

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 02 June 2025 14:18:15 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 02/06/2025 2:18 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: Cleeve House The Street Bolney

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments:

I oppose the proposal to site 200 houses on Foxhole Farm. It would be dangerous and unsustainable. The infrastructure is not adequate to support it. It would undermine our cohesion and character as a village.

My reasons are:

1. The proposed development will have an unacceptable impact on highway safety. The proposed junction with the busy A272 is complex and dangerous. The A272 is an extremely busy road with frequent shunts and accidents. The proposed junction is complicated: opposite a garage, two side roads nearby, on a bend in the road, pedestrian crossings. If a queue of traffic builds up leaving the development, drivers may feel pressured to pull out before it is safe. (We already see this behaviour on other junctions with A272.) When an accident occurs, a queue will build quickly. Traffic will most likely divert through the country lanes elsewhere in our village to access the A23/rejoin the A272. Even our main residential road, The Street, is narrow and has long sections with no pavement. A steady stream of two-way traffic, including drivers in a hurry who may be unaccustomed to driving on rural roads, would be very dangerous. This will cause risk to life - including for children walking to and from school. Accidents on rural roads have a higher fatality rate than those on urban roads.

The issues above would also cause unacceptable danger during construction and any subsequent repair work if there is any requirement to dig up the A272.

2. The proposed development is not sustainable. It is inevitable that people living in the development will need to rely on cars - exacerbating the problems noted in 1. above. Bolney is a village with poor public transport and few amenities or places of work within walking or safe cycling distance. The A272 is so fast and busy that it is unsuitable for cycling. See note 1 below about how poor the bus connections are. The suggested justification for this disproportionately large development is that the developer will provide "infrastructure". However, the "incentives" being proposed will not meet local need, generate jobs or improve connectivity. On the contrary - current village amenities will be undermined. For example, the hub for Kangaroos will bring extra traffic to the village and would compete with the Rawson Hall if it is let out to cover costs.

3. The size of the development is too large and not proportionate to the size of the village. It would significantly and suddenly change the character of our village by almost doubling the number of houses in the centre, undermining our distinctiveness, cohesion and heritage as a West Sussex village. Bolney has already built new houses under our Neighbourhood Plan, which should run to 2031. This was a painstaking and democratic process. The Foxhole Farm site was considered as part of this process and

rejected.

4. There is unlikely to be capacity at the primary school. Our village primary school currently has space for around 110 children (about 16 per year). It is a Victorian building and there is very limited potential to extend its footprint. The WSCC "child product" table estimates 25 primary school-aged children per 100 homes, so 50 for the proposed development (unlikely to be evenly spread across the different year groups). The school sometimes takes some children from out of its catchment area, but several recent year groups were full from catchment. It therefore seems highly likely that some children in Bolney would have to go to primary school elsewhere. This would split friendship groups and harm the school's mission to serve the village community. It would result in more car journeys at peak time. This is a further example that the proposal is unsustainable.

5. The infrastructure (water, waste water, electricity, medical facilities, wifi) in our area is already under severe pressure. In Bolney we are heavily reliant on one water tower and one treatment plant on the edge of South East Water's supply area (see note 2 below). South East Water have said that this, "limits our ability to provide additional connections into this area from our own network" during water outages. We have had serious water supply issues and poor emergency response from South East Water. 200 new houses will make this even more precarious. Southern Water still, unfortunately, pumps sewage into the sea (to give just one example of many: at Shoreham last week, 28th May after light rain) and this site will increase waste water, including run-off.

6. Our landscape and biodiversity is precious, a key part of our distinctiveness, and should be preserved.

Note 1: Bus Services

The first number 89 bus to get to Haywards Heath - nearest rail connection - only runs Mon/Wed/Fri and does not arrive until 11.38am. The last bus from Haywards Heath to Bolney leaves at 5.39pm.

The earliest journey from Bolney to Horsham by bus arrives at 10.36am (again, only Mon/Wed/Fri) and the last bus back to Bolney is at 4.35pm.

It is possible to get to Old Steine in Brighton (not in the centre) on the 273 bus at either 5.48am or 8.36am which will be too early/late for office workers. The bus that arrives at 8.36am takes almost an hour.

People would be unlikely to move here with the intention of getting the bus when they could live closer or more quickly drive on a more direct route.

Any assurance that financial contributions could be used to improve bus services is meaningless in the medium to long term.

Note 2: In April 2019, SE Water published a report into their handling of the water being cut off following sub-zero temperatures (the so-called "Beast from the East"). It has a section asking: Why were the Cuckfield, Bolney, Warninglid and Haywards Heath areas specifically affected?

"Cuckfield and the surrounding areas are on the western edge of our Sussex supply network, and are heavily reliant on our largest supply site, Barcombe Water Treatment Works... Treated water from these sites is transferred in sequence through our drinking water storage reservoirs in Haywards Heath, Cuckfield and finally to Warninglid Water Tower where water flows to customer taps using gravity. Cuckfield and the surrounding area is on the edge of our supply area and borders Southern Water's supply area. This limits our ability to provide additional connections into this area from our own network."

Kind regards