

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 11 June 2025 16:30:10 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 11/06/2025 4:30 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: The Thatched House 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 wish to strongly oppose the proposed development at Foxhole Farm in Bolney planning reference DM/25/1129 for the following reasons:

Transport and Access :

Public transport in Bolney is poor and unreliable. Alongside this access using pedestrian and cycle transport to this development from the main towns and train stations is not practical due to the distances involved.

While there is a proposal to provide a financial contribution for sustainable transport there is no actual provision (to my knowledge) for any form of bus service or public transport access, therefore it is unlikely to eventuate.

The access to the already limited Bus service within the village is not helped by narrow roads and congested parking in 'The Street'. Owing to Bolney's isolation, the only real option for transport would be the use of private car which would effectively add up to an additional 400 vehicles to the village.

As gaining access onto the A272 from this site would be difficult, the vast proportion of these cars would end up using roads through the village so that they could gain access onto other road networks.

For this reason alone the development is unsustainable.

The A272 is deemed by the WSCC to be a fast and busy road making it unsuitable for cyclists or pedestrians. Alongside this, the A272 has a notorious history for major accidents and a high rate of fatalities.

In the past, I understand there has been at least one major incident involving a child on the A272 pedestrian crossing which highlights this and at least one accident per month on the A272 stretch between the underpass and Buck Barn Crossroads.

The addition of extra housing adjacent to such a dangerous stretch of road will only increase that threat and add to the notorious traffic congestion drivers are subjected to daily on the A272 at peak times.

Despite offers to move the pedestrian crossing(s) this will increase traffic jams at the junctions on the A272 and likely pose a greater risk to safety.

I understand that this issue alone has already raised considerable concern and it is perhaps another good reason why the site is deemed to be both unsuitable and unsustainable.

Additional to this is the knock-on effect of creating rat-runs through the village on what are already congested and narrow lanes which would pose serious safety threats to children, dog-walkers, horse-riders and cyclists.

Aside from this, the increased traffic on our lanes will ruin the character and rural nature of the village.

Any likely construction on the above site would generate an extraordinary amount of heavy traffic both during and after completion.

The current road network, traffic flow and access points to this development are totally unsuitable and unable to support the

heavy vehicles required.

Increased Pressure on Public Utilities:

Managing water resources and water quality is key to serving existing and future residents and a major sustainability factor. This issue in particular has been a very real problem for the village. In the past (especially during times of drought) the supply has been unreliable or non-existent.

Despite assurances that the situation will improve it has failed to do so and the addition of new housing and commercial property in recent times has added to the strain on the already limited water network.

The addition of such a significant number of new houses at Foxhole Farm will only exacerbate that issue and put additional strain on a stretched network making it unsustainable.

During times of high wind and poor weather, it is also common for the electricity supply to be unreliable.

The addition of extra properties on an unreliable network will also add pressure to it and leave it vulnerable to failure.

In the past month both of these utilities have individually failed on consecutive days which gives an indication as to their lack of sustainability.

Pressure on existing health services:

Local Doctors and Health services are already at their maximum capacity and getting access is challenging. It is highly unlikely that any new housing would be able to gain access to these services. Pressure on primary and secondary school places and the current West Sussex County Council policy is unlikely to support a new school (even if the developer donates the land, as has happened in other developments in the past decade)

Increased risk of flooding:

This is a real concern for villagers. Whilst the village is not classified as high risk, incidents of flooding have recently occurred and the addition of more houses on the above site will create additional run-off onto low-lying areas on the edge of the field (particularly to the east and south) and onto the A272. The natural high water table in the lower part of this development is known to flood or brim-full after rain, affecting houses and potentially roads. This area already soaks up water naturally and if the development is permitted would see the runoff likely end up in local streams which could be a threat to the local fresh water wildlife population.

Endangering Wildlife:

I understand that the area adjacent to the north of this development is a natural area for the endangered Dormouse population which has already disappeared in areas of Sussex. Clearly this is a major risk and another reason to question the site's sustainability for its development.

No further Housing Requirement from the Villagers:

Bolney would already appear to have adequate housing needs as additional requirements were outlined in the Bolney Village Plan, most of which have now been built. The land selected for this

development is designated as 'Green Belt' and it was clearly designated for a reason alongside the countryside surrounding it. For that reason alone it should be preserved as such, strictly on a sustainability issue. There is therefore no argument to be had from the council using farmland for housing sighting government policy.

The nearby vineyards and orchards show the land has good commercial agricultural potential that would be permanently lost. Our concerns will not be addressed by the developer's promises

* We don't think that the enhancements promised by the developer's proposals are useful or necessary.

* In a rural location there is little need for allotments, orchards & a country park.

* The developers cannot guarantee that a village co-working hub/café would be a viable commercial business. These facilities are already provided by The Rawson Hall in the village.

* We have concerns that the land for 'educational purposes' is not the same as additional school places. Apparently this has already been potentially pre allocated for a commercial enterprise that is not from the village or local area so not benefitting a local group.

* A working hub would be of limited use as it could only be used by those who can work-from-home.

Finally:

The Original Neighbourhood Plan had a requirement for 71-75 homes to be built in Bolney to suit the long term needs, this was deemed to be sustainable. The majority of these homes have now been built. The addition of another 200 homes is totally out of proportion to that originally agreed and is both unnecessary and unsustainable.

Bolney is a historic Sussex village with 45 listed buildings, including the Grade 1 parish church (only 10 in Mid-Sussex). The planned development will permanently and adversely change the historic nature of the village and compromise the rural context of the village, this is a loss for everyone in Mid-Sussex, not just village residents.

Kind regards