

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 08 June 2025 17:47:28 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 5:47 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: Ryecroft House Ryecroft Road 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 am writing to object to the application for outline planning permission at Foxhole Farm, Bolney. Several of the developer's supporting studies I have read are incomplete or confined to desktop research, which means they are inadequate to support even outline consent.

To start off, the vehicular entrance to the proposed site on the A272 is arguably the only viable location given the large number of houses. However, the A272 at Bolney is an extremely dangerous, busy road and there have been two serious accidents along the Bolney stretch during this consultation period alone, one involving a helicopter. There is a double bend in the road at Crosspost which impedes visibility, a crossroad with the rural lanes which can get very backed up at peak times, cars in and out of the petrol station and light industrial estate adjacent to the crossroad and there are residents needing access to their own drives directly giving out onto the A272.

None of the measures put in place to date have adequately resolved traffic speed and safety issues. The developers have failed to demonstrate a convincing new road layout proposal for the increased traffic from 200 houses, delivery vans and also the unknown quantity of non-resident visitors to the mysterious Kangaroo Charity HQ which is being used by the developers to promote this site.

Residents of Bolney are heavily reliant on private vehicles for work, essential services, health services, leisure and catching trains. Passive transport, ie cycling, is not viable for anything other than leisure due to the large distance to nearby towns.

I-Transport's desktop study says that our 5 nearest towns are accessible by direct public transport (Table 6.2, on Page 40 of their Transport Assessment Part 1) but they clearly haven't looked at the sparse timetables. The best service of a bad lot is the 273 bus on weekdays to Crawley enabling commuting to a 9-5 job in town. However, outside these hours, or having to catch a second bus for onward travel to our large employer, Gatwick Airport, renders the few scheduled runs useless for the working population.

Furthermore, the cumulative effects of other developments and work schedules will further impact the amount of traffic at Crosspost and also at the junction of the A272 and the A23 northbound slip road at the plant nursery, which itself has traffic backed up at peak times. The Rampion 2 terminal construction and the connection to the National Grid at Bolney will add heavy vehicles to the A272. Further traffic will also add congestion if Cuckstye is consented for development.

Regarding utilities, in the last 2-3 weeks, parts of Bolney have experienced electricity outages again, and related network unavailability. At time of writing we have no water (again) due to emergency repairs. Bolney is at the end of the mains water supply so we also suffer first when water is scarce. Adding 200 more houses will put these critical supplies under even more strain.

Bolney residents were very involved with developing the Neighbourhood Plan, with its policies supporting those of MSDC's

current District Plan. The Foxhole Farm site did not meet our policy requirements and was therefore not included as a potential site.

Bolney is a peaceful rural settlement on the High Weald , surrounded by AONB wooded areas, listed buildings, banked tree-lined ancient lanes and wide vistas to the South Downs.

Development of Foxhole Farm would create a parallel estate of disproportionate size entirely out of keeping with our characterful village.

Kind regards