

## Joanne Fisher

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**From:** planninginfo@midsussex.gov.uk  
**Sent:** 09 June 2025 23:59  
**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 09/06/2025 11:59 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:** Oakview Farm Cross Colwood Lane 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:** [REDACTED] family feel that the scale of this proposal is so obviously incompatible with Bolney village we are surprised it is even being considered. Of course housing is required but it should be allowed in manageable, organic manner that allows the village to absorb new residents or allow the young members of the village to remain in the village they grew up in or visited family etc.  
This proposal will effectively double the number residents (2021 census c 638 current residents in Bolney).  
We object to this proposal on a number of issues. I personally have addressed these direct to

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██████████ in chats over recent years and weeks, so he is well-aware of my comments. We are not NIMBYs but this is totally the wrong scale and wrong place for a new housing estate doubling the size of the village in relatively short timescale we can't see how can be absorbed without problems for years ahead.

VEHICLES/TRAFFIC and ACCESS issues; the number of households 200 - this would likely be two adults and two school or college age children or more, therefore c800 extra people or more.

likely 2 vehicles per household c400 extra vehicles requiring access and exit upto TWICE a day via the site entrance/exit direct on to the busy A272, especially at the proximity to the already dangerous and difficult to traverse Crossposts crossroads.

In addition there will be deliveries and other utility service vehicles etc needing to access that size of housing estate.

This proposal will severely affect other residents of Bolney and customers for Bolney businesses and other traffic using Foxhole Lane, Chapel Lane and will clearly add to the problems already faced by traffic on A272 travelling West finding queing for the crossing lights, petrol garage and shop and those waiting to turn south or north at Crossposts. Also traffic approaching from West going East are often required to queue and can come across hazards suddenly on the bend/partial blind summit approach to Crossposts.

There have been a number of bad accidents at Crossposts crossroads over the years. Our ██████████ was severely injured by a van driver while he was waiting to turn into Foxhole Lane in mid-1990s.

Even if this was a proposal for 10 - 30 houses and related vehicle traffic that whole junction would need to be redesigned and possibly reconfigured as a roundabout, with wider, clearer visibility slip roads from Foxhole Lane, Chapel Lane, the garage/shop and the Foxhole Farm site.

#### PRESSURE ON AMENITIES and UTILITIES

The village has only relatively recently got fibre connection. The village often has power outages and water cut off, especially after bad or unusual weather (which is increasing with Climate Crisis). Water pressure and Water leaks are regular issues. The utility systems for the village are already stretched. This proposal will simply overload already failing infrastructure.

We have no doctor/medical or dentist surgeries within four miles of village, nearest emergency service at hospital is over six miles.

The bus services are totally inadequate and inconveniently timed (hence most households having at least two vehicles in use daily).

I'm sure others have outlined the issues with nursery and school capacities.

This proposal has had a lot of 'window dressing' attached to it that may seem on the surface as ecologically and aesthetically pleasing but Bolney already has an extensive apple orchard, vineyards and business associated with them and are accessible by footpaths. Batchelors Field is used for sports and children play areas and has the Rawson Hall and Cafe amenities. Again, I'll let others comment on the need of allotment facilities, but I've not heard of any residents mentioning as a need in our rural village with most households having reasonable gardens.

This proposal is grossly overscaled for Bolney and surrounding area.

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Kind regards