

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 29 July 2025 15:00:03 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 29/07/2025 3:00 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: Swallows The Street Bolney Haywards Heath West Sussex

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Further to my previous objection letter submitted to MSDC on the 3rd June 2025 I would like to confirm all my previous concerns and add further objections with reference the new documents dated from 4th July 2025 on the planning portal.

As a member of this community, and having reviewed the detailed plans for the proposed changes to The Street, I have profound concerns regarding their practicality and likely impact on daily life in our village. While I understand that some updates are probably necessary to accommodate evolving needs, the current proposal appears to disregard the specific requirements and routines of those who reside and work here.

For example, the maintenance of efficient access for large vehicles is not addressed, and there appears to be little recognition of the seasonal and weather-related challenges unique to our area.

The proposed new road layout and narrowing of The Street, which is already very narrow, is completely absurd. The restriction of essential thoroughfare width will cause great inconvenience to the existing community for the following reasons; -

- It will create significant bottlenecks at busy times, particularly during school drop-off and pick-up hours, when parents, buses, and service vehicles converge. In winter, when the roads are often slippery or obstructed by snow and ice, reduced carriageway width will render navigation not only inconvenient but potentially hazardous.
- The elderly and those with limited mobility, who already face challenges accessing essential services, will be further disadvantaged.
- Agricultural traffic, which forms a vital part of daily life in this rural area will be affected. Large farm vehicles and delivery lorries regularly require unimpeded passage, and the current road width barely suffices for existing needs. Imposing further constraints threatens to isolate local farms and disrupt supply chains that support both livelihoods and food provision.
- Most of the properties in The Street rely on delivery of heating fuel whether oil or gas by large tankers when these are delivering under the new layout it will make the road in certain areas unpassable.
- When the buses pass through there is currently just about enough room for them to navigate safely. Raising pavements and narrowing The Street will cause traffic jams.
- All other deliveries by Supermarkets, Amazon etc will be affected too, as we now live in an online shopping world this activity will only increase over time.
- It will be challenging for emergency vehicles, such as ambulances and fire engines, which require sufficient space to manoeuvre quickly and safely during critical situations.
- It will reduce available parking for residents and visitors alike, exacerbating existing tensions over limited spaces and forcing

more vehicles onto adjacent roads not designed for increased traffic.

- Lack of lay-bys or sufficient pull-in points in the proposed plans means that even routine maintenance-be it refuse collection, postal deliveries, or utility repairs-could become unnecessarily complicated.

- The new road design also poses significant risks for local businesses and tradespeople, many of whom depend on reliable access for both receiving goods and serving customers. By constricting the thoroughfare, the proposal effectively introduces new obstacles for commerce, potentially discouraging investment and undermining livelihoods that are integral to the vibrancy of our village.

The cumulative effect of these changes, if implemented without careful adjustment, will turn The Street from what is now a reasonably accessible thoroughfare into a congested, impractical corridor, threatening to create daily inconveniences while diminishing the overall quality of life enjoyed by current and future residents.

Moreover, such drastic changes appear to have been designed without meaningful consultation of the local community, whose unique needs and daily experiences should be central to any redevelopment plan. Meaningful engagement with residents and a thorough reassessment of the plan's practical impacts are essential before proceeding any further.

For these reasons, I strongly urge reconsideration of the proposed plans in favour of solutions that respect the unique needs of our village community and preserve the essential accessibility, safety and character of The Street for all.

Kind regards