

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 29 July 2025 23:29:22 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 29/07/2025 11:29 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. ADDITIONAL INFORMATION received 4th July 2025 concerning landscapes, LVIA, and transport technical notes to address National Highways, WSCC Highways and Landscapes responses and amended outline masterplan, illustrative masterplan and parameter plan on building heights.

Case Officer: Joanne Fisher

[Click for further information](#)

Customer Details

Address: mallards The street Bolney

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I wish to formally object to the proposed development on the grounds that the new proposed mitigations provided fails to address my original concerns regarding traffic safety and the village's inability to absorb the scale of the proposed growth. This level of car reliance is in direct contradiction to the principles of sustainable development as outlined in the National Planning Policy Framework (NPPF). The proposal would place an unsustainable burden on local infrastructure, increase traffic-related hazards, and severely undermine the character and functioning of the village.

The village lacks a regular public transport service, has no medical or dental facilities, extremely limited local employment opportunities, and a primary school that is already at full capacity. In the absence of essential services and viable alternatives to private car use, the future occupants of the development would be entirely car-dependent.

The traffic survey data provided for the A272 Fox Hole Farm access road does not accurately reflect the reality observed during peak traffic periods and representative time of the year, when schools are in, when there are peak traffic movements, or when a tanker delivering to the petrol station is blocking the A272. The assessments appear to rely heavily on desktop-based studies and remote analysis, which are insufficient for understanding the complexities and risks at this specific location. It is essential that these findings be substantiated by comprehensive site visits and direct observation during busy times, including the dark winter commute periods when schools are in.

The proposed addition of up to 400 vehicles may seem like a minor incremental increase in the context of wider development across Mid Sussex, but in this specific location it would significantly heighten the risk of accidents. This is a complex and fast-moving section of the A272, with high traffic volumes, a petrol station and village store, and regular use by pedestrians and cyclists. The combination of these factors already presents a challenging and hazardous environment, and the increased vehicle movements would only exacerbate this risk. The development would therefore pose a serious threat to highway safety and public wellbeing, without a redesign of the entrance and exit junction onto the development that reflects this danger. A roundabout or traffic lights that help manage traffic flows, especially vehicles turning right into the development.

The proposed changes to The Street, including its narrowing, will introduce significant new restrictions to traffic flow, causing unnecessary disruption and frustration for residents entering and leaving the village. These alterations are likely to impede access for buses, service vehicles, and, most critically, emergency services-particularly for properties located at the lower end of The

Street. Traffic flows at times of school drop off and pick up can be particularly challenging.

Furthermore, the introduction of intermittent raised curbs to demarcate pedestrian crossing points will create additional barriers for those requiring wheeled access, including wheelchair users, individuals with mobility aids, and parents with prams. This raises serious concerns about accessibility and pedestrian safety.

Much like the plans for the A272 junction, the proposals for The Street fail to reflect the actual traffic patterns and day-to-day movement of residents. These plans appear to be developed without a proper understanding of how the road functions in practice. A detailed on-site assessment is essential, alongside meaningful consultation with residents who live on The Street, in order to ensure that any changes made are practical, safe, and genuinely reflect local needs.

The reports submitted by service providers as part of the application fail to acknowledge the frequent service interruptions currently experienced by residents, particularly in relation to water and electricity supply. These providers are already unable to deliver reliable service to the existing village. Proceeding with a development of this scale-without any clear commitment to upgrading the underlying infrastructure-will only exacerbate an already unstable and inadequate situation.

Furthermore, it should be noted that the village's sewerage system is already operating at or near capacity. The addition of a significant number of new dwellings, without a corresponding investment in infrastructure improvements, risks causing serious issues with waste management.

I welcome the council's acknowledgement of the flood risk associated with this site and the recognition that major mitigation measures are required. However, it is essential that these measures are implemented prior to the commencement of any construction work. Flood mitigation must not be treated as an afterthought or a phased element of the development.

The village & A272 has a history of flooding, and residents are rightly concerned that this development could worsen the situation if proper safeguards are not established from the outset. It is critical that the proposed mitigation measures are robust, fully funded, and delivered in advance to ensure that the risk of flooding is not increased, either during construction or once the development is complete.

The revised plans include increased planting of native tree species, which is a small positive step, to help offset somewhat the destruction of a large rural area. However, there is scope for this to be expanded further to help protect the local biodiversity

threatened by this development, provide natural screening, and contribute to climate resilience.

As with other mitigation measures, the success of this planting scheme will depend entirely on proper oversight, implementation, and long-term maintenance. It is therefore essential that Mid Sussex District Council (MSDC) exercises clear governance over this aspect of the development, ensuring that planting commitments are fully met, monitored, and sustained over time.

For these reasons, in addition to the comments that I have previously submitted, I strongly urge the planning authority to reject the application in its current form, consult with the local residents and make decisions based on accurate data that reflects the real life setting of Bolney Village.

Kind regards