

**From:** planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>  
**Sent:** 13 June 2025 16:51:51 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 4:51 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:** Stanford Top Street Bolney

---

### Comments Details

**Commenter Type:** Neighbour or general public

---

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

---

**Reasons for comment:**

Comments:

Comments: We do NOT feel that the Application Reference DM/25/1129 Land at Foxhole Farm for 200 houses is sound for reasons mainly listed below and does not represent sustainable development in accordance with national policy.

Bolney is a small historic and pretty village with 45 listed buildings, situated within an unspoilt area of beautiful countryside, wildlife and partially within the High Weald Area of Outstanding Natural Beauty. The proposed Foxhole farm development is adjacent to two conservation areas. This area attracts many visitors and walkers who come to enjoy the quiet unspoilt beauty of a small Sussex village, the glorious green open spaces, wildlife and the fantastic views.

The proposed development would almost double the size of Bolney village, which is totally disproportionate. It would change the whole ambience of this pretty Sussex village and what we as residents enjoy about living here. The village would not be able to cope with any further traffic coming through our small country lanes and would prove to be dangerous to residents, visitors and children attending the local school, let alone the congestion it would cause when trying to pass.

Bolney village has already accepted recent new housing developments that are of a size and location that have integrated well within the village but we are now at capacity to remain a quintessential Sussex village. We have regular power cuts and water shortage sometimes for up to 12 hours and further housing would only create a more serious problem for all residents.

There are major safety concerns from the significant increase in traffic which would potentially be an additional 400 cars accessing this development daily, plus delivery vehicles. This section of the A272 is already a dangerous blackspot with traffic trying to access a very small petrol forecourt, a business park and a crossroads. The proposed access will create significant traffic delays and risk of accidents. As previously stated the safety of residents, children and animals is of a major concern and will impact on the quiet enjoyment of our village.

Currently there are no cycle paths to encourage residents from not using cars and to introduce further vehicles, parking and traffic will also create disturbance, noise and pollution to this area.

The village has very limited parking and the lanes are narrow with a lot of blind bends plus dangerous sections where pedestrians share the roads along with cars/vans and parked vehicles. A major concern is the village being used as a cut through from drivers trying to avoid the A272 junctions/delays. Also, with the proposed development having restricted parking, there is a risk of additional vehicles being parked on the roads in The Street. All residents currently respect the narrow lanes and how to give way politely and with patience, introducing further traffic will soon impact on this courtesy. As we are a small village, we do not have the infrastructure to support such a large development and the potential significant increase in residents. There are no health facilities, shops and very limited school facilities.

---

As a community we cannot understand why there is even a suggestion to double the size of the village, to take away the beauty and quiet life here and completely disrupt the village and turn into what will seem like a small town! Let alone the chaos it will cause to traffic on the A272, the danger this will cause within the boundaries of the village, and destroy the heart of this beautiful unspoilt part of Sussex.

Come and stay here for the weekend and you may fully understand just what a special place this is and that is how it should stay, protecting part of our English heritage.

---

Kind regards