

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 03 June 2025 15:10:17 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 03/06/2025 3:10 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: Swallows The Street Bolney

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments:

The reasons for my objection are listed below. Bolney is a small village with very limited services & infrastructure so it makes the proposed development unsustainable and fail the following policies....

1. It fails Policy DP21 - Transport and Infrastructure concerns.

There is no Post Office, grocery shop within the main village, GP surgery, dentist or a regular bus service; We have to rely on a car to meet our regular needs and access these services elsewhere. It will put an enormous strain on an already stretched GP, dental & social care service. It is currently pretty much impossible to get registered with any local GP practices in the area. The local primary school is almost completely full and does not have the space to extend further. West Sussex County Policy is unlikely to support a new school (even if the developer donates the land).

2. It is contrary to policy DP6 and Policy BOLBB1 - Inappropriate Location. Foxhole Farm lies outside Bolney's built up area boundary in open countryside. Already many houses have recently been built on greenfield sites such as Magdalene Rise & Churchfield View with quite a few affordable housing already having been built there. Any new affordable housing offered is likely to be at the high end of the allowed range, which is still out of reach of many, especially as it is also necessary to run a car. Building 200 new houses will effectively double the size of Bolney (259 households were recorded by the 2021 Census) It will ruin the character & setting of this lovely historic village as well as impact the local wildlife & habitat because it is completely disproportionate to Bolney's current village size (Contrary to Policy DP12 and policy BOL2 - Loss of Countryside Character). It will have the effect of creating a parallel village. Bolney residents, spent many months working together to develop the Neighbourhood Plan where other more suitable & sustainable sites were identified & approved. This development is not supported by the policies of the District Plan. Policy DP6 of the adopted District Plan make it clear that most developments should go to larger towns. The nearby vineyards and orchards show the land has good commercial agricultural potential that would be lost forever. More housing on Bolney's greenfield sites should be stopped.

3. It is unsafe because there are no cycle paths to nearby villages & the A272 is a fast & busy road not suitable for cyclists. Having no raised pavements on the narrow main street, just painted pavements, this causes pedestrian safety issues. I have raised three children who all attended Bolney Primary School and so have first hand experience of the difficulty of getting to school on foot (even trickier when having to push a pram or pushchair navigating the narrow painted non raised pavements) and the worry and real danger for older children to walk or cycle to school on their own. Cars tend to drive already fairly fast through the village and the speed limit has recently been reduced to 20mph because of this, but huge increased traffic (possibly as many as 400 cars) from the proposed development accessing the very busy A272 will cause further holdups, jams & accidents. This will

have the effect of creating rat runs through the village and surrounding narrow rural lanes, making it more unsafe for pedestrians, especially the elderly & children. The proposed site access on the A272 is already a dangerous, congested stretch of road where speeding is common and visibility is poor, located on a bend with crossroads, a pedestrian crossing and petrol garage nearby. Just this week (25th May) there was a very serious accident on the A272 near Bolney involving the air ambulance service.

4. The developer's infrastructure proposals are not needed in Bolney as we already have similar things. We have a recently built village hall, The Rawson Hall, offering good office hub facilities with fast Wi-fi connections. It offers superb facilities for children's groups; we have Bolney Under Fives who operate out of it on a daily basis. A very active Community Café runs 3 days a week at the Rawson Hall. The Rawson Hall is run by a local committee & very well maintained; There is the question of who will run & pay for maintaining this proposed community building at Foxhole? Why would Bolney need another Community building to compete with the one we have now and possibly cause a negative effect on its profitability? How does Kangaroos possibly using this proposed community hub help Bolney's sustainability? It will only cause more traffic as most staff and attendees of this group will come from outside the village. Our current village hall is sited in the centre of the village, next to the football pitch, lovely new children's play area, basketball court and small bike track, as well as surrounding fields. None of the developers infrastructure proposals will improve the sustainability of the village, we will still not be able to meet our daily needs without the use of a car. No real explanation on how they will improve & not worsen our current unreliable water supply issues either! Increased pressure on our public utilities, especially water supply will only exacerbate the very real problem Bolney has had in the past during cold spells (burst pipes) and drought (no water). Finally on a more personal level our back garden backs on to the proposed Foxhole site and every year following a heavy burst of rainfall, the bottom third of our garden floods (I have numerous photos I can produce if necessary). A huge housing development will only make this much worse (possibly to the extent of flooding reaching our property) if there was a spell of unprecedented rainfall which in the current climate change occurrences could very well happen. This disproportionate development proposal should be rejected.

Kind regards