

**From:** planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>  
**Sent:** 12 June 2025 17:13:17 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 12/06/2025 5:13 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:** The Oaks, Cowfold Road Bolney Haywards Heath

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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:

I object to this planning application.

As I live in one of the effected properties on Cowfold Road, adjacent to where the new access road will join the A272, I would add my support to others who have detailed the problems of joining the main road, especially, but not only, during peak times. Queuing for fuel at the local petrol station is already dangerous at times and will only worsen with more vehicles in the locality.

On-line shopping deliveries, ironically one of the factors identified as reducing the number of vehicle movements from the new estate, on Cowfold Road are also currently difficult and with the additional vehicles from the new estate and the Burgess Hill northern arc development will continue to cause problems.

My main concern, however, is the lack of commitment to public transport improvements. In section 6 of the Transport Assessment Plan, the assumptions on which the vehicle movements are based contain phrases such as "will seek to..." (section 6.1.1), "can help to contain some travel demands" (6.1.4) and "this may include improvements to The Street..." (6.1.8). If these do not happen then it is likely that the traffic assumptions will not hold.

In section 6.7 there are no commitments to improving the bus services, only an "engagement" (6.7.1), a "discussion" (6.7.2) and a set of options being "considered" (6.7.2), including "financial contributions towards the bus service...".

Finally, we are informed that "discussions with the bus operator will continue..." (6.7.3).

I am very concerned that the MSDC Planning Committee will be asked to approve a development where there is no commitment to improving the bus service or the travel mitigation steps. Given the experience of other developments not delivering the "promised" improvements, I think a much higher level of assurance should be sought.

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Kind regards