

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 11 June 2025 19:40:25 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 11/06/2025 7:40 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: Coombe House Cowfold Road Bolney

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments:

The site selected for development is not in the built up area of the village of Bolney and therefore conflicts with the Policies of the District Plan and of the Bolney Neighbourhood Plan. Building 200 homes on fields adjacent to an ancient linear settlement will have an urbanising impact on the rural fields and will create a modern housing estate unrelated to the existing village. The rural nature of the fields is essential to the setting of the Bolney Conservation Area and to the setting of the Grade 1 listed church. Adding a central parkland will permanently change the rural nature of the site and the views from Footpath 44Bo across the rural landscape to the Grade 1 Listed Church will be permanently lost.

Public transport is limited and there are no cycle routes or pedestrian pavements connecting the village to nearby settlements for residents' daily needs. The nearest medical practice is in Cowfold as well as a small supermarket and barbers. None of these services are accessible by public transport from the site, only by private cars. The applicant proposes an access to the site on the A272 opposite a very busy petrol station, industrial estate, crossroads and pelican crossing. The addition of a non-signalised crossing with a 2m central refuge will result in severe highways congestion.

The proposed community building for Kangaroos will not make the village more sustainable but will add to the congestion on the A272 in peak hours. The village is not sustainable and the infrastructure and so called sustainable transport options proposed by the applicant will not make the settlement more sustainable. It will instead increase traffic problems on the local road networks and residents will remain reliant on private cars to access basic services not available in the village.

Kind regards