

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 07 June 2025 15:55:07 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 07/06/2025 3:55 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: Tall Timbers 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 proposed development at Foxhole Farm for the following reasons:

Sustainability: the development would not create a sustainable community. The reality of life in Bolney is that a car is necessary to access essential local services including supermarkets, transport hubs, non-primary education and health facilities. The bus service is intermittent and cannot be used for regular journeys. 200 homes will therefore result in significantly increased traffic, with the vast majority of journeys being made by private transport. 200 homes is likely to result in 400 extra cars. Cycling on the A272 is not viable, for safety reasons.

Highway safety and congestion: The proposed junction with the A272 (cheek by jowl with a garage, a crossroads and a bend) would be dangerous. Traffic congestion on the A272 would be worsened, bringing with it environmental impacts such as pollution and poor air quality. There is already a high accident rate on that specific stretch of the A272; this would be significantly worsened by the increased number of car journeys starting from the new estate. The A272 is not able to cope with extra traffic, and the knock-on effect for road users during commuting hours would be significant.

Infrastructure: New residents moving to Bolney would struggle to access the services they need. This is particularly true of secondary and sixth form education. There is currently no public transport enabling teenagers to access sixth form colleges in Haywards Heath, Horsham or Brighton. There is great pressure on GP services and NHS dentists in the area. There is no viable bus service connecting residents with local towns - and bus services have decreased over recent years. This is already a problem for residents; we should not significantly expand the Bolney housing stock without addressing these infrastructure concerns.

Utilities: Bolney already experiences problems with water and energy supply. Issues with water supply are serious. We often have inadequate water pressure. Bolney is very vulnerable to water stress. There have been frequent periods in the last few years when Bolney has been without water, including for several days in the summer of 2020. We have always been told by South East water that Bolney is at the end of the supply line so, if there are problems with the mains, Bolney is hard hit. The village also experiences relatively frequent power cuts, because of overhead power lines. There is no mains gas. All these issues would be exacerbated by the increased demand created by 200 extra homes. During periods of bad weather, there are drainage issues in the area around Foxhole Farm. The public footpath at the top of the site is frequently flooded. Water accumulates in the fields. The proposed area itself may be at risk of flooding; or building on this area might increase the flood risk to properties on The Street and

A272 at the south end of the village.

Size and character: 200 homes is too big a number for Bolney to absorb. It would almost double the size of the village, and would therefore have a disproportionate impact. It would threaten the rural character of the village and would be completely out of keeping with the heritage of the village. Bolney has conservation areas at both the north end and south end of the village; this scale of development so close to the south zone would undermine rather than conserve its special quality and historic feel. Building on a green field site will inevitably lead to a loss of wildlife habitat and biodiversity.

Lack of consultation from the developers: the plan proposes site facilities which the village neither wants nor needs, showing that the development company has not adequately researched or understood the needs of the village. Building a community facility on the site will increase traffic strain. The village already has a village hall, and introducing a second similar village facility risks undermining its viability. The community will not be able to sustain and manage two community centres.

Kind regards