

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 29 July 2025 15:50:14 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 3:50 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: Cleeve House The Street Bolney

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: My objections uploaded on 2nd June continue to apply.

I continue to have significant concerns about road safety and sustainability of the site that I feel haven't been addressed.

I am disappointed by the WS Highways response (uploaded 13th June 2025). It does not seem to assess the impact of the petrol station opposite the site, despite this being mentioned as an issue by our WS County Councillor at Bolney Parish Council meetings, for example in March and May this year. This is a material omission. It refers to "hourly" bus services, when the bus timetables (readily available online) show this is far from being the case. The response refers to developer's claims about sustainable transport without consideration of whether they are realistic. It is very unlikely that people would cycle to Cowfold for a primary school or a doctor (for example) because there are no routes that avoid main roads (see google maps / streetview). Would people be likely to do this with young children / in the rain, dark or heat / if they are unwell / if they are shopping for more than a few items / if they are time constrained due to work? A "vision led" sustainable transport strategy must be considered with more rigour.

This particular site is located on a busy main road surrounded by a network of narrow country lanes. If there is an accident outside the development, which many of us feel is inevitable, a large volume of cars will divert onto the lanes. I cannot see that this risk has been addressed.

I worry about the perceived need for "traffic calming" on The Street. It implies that the traffic will increase as a result of the development, which will have an adverse impact on our safety. There are parts that will be very difficult to "calm", for example the pinch point at Walnut and Well Cottage where many children cross the road for primary school every day.

DPE7 refers to services and facilities that supply a community's day-to-day requirements with a view to reducing travel. I am sure that the Kangaroos charity does a fantastic job, but I do not think the proposed hub will make our community here more sustainable or provide services for the majority of Bolney residents. It will result in more traffic on a congested road. The MSDC response on 20th June says that the building should be used for "village organisations"; although this was superseded, it implies that new infrastructure should be useful to existing and new residents to try to cut down car journeys. Activities for children tend to be joyful and noisy, which will have an impact on any plans for a co-working hub. I would question what research has been carried out into the needs of villagers for such a hub.

Kind regards