

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 12 May 2025 14:35:03 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 12/05/2025 2:35 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: Westway The Street Bolney

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments:

My objections to the proposed development or any other sizable development are as follows:

We do not have reliable public transport in Bolney and without a car getting to hospital, doctor, dentist appointments or shops for example is impossible. Other forms of transport are not viable due to the lack of cycle ways or paths and the distance to towns where these facilities currently exist.

The A272 is already a fast and busy road not suitable for cyclists or pedestrians as walkways only exist for a limited length within the village boundary.

Increased traffic will be inevitable from the proposed development with a conservative estimate of between 200 to 300 additional cars. The developers argument that more people work from home does not hold water as residents will need cars for shopping, medical appointments, school runs etc; as there are no such facilities within the village. This all has the potential to increase traffic issues at the junctions on the A272. Any additional traffic on our narrow lanes would pose a further and serious safety risk to children, mobility scooter drivers, dog-walkers, horse-riders and cyclists.

Any further proposed access routes on to The Street will also cause a danger as there are no footpaths on that side of the road and some areas only have a virtual footpath which traffic often overlaps to get past parked cars.

The public utilities are already under pressure in particular water, which has been a very real problem for the village in the past and during times of drought etc; we have struggled to get emergency water supplies our nearest supply stations last time were set up in Cowfold and Cuckfield both requiring private transport to get to. Also there have been numerous recent power cuts in various areas of the village. I cannot see how having 200 hundred more houses would alleviate this concern.

There are no plans to provide additional health services such as doctors, dentists, pharmacies or social care and existing resources provided in nearby towns/villages are already overstretched.

I am not convinced that there will be enough primary and secondary school places and West Sussex County Council policy is unlikely to support a new school (even if the developer donates the land, as has happened in other developments in the past decade)

Building such a large development on this site that relies on cars is not environmentally sustainable.

The support we receive from WSCC and MSDC in regard to maintaining our existing infrastructure is virtually nonexistent. Our rural roads are already in an appalling and dangerous state and no matter how much you complain little is done as a rural area we fall in to the non urgent categories. Pavements and gullies are never cleared of debris on a regular basis leading to flooding and danger to walking in wet and icy conditions. I do not believe additional housing will see this situation changing. If you want to see how bad the roads are look at Pickwell Lane, Buncton Lane,

Foxhole Lane and even The Street itself at the junction with Ryecroft Road. Any additional traffic will only make this worse let alone the damage caused by heavy construction traffic during the development phases of the project.

The recent new developments on London Road and Marylands also created issues with the parking of constructions workers cars, vans and litter to which MSDC did little to ensure agreements made were either adhered to or managed properly. This caused considerable danger and inconvenience to all road users. I cannot see this being any different during the building phases of the proposed development. Parking on The Street is already at capacity and in my view any further car parking would cause extreme inconvenience and danger for all.

Bolney is currently regarded as an area of outstanding natural beauty and this could all be lost with this development and other potential future developments that this plan gives no guarantee will not occur.

Also it is highly unlikely that the future sustainability of Bolney will be addressed by any of the developer's promises!

Kind regards