

DM/25/1129 Land at Foxhole Farm, Bolney – Objection to Planning application

Dear Sir/Madam,

I wish to formally object to the planning application for circa 200 house development at Foxhole Farm, Foxhole Lane, Bolney Village, West Sussex.

Mid-Sussex has an adopted District Plan, and while I realise that the area needs more housing, this planning application would result in a housing development that is completely disproportionate to the needs of the local community and would effectively double the size of the main village raising significant concerns about sustainability of infra-structure and critical services.

My objections to the planning application are based on the following issues:

1) POLICY and Mid Sussex District Plan

- Policies BOLE12 and DP12 exist to protect the intrinsic nature and beauty of countryside and Policies associated with our Neighbourhood Plan (BOLBB! And DP6) make it clear that larger developments should be linked to established towns and not in areas of existing countryside or AONB.
- Bolney's existing housing stock has grown up over decades with appropriate spacing, gardens and pathways. We have seen the way that new housing is crammed into a smaller area with the development on the old A23 – 200 more housing stock built in this way would not be in keeping with the traditional nature of the village or historic housing in the conservation areas.

2) Unsustainable and inadequate infra-structure or key services to serve a much larger population

- The local infrastructure is completely inadequate to support an additional 200 houses and therefore probably 300 – 500 people with likely 400 cars. As I am writing, the upper part of the village has no water (it has been off all day) which is quite a frequent occurrence. An additional 200 households would add to the strain on our currently inadequate water and sewage resilience, and the proposed field site already has problems with poor drainage and flooding.
- Traffic would inevitably increase with 300-400 cars and all the delivery vans required for online shopping and other deliveries due to lack of local transport or other services. The lanes around Bolney are narrow and cannot cope with two-way traffic easily at the current level of housing without additional cars. The lanes will become more dangerous and congested as drivers use them as 'rat runs' to get onto the A23 due to congestion trying to get out of the Foxhole housing estate.
- Bolney primary school has capacity for 112 children currently. West Sussex CC Child data mapping suggests that 200 more households would generate 50 more primary age children – where will they be educated as there is insufficient local capacity.
- Access to local secondary schools is also limited and there are no bus services to colleges in Haywards Heath, Brighton or Horsham meaning that this age group will still rely on car lifts from parents to access rail stations or college buses. The planning proposal suggests that it would be feasible to cycle along the A272 which is completely unsafe given the speed that cars drive and the number of larger vehicles that use it.
- There are no local shopping facilities apart from the petrol station so all households would be reliant on cars to get to shops in towns at least 5 miles away. This would be completely inadequate for those who cannot drive due to disability, choice or health reasons.
- GP medical or dental facilities are already at capacity and lists are closed -where will an additional 300 – 500 people access this service?
- Bolney has regular failure in electricity supply with power-cuts. We also have very patchy coverage for internet/mobile signal so I imagine the current infra-structure would be completely inadequate to cope with the additional demand of 200 more homes.

3) Risk and Unsafe aspects of planning

- The proposed site has direct access onto the A272 at a point where there is a dangerous bend in the road with poor visibility where speeding is common. There are regular accidents on this road (police and local services are aware of this), so adding a hundreds of additional car journeys each day to this area is very unwise and puts local residents at risk. The planning proposal is completely unrealistic about this (see their comments about cycling along A272) and appears to completely disregard local intelligence on this matter. Representatives from the developers who attended a local meeting in 2024 were dismissive and rude when this was raised with them.
- Congestion, speeding and additional parking on local lanes will put local pedestrians and drivers at increased risk of accident and injury.

- Commuters are bound to use local lanes (Lodge Lane, Cherry Lane, Top Street to access the northbound A23 creating congestion, noise and danger to walkers, cyclist and children when they speed along lanes that are not designed for this (it already happens so will only get worse).

4) Sustainability of the new development

- The planning proposal includes a new community building – we don't need this as we already have a village hall with plenty of space and facilities. Who would maintain or use an additional facility?
- There does not seem to be any attention paid to mandatory solar panels or air source heat pumps in the new plan – this should be required for all new developments
- The proposal suggests that the Kangaroo group would benefit from the community building – they would be welcome to use the current hall if appropriate. However, I imagine access to Bolney may be difficult for those who need to attend such a group due to lack of local transport, so their transport would add further traffic if needed.
- Allotments – this could be welcome for houses without much garden (such as a housing development) but we have other land that could be used for this within the village, so it is not a significant benefit in this plan.


Cambridge House, Cherry Lane, Bolney, RH17 5PR