

Joanne Fisher

From: planninginfo@midsussex.gov.uk
Sent: 12 June 2025 21:48
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 12/06/2025 9:47 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: Mallards 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: Subject: Objection to Planning Application DM/25/1129 - Proposed Development of 200 Houses at Foxhole Farm, Bolney

Dear Sir/Madam,

I oppose the proposed site DM/25/1129 for additional housing on the site east of Foxhole Lane.

The plan is not supported by the Bolney villagers, contravenes the neighbourhood plan and is conflict with the MSDC District Plan. Infill or proportionate accretive development on existing

population centres would be the appropriate manner to increase housing stock in mid-Sussex.

Planned developments to the village should be incremental in nature and supported by infrastructure improvements to support their scale. Much smaller plans, such as The Aurora Caravan site, were deemed too large despite better and safer access to local roads to this proposal.

The scale, footprint and density of this plan would be an incongruous form of development in a sensitive rural location. The proposal doubles the size of the existing Bolney built up area, and does not include any investment for the services that this additional population would require. Any development on this site would have a marked adverse impact on Bolney, destroying the character of the village, that of the Bolney Sloping High Weald Landscape Character Area.

Any development on this site will increase the flood risk for the residents of The Street, the field and neighbouring gardens are typically waterlogged during the winter, and standing water is not uncommon. Hardstanding development will significantly increase the flood risk. The proposed layout of the new estate will also make light pollution at night intolerable, as it will penetrate the bedrooms of the established residents. The relocation of any new development on the west side of the site would be a major mitigation to this pollution, although will remove a significant area of dark sky.

The development would introduce many more additional private vehicle journeys, including to primary & secondary schools as there is no local capacity, introduce a new swathe of delivery vehicles that would exasperate the danger on a treacherous stretch of the A272. The A272 from London Road to beyond Foxhole Lane is dangerous. Accidents (including a fatality) are reported here (Sussex safer roads partnership).

The plan disingenuously proposes walking and cycling as an alternative to car journeys, but there are no safe routes to use these modes of transport to access the nearest services or amenities, in Cowfold, Cuckfield or Haywards Heath. It would be reckless and dangerous to cycle on the busy A272 with fast moving traffic, which will be even busier if the development goes ahead. All access to services from Bolney require the use of car.

In addition the development will boost traffic on all of the local road infrastructure, which it cannot support safely. Collisions will become more likely on Twineham & Wineham Lanes in particular as they are used increasingly as fast-moving rat-runs, creating a dangerous mix of fast-moving vehicles, and recreational horse riders, ramblers & cyclists who are common users of these lanes.

More traffic will additionally cause a further deterioration of air quality in neighbouring congested villages of Cowfold and Ansty, where queueing traffic at peak times is commonplace.

Amenities

The DM/25/1129 plan provides no additional benefits to the village, and the proposed scheme benefits are included as a tick box exercise to facilitate its passage through planning.

The development and associated community provisions are not clearly details but what is outlined is not relevant, required or wanted by the village. Bolney has a well-established modern village hall, which would capacity for organisations such as Kangaroos. Location "destination" services inside the new development will just increase traffic flows even further. The proposal for allotments may create a useful amenity, but this eyesore that will increase vermin in the area, and potential air pollution from bonfires should be located along Foxhole lane away from residential housing if it was to proceed. Meaningful provisions would include fully funded doctors surgery, funded bus service that connects to Haywards Heath transport links and shops, improvement of road infrastructure notably of foxhole lane and street lighting between The Street and Bolney Cross Service Station.

Water Management

Water supply to the village is variable in constancy and pressure, a further draw on existing infrastructure and supplies will make supplies more likely to be unacceptable and interrupted.

The main waste pipes which serve the properties to the south of the development are considered inadequate. They are deemed to be already at capacity and no expansion of these

pipes is included in the development.

Traffic

Despite the addition of a pedestrian crossing, it is almost impossible to walk from the village (THE STREET) to Bolney Cross Service Station after dark, a poor pavement and dazzle by oncoming car headlights without any street lighting means this journey is almost taken as blind, which means even the shortest amenities are accessible safely by car! The uncontrolled cross road (chapel lane/foxhole road & the A272) is difficult to cross, and entering or exiting the Bolney Cross Service Station is hazardous during the daytime, and dangerous at nighttime as none of the section of the highway is lit. The introduction of a new turning and addition of more vehicles will exasperate an already challenging stretch of road. There is a lot going on in this section of the A272.

