

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 30 July 2025 10:22:08 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 30/07/2025 10:22 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. ADDITIONAL INFORMATION received 4th July 2025 concerning landscapes, LVIA, and transport technical notes to address National Highways, WSCC Highways and Landscapes responses and amended outline masterplan, illustrative masterplan and parameter plan on building heights.

Case Officer: Joanne Fisher

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Customer Details

Address: Leacroft The Street Bolney

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I wish to object to additional proposals made affecting The Street In Bolney.

As a result of this application there will be a massive increase to traffic in The Street which is already a narrow road. The additional proposal of a permanent raised pavement, a pedestrian crossing and a build out will not help the situation. Reducing The Street to single vehicle width will cause massive bottlenecks and delay for the residents. We have no gas in the village and so are reliant on deliveries of oil and LPG in large tankers. Like everyone else we also have increased deliveries of shopping, bin lorries and occasional buses to contend with.

in the extremely unhappy event of this development being given the go ahead I believe that we should not reduce the width of The Street but should put in sleeping policemen to slow down the increased traffic load.

My objections to the development made on 9 June still stand. These are as follows:

I wish to object to the proposed housing development DM/25/1129 (DPA14 in Mid Sussex draft District Plan) on GREEN BELT land at Foxhole Farm, Bolney. I believe the proposal is unsound because it does not comply with national planning policy and is therefore unsustainable.

There is a hiatus in the independent inspectorate's review of MSDC's district plan and Wates' application seems to be deliberately timed to coincide with this and is therefore opportunistic.

The village of Bolney is a small ribbon community with around 270 houses in the central area of the village. There is very little in the way of infrastructure and services. Most residents travel by car because there is little or no choice. There are no cycleways from Bolney to other towns and villages where services may be accessed and public transport is very poor. There are a very small number of infrequent buses and they do not run in time to get anyone to and from work within normal working hours. The main street in the village is narrow with pavement only in limited areas. There are a small number of "virtual" pavements (painted red) but these are driven over constantly due to lack of space. There are many parked cars on the street which cause it to be even narrower with many blockages and bottlenecks caused, particularly when large vehicles pass through. This main street leads to the A272 at the south. This is an extremely busy, but fairly

narrow, trunk road.

As a general concern, the developers, Wates, who are putting forward this application, have given remarkably little detail or declared intention as to how they would ensure sustainability that complies with national planning policy. I believe this states that there should be sufficient facilities, services and infrastructure to meet the needs of current and future residents and that all of these should be accessible on foot, by bicycle or public transport, without the use of a car.

Wates state that they "could" contribute to improved bus services. But local bus companies have not been consulted about this and so we question whether anything will be done.

There are no cycle paths to other settlements and no way they could be created . So this would necessitate using the A272 which would be extremely dangerous. I have cycled on this road myself for a short distance but felt it to be far too risky, with vehicles virtually brushing past me. I would not do it again.

There is only one planned vehicular access point to the new development. This is unsafe because if it were blocked for some reason then emergency services may not be able to reach the situation they are attending.

This access is onto the A272. Currently the A272 in Bolney is a short but very busy stretch of road. Within a double bend there is a pedestrian crossing, a petrol station, a crossroads and some residential properties. Wates wish to add an access to a 200 house development . This would cause yet more hazards and would greatly increase the number of bottlenecks. Over the years there have been regular accidents on this stretch of the A272, several very recent and one involving the attendance of the air ambulance. Turning out onto this road (particularly at peak times) can often take at least 5 minutes. Therefore, with the new houses, this would greatly worsen and also would be very difficult for the residents. It could even lead to them parking their cars on The Street (which is already very congested) and walking to their houses via the pedestrian access from The Street.

Further congestion on The Street would be intolerable . Many people walk or cycle down it and it is very dangerous at the many points where there is no pavement. Children walk to the village primary school down this road, often along with parents and baby buggies and so clearly any increase in traffic would impose a much greater risk to them. I myself used to walk this regularly with my children when they were at the village school and have experienced this first hand. I am (along with a large number of other village residents) a dog owner

and find the traffic in the village makes me feel very unsafe when walking in the many areas with no pavement.

Wates appear to have done a simple traffic survey to attempt to assess the impact of the new development. Apparently this was done in August and not at peak time and therefore I believe the results to be useless and no representation of the actual situation. There is currently a small primary school in the village with 4 classes serving 4-11 year olds. The school site is very limited in size with no scope for expansion to cater for significant numbers of extra children. Wates sat that they "could" provide extra education provision but there is no detail about what this would be nor any indication from West Sussex County Council that extra provision would be made. From age 11 children in Bolney would then move onto secondary school which would necessitate travel to Cuckfield, Haywards Heath or Burgess Hill. I believe these schools are very full and do not know if they would have enough spare capacity for children from the proposed development.

There are no medical or dental facilities in Bolney. Most residents travel to Cuckfield, Cowfold, Haywards Heath or Burgess Hill for these. I believe that several of these are closed to new patients having been filled up with residents from other new developments.

The only shops in Bolney are small stores at 2 petrol stations (one to the north of the village and one to the south). Contrary to Wates' statement, there is no post office.

A percentage of the proposed new housing is said to be 'affordable'. If people are in need of affordable housing they are unlikely to be able to afford the car which will be necessary for them to travel anywhere. Surely such a lack of accessible infrastructure will back these very unattractive to purchase by housing associations?

Despite their stated practice Wates have not have not consulted Bolney residents about facilities they would like to see brought to the village. The proposed development includes a 'country park' and a community working hub. The village of Bolney is surrounded by beautiful countryside, therefore there is no need for a country park. A working hub facility has been previously made available in our village hall but was never taken up, so we do not need a new one.

This application is promoted by the suggestion that a charity called Kangaroos would be based in a facility on the new development. This charity has no links to Bolney and it's location here would only add further to the traffic and congestion issues mentioned earlier.

Bolney contains many Grade I and II listed buildings and the proximity of these to the new development is incongruous. If you stand by the Grade I listed church there is a very clear view of the field where the proposed development is to take place. There are regular interruptions to the water supply in Bolney as I believe we are at an extreme end of South East Water's supply boundary. In the last couple of weeks this has happened twice, including yesterday (8 June) when many of us had no water for significant parts of the day. In recent years Bolney has had it's water cut off for several days on two or three occasions due to pressure on the water supply. How can South East water hope to supply 200 more houses when they can't even provide a consistent supply to those existing? In recent years around 70 new houses have been built in the centre of Bolney, which is a significant percentage increase on those already there. A neighbourhood plan was drawn up after exhaustive efforts by local residents. This recommends certain plots of land being more desirable for building and were included in MSDC's draft district plan. Why are they now being ignored? For all of the above reasons I believe that to allow 200 to be built at Foxhole Farm, Bolney would be unsustainable and would worsen the current situation of the village, not improve it. Therefore it is a totally unsuitable proposal.

Kind regards