

Joanne Fisher

From: planninginfo@midsussex.gov.uk
Sent: 13 June 2025 09:38
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 9:37 AM.

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: Laurel Cottage The Street Bolney Haywards Heath West Sussex

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I am writing to formally object to Planning Application DM/25/1129 for the proposed development of 200 residential units and a community building on land at Foxhole Farm, Bolney.

This development raises significant concerns relating to highway safety, infrastructure capacity, environmental integrity, and policy non-compliance. Please consider the following points:

1. Highways and Traffic Risk

The proposed access onto the A272 is dangerously located, immediately after a bend and within proximity to a crossroads, fuel station, and pedestrian crossing. This stretch of road is already congested, with regular speeding and a known collision history.

The developer's traffic assessment is incomplete. It fails to adequately consider the cumulative impacts of other local developments (e.g. Rampion 2 in Cowfold) or the secondary effects such as increased rat-running through rural lanes. These routes are regularly used by pedestrians, dog walkers, horse riders, and cyclists, and are not designed to absorb further traffic.

2. Inadequate Local Infrastructure

Bolney does not have the public services or utility resilience to absorb this scale of development:

- * No GP, dentist, pharmacy, library, or Post Office
- * It puts pressure on primary and secondary school places
- * Infrequent and unreliable public transport, making car ownership essential
- * Fragile utility provision:
 - * Water is frequently interrupted (as of 10:00 AM on 8 June 2025, the village was without supply again)
 - * Power disruption is frequent and prolonged

The infrastructure burden from 200 new homes would significantly worsen conditions for existing residents.

3. Educational Provision Cannot Absorb Demand

Local schools, particularly Bolney CEP School, are already near capacity. While the applicant proposes to allocate land for a school, West Sussex County Council has given no indication it will fund or build one. In the absence of firm funding or planning, this gesture is of limited practical value and does not resolve the issue of oversubscribed educational services.

4. Conflict with Local Planning Policy and Village Scale

The proposed site was assessed and rejected during the Bolney Neighbourhood Plan process, which prioritised appropriate, sustainable, small-scale development. The application contradicts key planning policies, including DP6, BOLBB1, BOLD1, and DP26, which seek to direct growth to larger settlements and protect the distinct identity of rural villages. This development would double the size of Bolney, completely altering its scale, landscape, and village setting.

5. Housing Affordability Misrepresented

Although positioned as "affordable," these homes are likely to be priced at the upper range of affordability definitions, and still unaffordable for many - especially given the additional financial burden of car ownership. There is no clear evidence that the housing mix addresses actual local need.

6. Loss of Viable Agricultural Land

Foxhole Farm has historically been used for grazing and equestrian purposes, and is surrounded by active rural enterprises such as Apple Farm and Bolney Wine Estate. This is productive land in a working agricultural setting. Developing it for housing would permanently remove a valuable greenfield asset and damage the setting of the High Weald AONB.

7. Unnecessary and Ill-Defined Community Facilities

The proposed allotments and new community building offer little genuine benefit to Bolney residents. In a rural context, allotments are not a high priority, and there is no evidence of unmet demand.

Furthermore, Bolney already has a well-established and actively used facility in Rawson Hall. A new venue would either duplicate or dilute existing resources, or risk being leased to an external organisation with no local ties or long-term accountability. Given the proximity of the Apple Farm - we have no need of a token orchard.

8. Environmental Impact and Loss of Amenity

The development would lead to increased noise, lighting, and pollution, along with a loss of wildlife habitat and green space. The surrounding landscape - currently quiet and used regularly by walkers, cyclists, and riders - would suffer irreversible damage. These impacts run counter to Policies DP12, BOLE12, and DP26, which aim to preserve countryside character and environmental quality.

9. Viability for low/middle-income families

Without their own transport or regular public transport, occupants will be isolated from shops and amenities. The local petrol station offers only a poor selection of essential items, all at considerably higher prices than supermarkets. It cannot be assumed that all occupants will have access to, or use online shopping, and therefore it will become impossible for them to live sustainably. Walking and cycling is not an option given the distances and lack of provision of adequate, safe cycle paths. As someone who has been hit TWICE on the A272 by a car and a lorry whilst on my bike, I speak from experience.

Conclusion

This is at best a speculative development on an unsuitable site. It offers no practical benefit to the village, nor the assumed inhabitants, but would impose excessive strain on existing infrastructure and the environment, if it were 'questionably' approved.

The ignores the hard work and attention given to the Bolney Neighbourhood Plan (it was rejected, as you know) and several adopted district policies, in a way that is highly questionable as to why it would be considered as it stands in the first place.

I therefore urge Mid Sussex District Council to refuse Planning Application DM/25/1129 in its current form.

Kind regards