A widened joint walkway & cycle lane from the Street to the chapel lane / foxhole lane cross road that has priority over the access lane to the Foxhole Farm development, with the introduction of a Toucan crossing to enable safe passage across the A272 would be an essential improvement. This cross roads and the section of the A272 from the village to the cross roads is frequently used by cyclists accessing the country lanes from the village, from the nearby national cycling network as well as the crossroads being a major junction for the many that pass through on journeys and part journeys from Brighton, Crawley, and London to Brighton routings.

Significant mitigations would be required to manage the flow of any new traffic so that access to the site can be made safe. A new pad crossing, with a toucan crossing, or roundabout, such as that at the Coniston Avenue - Balcombe Road intersection, would be required with a reduced speed limit enforced. The ghost lane will back up into the fast-flowing A272, and conflict with the queuing traffic into the Bolney Cross Service Station and when the ghost lane is not busy or in use it will create space for impatient drivers to be tempted to overtake, with the possibility of high speed collisions. Could access to Bolney Cross Service Station be improved, with a wider runoff or space for queuing cars to be off of the main carriage way?

Foxhole Lane is a very narrow lane has limited passing areas, poor driving visibility and is close to maximum capacity. The success of the vineyard has increased usage of this lane considerably and there is now also additional traffic accessing the Nailards site, including HGV's and delivery lorries. There are no passing places, the surface is poor and uneven and visibility is limited. Today this lane is hazardous for walkers, cyclists and horse riders who are vulnerable here.

Local traffic has increased on The Street, Top Street, Ryecroft Road (the village roads in the built-up area) which are narrow, poorly lit, streets and without designated and separated walkway. It is of note that these are now also used as a rat-run at peak times, especially when the A272/London Road junction is congested. The introduction of a 20mph speed limit has helped, but walking through the village can be hazardous for pedestrians and children in particular. The narrowness of the roads, no lighting on Ryecroft Road and the lack of dedicated pavements for pedestrians, mean that there is no safe refuge for pedestrians from passing vehicles. There is a high level of pedestrian movements in the village as dog ownership is common, and the rural nature of the village encourages an active lifestyle, making use of the safe streets and the many footpaths. Bolney cannot accommodate any further increase in traffic, without these issues being addressed. Street lighting on Ryecroft road in particular would help.

It is important to emphasize anything the smallest increase in traffic on the A272 or Foxhole lane would require road improvements outlined earlier in this section.

Car parking in the village is inadequate.

Any development must be designed so that all additional vehicles are contained with the development, with parking provided for a minimum of two vehicles per property and additional parking provided for visitors. Existing on street parking on the village roads creates an additional hazard and obstruction for through traffic, service & emergency vehicles including the occasional public bus.

Flood Risk.

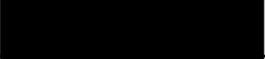
Any future property developments must consider safe access and the ensure that there is no negative impact from a doubling of the local traffic. In the Bolney built up area, only London Road should be considered a viable outlet for additional vehicles for new developments, which is only viable if parking is also restricted so that the road remains safe.

Environmental

The development proposal includes a green area, tiny orchard and country park with no sense of irony, The site is currently rural and hosts much wildlife which would be compromised if developed. Amongst native species active on the site are buzzards, barn owls, kestrels, sparrowhawks, woodpeckers, song thrush, kestrels, badgers (that access the site through our garden) and deer. Infrequently we have also had water voles in the small stream that runs adjacent to this site and have found dormice in our home (which is adjacent to this site) in the last 5 years. In the summer bats are very active across the field and in our garden, as are grass snakes and slow worms.

In conclusion, this development is unsustainable, out of scale, and will negatively impact negatively Bolney, neighbouring villages and the area as a whole. I urge the council to reject this application and protect the charm of Bolney & the mid-Sussex rural areas.

Yours sincerely,



Kind regards