

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 08 June 2025 20:42:16 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 08/06/2025 8:42 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: Tertia The Street Bolney

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments:

Foxhole Farm was rejected in the Bolney Neighbourhood Development Plan based on much criteria. Policy BOLBB1 and Policy DP6 of the adopted plan make it clear that most development should go to larger towns and refuse development which does not need to be there. Policies BOLE12 and DP12 protect the countryside's intrinsic character, beauty and conservation areas. It is disproportionate to the size of Bolney and would change its character.

It is unsustainable because we do not have health services, Post Office, public transport is poor with an inadequate bus service, no train station, no proper shops (only small garage shops). We do not have sufficient school places and no adequate transport for 6th Form. The A272 which this development proposes to open onto is a very dangerous road which is already an accident hotspot. 200 houses could lead to some 400 extra cars - as we have to rely on cars due to lack of public transport. We have frequent water and electricity problems and drainage problems. The pressure this would inflict upon the services is insurmountable.

Any affordable housing would likely be offered at the high end, which would still make it unaffordable for local young people. The recently completed Churchfield View was an example of this with some houses going for £800,000+. This new development has sustained problems with sewage, water piping and road problems. It was advertised as having great train links to London, - well if you call driving for 15mins and then having to pay over £10 in parking (which invariably is full) how can this be the case?

The A272 is a congested, dangerous road which has an accident practically weekly - it can take about 8 minutes to cross the road just to walk the dog.

The vineyards and orchards near show that the land has good commercial agricultural potential which would be lost for ever once built upon. It would also impose a risk to the wonderful wildlife in the area.

The developers proposals are ridiculous namely, allotments - not necessary - we still have local ones that are available. Some sort of hall/building for The Kangaroos. We have a village hall and it requires ardent work on our part to run and make viable - we certainly do not need another hall - and who would maintain it and pay for it - if it even gets built! None of this is promised I might add and is unlikely to happen as is evident in many many developments.

Our doctors are closing their books due to oversubscribing of patients and our hospital is already suffering dire problems and that is even without the completion of the many extra housing being put up in the Burgess Hill area (of which many that have

been completed are still not sold) We have no NHS dentists, not enough facilities for childcare, no transport for 6th Form poor supplies for water, electricity, public transport. Only this last couple of days we have had a power cut and are still have no water supply as I am typing this! No bottled water supplied either.

The WSCC expect 25 primary school children per 100 houses - that means 50 (at least from this development) Our school has capacity for 16. Thus meaning people will have to travel (by car) to get their children to school goodness knows where. Once again unsustainable. as is the water pressure!. They cannot sustain the current housing let alone a further 200.

We certainly do not need this suggestion of an orchard or allotments - what we need are doctors surgeries and a dental practice but we all know this will never happen - all these proposed "assets" that Wates are suggesting are simply "pie in the sky" and pulling the wool over the eyes of those concerned.

Use land that is already there and not in use, in towns - fill empty houses, these ridiculous suggestions to bring people out to little villages where there is no infrastructure is madness.

Kind regards