

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 13 June 2025 16:35:15 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 13/06/2025 4:35 PM.

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: Downsview The Street Bolney

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments:

The majority of residents in Bolney have repeatedly objected to this development during numerous prior consultations. Put simply, it is hugely disproportionate, unsustainable and potentially dangerous.

The District Plan that was adopted prior to the regulation 19 consultation did not allocate Foxhole Farm, because it clearly went against numerous policy stipulations:

- A policy that the majority of developments should focus on larger towns, with only limited growth in small villages to meet local needs

- A policy to secure the countryside by making sure any proposed developments were within built up areas, not open countryside like Foxhole Farm

- A policy to protect the countryside's intrinsic character and beauty. Foxhole Farm lies on the edge of the High Weald AONB and protected conservation areas

- A policy to protect a village's separate identity and character and protect open spaces and landscapes. The Foxhole Farm development would essentially double the size of Bolney and would irreversibly change the character of the village

The Foxhole Farm development is unsustainable, as Bolney does not have the infrastructure or facilities to support 200 more houses, with very poor transport links and no cycle routes. With only a few bus services running on just some days of the week, residents rely on cars to reach schools, work, doctors, dentists, shops, train services etc.

The development would put even more pressure on the village's utilities, which are already stretched and unfit for purpose. Bolney already experiences flooding, regular power cuts and water shortages

The development would present serious road safety issues. Such a large number of houses would mean a significant increase in vehicles and traffic on local roads that are already congested and severely accident prone. Up to three accidents a month have been recorded on a small stretch of the A272 where access to the development is currently being proposed. The most recent of these happened just a few weeks ago and involved the air ambulance.

The developer is proposing all sorts of things in the planning application that are unnecessary or unviable and which they can't guarantee will be delivered. This includes improved bus services, without any real indication of how this will supposedly be achieved. And a new community hub, which the village does not

need having only recently built a large, modern village hall.

Granting permission for this unsuitable and unsustainable development would flagrantly go against policy.

Kind regards