difficult to feel safe on certain roads. This development would mean more traffic and more danger, especially with rat-running likely on the surrounding narrow country lanes.

The developer's traffic assessment doesn't reflect the reality of the area or the impact this would have on day-to-day life.

### 4. Environmental Impact

Foxhole Farm is part of the countryside setting of Bolney. It's used for grazing, and I've seen walkers, horse riders, and wildlife in and around the area. Building on it would mean a permanent loss of green space and biodiversity, and would damage the landscape around the High Weald AONB, which should be protected.

Once it's gone, it can't be brought back.

### 5. Community Promises Don't Add Up

The plans include allotments and a new community hall, but Bolney already has Rawson Hall, which is a valued and active part of village life. A new building could divide use or funding, or be run by a group with no links to the village. These offers feel more like box-ticking than real benefit.

### 6. Affordability That Isn't Accessible

As a young person preparing for university and looking ahead to working life, I'm aware how hard it is to get on the housing ladder. But this development doesn't offer real solutions for people like me. Even the "affordable" homes are likely to be priced too high, especially given that owning a car is essential to live in Bolney due to the lack of services and transport.

Yours sincerely,



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Kind regards