

## Joanne Fisher

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**From:** planninginfo@midsussex.gov.uk  
**Sent:** 12 June 2025 19:10  
**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 7:10 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:** [REDACTED]

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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:** Dear Council,  
I feel this application falls very short on many counts. I have outlined these below.

We have lived at this address since 2010, in which time we have grown a family, with our youngest child still attending [REDACTED] both myself and my wife commute to London from Haywards Heath or Three Bridges.

Road capacity and transport.

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The roads cannot take more traffic. The lanes to the north of the A272 are very narrow and offer limited visibility. We have often walked our children to school, particularly in the summer months. There are no pavements, and the roads are narrow, and we have often been upset by poor drivers travelling too fast in the lanes. This is most dangerous when an accident has closed the A272, resulting in a high volume of traffic unfamiliar with the country lanes. The A272 itself has seen regular accidents. The S bend to the west of Bolney Cross offers poor visibility, and there have often been incidents near Bolney Cross, either involving vehicles pulling out of junctions and driveways, or queues of traffic due to drivers trying to turn, causing frustration and more reckless driving. Increasing traffic at this junction without significantly changing the width and visibility on the road would cause more accidents. I would not allow any of my children to cycle on the A272 or Cuckfield Lane. I am an experienced cyclist and the experience of cycling on the A272 or Cuckfield Lane is abominable. I suggest any decision-makers try this experience before making any assumptions.

Relying on buses to return from Haywards Heath is laughable.

The car park at Three Bridges station is full by 7am Tue-Thursday every week outside school holidays. The new car park at Hayward Heath is already nearly full every week.

Infrastructure. I have lost count of the times we have had our water supply disrupted, whether due to weather, aging pipes, or accidental damage during works. Growing the dependency on the water supply by adding 200 homes, or 400+ residents to a village of c.1,300 will result in a poor experience for all. Supply failure are not a minor disruption: in recent years the school was closed without notice as the result of the water supply failing. There are also many vulnerable households less resilient than us for whom lack of fresh water can be very bad.

We have also lost power on multiple occasions. Again, growing the village by over 30% in one development without significant investment in infrastructure spells disaster.

Character. Even if the issues above were addressed - e.g. by widening roads and improving the supply of utilities and transport connections - I would still vehemently contest this proposal on the grounds of how it would detract on the appeal of Mid Sussex as a place to visit and live. In the next 100 years, no one will build new, small villages. Growing a small village is an irreversible process that will result in the loss of any small villages in Mid Sussex. These villages make living in the county enjoyable. The rural character of Sussex attracts residents and businesses alike. Investment in the area will not thrive if it is treated as a residential spillover from London, Crawley and Brighton. Please build housing capacity in towns, or conceive new towns and villages, and conserve the character of Sussex.

We do need homes, but not 200 built on one site following one decision without allowing years for the village, its residents and surrounding district to evolve, adjust and reflect on the impact this will have. This is not the only chance to allow more housing in the village. More plans - far better plans - will be submitted in its place.

Yours,

Rob Graham

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Kind regards