

**From:** planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>  
**Sent:** 20 May 2025 12:09:46 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 20/05/2025 12:09 PM.

### Application Summary

**Address:** Land At Foxhole Farm Foxhole Lane Bolney West Sussex

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**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.

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**Case Officer:** Joanne Fisher

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### Customer Details

**Address:** Pendle Cottage The Street Bolney Bolney

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### Comments Details

**Commenter Type:** Neighbour or general public

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**Stance:** Customer objects to the Planning Application

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**Reasons for comment:**

Comments:

Traffic levels: Over the past few years the volume of traffic on the A272 has increased dramatically resulting in very long waits to turn both east and west from The Street in Bolney. Traffic from this development will have a similar issue. 200 new houses will add another 400 cars to the morning commute and trying to access the A272. The resulting traffic jams will force drivers to go north through the small country lanes, or if they want to go north they will park their cars in The Street and walk through the pedestrian access. Parking on The Street is difficult at the best of times, this will make it much worse and become a hazard for pedestrians.

15 minute walking access to facilities: This development will not meet the stated mid Sussex aim that all houses should have key facilities within a 15 minute walk.

Schools: Bolney School is already at full capacity. The proposal does not include increasing primary provision leading to more children being driven to remote schools.

Proportionality and Precedence: 200 houses is a lot of houses compared to the size of Bolney. It is likely with all the public space included in the plan that in 5 years there will be a request to build a further 200 houses on these spaces. This would change the character of the village totally.

Junction with the A272: The cross roads where Foxhole Lane meets to A272 is a very busy crossing and had frequent accidents. Many do not involve injury so don't get reported. The garage often has cars queueing to get in, this makes people take chances. The pedestrian crossing is a big help but often cars coming around the bend fail to stop. Moving the crossing closer to the bend will make using it much more dangerous.

Intrusion into the countryside: This proposal is building on green belt land. It is not filling in between properties and it is not grey field land

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Kind regards