

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 29 May 2025 17:06:59 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 29/05/2025 5:06 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: Hazelgrove The Street Bolney

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments:

This is simply a grotesque proposal. Its the wrong development, in the wrong place.

I'm not against development to the village but it needs to be proportionate and in the right place. For example, why is this being considered over the continued development adjacent to Churchfield View?

There is not enough local water supply and drainage to support a development of this scale. The water companies agree but on paper they only agree because they legally have to, not because they can and they think its a good idea.

The traffic which travels along the A272 upon which proposed development will have access from is ludicrous. Its a fast trunk road from which access in and out will be difficult if not dangerous and lead inevitably to an increase in accidents. Travel along this road by any means other than a car is simply not practical.

In addition, the school cannot support the increase in pupils if the development is full as suspected. This will only serve to increase traffic through our beautiful and historic village increasing pollution, damaging infrastructure and having a greater detrimental environmental and health impact on all residents.

Speaking of health, there is already a shortage of Dr's and dentists in the area, an additional thousand people or so where are they supposed to access these facilities? They can't.

We do not have a Post Office or health services or grocery shops in Bolney and public transport to these is very poor with no proposals to increase bus services. We all have to rely on cars to meet our regular needs.

Pedestrian and cycle transport is not viable due to the long distances from the main towns and train stations.

The A272 is a fast and busy road not suitable for cyclists or pedestrians.

Desktop studies carried out on behalf of the developers do not solve the danger and problems of increased volume of traffic and a new, hazardous access point to the proposed development. It also doesn't take account of the nearby junction of the A23 slip road and the A272, nor construction traffic associated with the Rampion 2 windfarm cabling and connection to the National Grid.

Increased traffic is inevitable as the village will have to accommodate movements of cars from 200 houses (potentially 400 cars or more) plus delivery vehicles and non-resident visitors.

This will increase traffic jams and increase the risk of accidents at

the junctions on the A272, with the knock-on effect of creating rat-runs through the village.

The additional traffic on our narrow lanes would pose a serious safety risk to children, dog-walkers, horse-riders and cyclists.

Increased traffic on our lanes will ruin the character and rural nature of the village.

The developer's traffic study is inadequate and unfinished and because this aspect is so very important, outline planning permission should not be granted

Increased pressure on our public utilities, in particular water supply, which has been a very real problem for the village in the past, during both cold periods and drought. Managing water resources and water quality is key to serving existing and future residents.

Increased pressure on existing health services such as doctors, dentists, pharmacies and social care.

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). The local primary school is already at almost full capacity and it does not have the space for further expansion to the degree needed

Any affordable housing offered is likely to be at the high end of the allowed range which is still out of reach of many, especially as it is necessary to have a car.

OBJECTIONS TO THE PROPOSED DEVELOPMENT & SITE

It is disproportionate because...

MSDC says Bolney is suitable for 'proportionate' growth and Bolney has been allocated 1.5% of the new houses being planned in Mid Sussex, but it's completely disproportionate to double the size of the main part of a rural village without the necessary public transport and infrastructure and to lose the good character of the village.

Once the village has been doubled and its boundaries expanded, development is likely to 'creep' as a precedent will be set, encouraging other applications.

It will damage our landscape & biodiversity
Increased risk of flooding is a real concern for villagers. The village is not classified as high risk, but incidents of flooding have occurred and more buildings will create additional run-off on low-lying areas on the edge of the field, particularly to the east and

south, which are already flooded or brim-full after the recent heavy rain, affecting houses and potentially roads.

The nearby vineyards and orchards show the land has good commercial agricultural potential that would be permanently lost. Congestion will divert traffic to the small roads of the AONB, increasing the risk to wildlife and the local amenity of the lanes (walking, horse riding, cycling etc).

Houses have already been built on greenfield sites in Bolney and we don't want to lose any more, especially the evidently good land at Foxhole Farm.

The developers have not mentioned measures to maintain dark skies

It will damage an historic Sussex village: our historic built heritage and village life

Bolney is a historic Sussex village with 45 listed buildings, including the Grade 1 parish church (only 10 in Mid-Sussex). The over-development planned 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.

Increased traffic and rat-running through the village will ruin its peaceful character and rural nature

Our concerns will not be addressed by the developer's promises
We don't think that many of the developer's proposals are useful or necessary, and are not tailored to Bolney. The developers are certainly not making any concrete promises at all.

In a rural location there is little need for allotments, orchards or a country park

The developers cannot guarantee the success of any community buildings or commercial premises

Any new community building undermines the Rawson Hall usage, and developers do not mention who will continue to fund, run and maintain any new premises

Back

It is unsafe because...

The proposed access to the site via the A272 is already a dangerous and congested stretch of road where speeding is common, visibility is poor, and it has a known history of regular numerous accidents, incidents and near-misses occurring

It is located on a bend with crossroads, a pedestrian crossing and a fuel station nearby

The developer's traffic study is inadequate and incomplete and downplays the effect and danger of increased traffic volume from

the Foxhole Farm site. It also ignores the cumulative effects of traffic from other nearby junctions (A23/A272) and other construction projects (eg the upcoming Rampion 2 substation at Cowfold and connection into the power network at Bolney). It has not proposed a sufficiently robust layout for safe access.

There's plenty of housing stock being built in surrounding towns - Haywards Heath and Burgess Hill for example, some of which isn't selling because its poorly built and over priced. If there is surplus housing stock there, let's use and sort and rectify those problems for blighting out beautiful village with this monstrosity and having the same issue somewhere else.

All in all, it's an utterly absrd proposal. Listen to the people and the villagers who live here, not just what you see from a desktop assessment. We don't not want development in the village. We just don't want THIS development. Let's work together to find a suitable outcome for all. Not just line greedy landowners and developers pockets.

Please, do the righ thing. Don't approve this development.

Kind regards