

## Joanne Fisher

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**From:** planninginfo@midsussex.gov.uk  
**Sent:** 11 June 2025 20:18  
**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 11/06/2025 8:17 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:** 2 paynesfield 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:** I am writing to formally object to the planning application for the proposed development at Foxhole Farm, Bolney. This proposal conflicts with several key policies in the Mid Sussex District Plan 2021-2039 and does not align with the principles of sustainable development or the preservation of local character. This proposal also raises significant concerns regarding water supply adequacy, which I believe have not been sufficiently addressed in the application. The current water infrastructure in Bolney is inadequate to support the proposed 200-home development, and I urge Mid Sussex District Council to reconsider this application in light of these concerns.

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## Disproportionate Scale of Development

The allocation of 200 homes at Foxhole Farm represents a significant increase in the size of Bolney, a rural village. This scale of development is inconsistent with the Mid Sussex District Plan's emphasis on proportionate growth in rural areas. The inclusion of such a large development in a small village raises concerns about the adequacy of local infrastructure and services to support the increased population.

## Impact on Local Infrastructure

Bolney's existing infrastructure, including roads, healthcare, and educational facilities, is limited. The proposed development would place additional strain on these services, potentially leading to congestion, reduced accessibility, and diminished quality of life for current residents. The lack of comprehensive planning for infrastructure improvements to support this development is a significant concern.

## Environmental and Heritage Concerns

The proposed site is located near the historic St Mary Magdalene Church, a Grade I listed building. The development threatens to alter the rural setting and views associated with this heritage asset, potentially diminishing its significance. Additionally, the introduction of a large housing estate in this location could lead to increased traffic and pollution, further impacting the local environment and heritage sites.

## Insufficient Community Engagement

The Bolney Parish Council has expressed frustration over the lack of meaningful consultation and engagement with the community regarding this development. Despite over 250 objections from residents during the Regulation 18 consultation, the concerns raised were not adequately addressed, and the development was still included in the Regulation 19 draft Plan. This lack of responsiveness undermines the principles of community involvement and transparency in the planning process.

## Existing Water Supply Issues in Bolney

Bolney has experienced intermittent water supply issues in recent years. In August 2020, residents and businesses in Bolney, along with neighbouring areas such as Cuckfield, Warninglid, and Whiteman's Green, reported unacceptable water supply problems, including outages lasting up to five days. These issues were particularly concerning during the COVID-19 pandemic, when access to clean water was more critical than ever. The local Member of Parliament at the time expressed frustration and anger over the situation, highlighting the need for urgent resolution. As I've been writing this, we've been having to cope with yet another water issue where most of the village has had no water for a day - these issues are already happening on an increasing basis and that is without new house putting the system under greater strain.

## Insufficient Water Infrastructure to Support New Development

The proposed development at Foxhole Farm would introduce 200 new homes to Bolney, significantly increasing the demand for water. Given the existing issues with water supply, adding such a substantial number of new homes could exacerbate the current problems and lead to further strain on the water infrastructure. There is a pressing need for a comprehensive assessment of the capacity of the existing water supply system to accommodate this increase in demand.

## Conclusion

In light of the above points, I urge Mid Sussex District Council to reconsider the proposed development at Foxhole Farm. The scale of the project, its impact on local infrastructure and heritage, and the insufficient community consultation all point to the unsuitability of this development for Bolney. I respectfully request that the application be refused to preserve the character and sustainability of our village.

Yours sincerely,

A solid black rectangular box redacting the signature of the sender.

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Kind regards