

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 04 June 2025 22:28:31 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 04/06/2025 10:28 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: Oakmead 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 object to this application.

Bolney has a neighbourhood plan that has been approved by Mid Sussex District Council already. This delivers sustainable development to the village between 2015 and 2031. The site at Foxhole farm was one of the areas considered for development and was rejected by the Parish Council and not voted for by villagers when invited to state their preferred location. Therefore this proposal should be thrown out as it is not supported by policy DP6 of the adopted District Plan, or BOLBB1 of the Bolney Neighbourhood Plan. Can the council confirm they can legally proceed?

Furthermore policy BOLE2 of the Bolney Neighbourhood Plan that was approved by MSDC states that the countryside surrounding Bolney should be protected and enhanced. 200 houses nearly doubles the size of the village and subsequently would have a severely detrimental effect on the landscape and countryside.

This also fails policy DP12 of the district plan - Protection and Enhancement of the Countryside for the reasons above.

Another policy failure from the district plan is DP26 Character and Design which BOLD1 from the Bolney Neighbourhood plan aligns to. 200 houses will not be built in a way that allow Bolney to retain its separate identity and character or protect valued open spaces and landscapes.

NHS Sussex has objected to the proposal due to the nearby Drs surgeries being at capacity and not taking on new patients. They state that there is not enough infrastructure in the local area to support the occupants of 200 houses. Local dental practices are not taking on NHS patients as they too are at capacity.

The village school will not be able to support a large number of extra pupils as it is too small. This could lead to families having children dispersed at different schools in the area.

The local secondary school may struggle with a larger intake from Bolney which could put existing children due to go there at risk if they can no longer take pupils from the village due to increased numbers.

Due to the location, lack of facilities in the village, full school, no nearby available dr's or dental surgeries - the site is unsuitable for a large number of social housing due to the strain of having to drive everywhere.

Due to it's location people have to drive everywhere. Therefore the addition of what would be c300 cars goes against West Sussex Council's Travel Policy (Objective 11 - Connected West Sussex) to reduce the need to travel by car.

Public transport is not fit for purpose in Bolney. Compass Bus 89 is the only service running to the nearest town. It is not possible to commute by bus to Haywards Heath, or Burgess Hill to arrive in time to start work at 9am. There is no bus service that goes to a station to allow a commute to work to arrive at 9am. On Tuesdays and Thursdays the first bus service to Haywards Heath town centre is at 17:03! Whilst it's possible to get to Brighton and Crawley by bus, the journey time is off putting. This means that everyone in Bolney has to drive everywhere.

The proposed junction from the A272 to the development is dangerous. This stretch of road sees numerous accidents. In 5 years there have been 45 reported collisions with 18 serious injuries (Source FOI request to Sussex Police - FOI 034024). The location of the garage means there are frequent queues to get petrol at busy times which can generate prangs and near misses. Highways England have objected to this proposal.

The Transport Assessment submitted by i-Transport on behalf of Wates is flawed.

□ 5.4.7 Local Transport Note 1/20 'Cycle Infrastructure Design' goes further, noting at Paragraph 2.2.2 that two out of every three personal trips are less than five miles (c.8km) in length, which the document refers to as being 'an achievable distance to cycle for most people'.

This is incorrect due to the lack of local facilities meaning that people have to drive five miles to get to dr's and shops. The A272 is not suitable for cyclists as it's too dangerous.

□ 5.4.10 Based on a typical distance of 2km, there is a good range of key facilities and services within a 2km reasonable walking distance of the site and additional services within a 5km cycle distance as shown in Table 5.3.

A garage with a small shop, and 2 pubs are not a good range of key facilities.

□ The suggestion that nearby schools, shops and dr's surgeries are cyclable is laughable. The A272 is too fast and dangerous and cycling along country lanes to get to schools is dangerous due to the increased traffic at these times.

□ The documentation from i-Transport suggests that they haven't visited the site or seen the roads properly. There are no photographs to support any of the claims other than plans and diagrams supplied presumably by Wates. As National Highways have objected to the proposal - this suggests a lack of engagement with the relevant authorities and a Yes document has been created to support Wates.

The proposed footpath from the development to the Street near Paynesfield is dangerous as it goes straight into traffic as there is no pavement or marked walk way on that side of the road.

Bolney frequently struggles with low water pressure or lack of supply. Concern has been raised previously about the ability to supply the village. 200 extra houses will see more frequent issues and there is concern about the infrastructure to supply the village currently, let alone with nearly double the houses.

The village already has a play area so another one isn't needed.

Allotments are not needed either as nearly all houses have a sizable garden. There has been no demand for them up to now. A community orchard has never been asked for. Who would maintain it?

The proposed community hub facility will have a detrimental impact on the current village hall. In order for it to cover its costs it will need to be hired out. The proposal to make it available for the Kangaroo's charity is nice on the outside but digging deeper, who will be paying for the utility bills, upkeep and maintenance? Bolney village residents dug deep to get the existing Rawson Hall built and have had their council tax increased to pay for it. Grants from a number of sources were obtained for the building and maintenance of the hall including Government Grants. Questions would be raised and directed at Mid Sussex District Council should another facility have a negative financial impact on the current hall. Even with 200 extra houses, the village won't be able to support 2 halls. The impact could be negative on the existing café which opens three days a week and is an important social venue for the elderly. The Kangaroo's charity could use the Rawson hall for some of their activities.

Kind regards