

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 17 May 2025 12:10:07 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 17/05/2025 12:10 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.

Case Officer: Joanne Fisher

[Click for further information](#)

Customer Details

Address: Pippins Cowfold Road Bolney

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments:

I would like to submit an objection to the proposed development (for the umpteenth time) on two major grounds.

Whilst there IS a need for new housing, this development is in the wrong place. It is both unsustainable and has major safety/traffic issues.

Bolney has very little infrastructure left. No shops/doctors/dentists/low levels of local employment opportunities. Its excellent school is tiny and physically and geographically limited. It simply CANNOT expand, even if it wanted to. This means that potential families moving into the development would have to drive their children to schools elsewhere- with no local friends or involvement. Almost all residents would need to drive for employment/shopping and any health needs. 200 houses means an extremely high probability of 400 cars, since that is the usual pattern. Any special needs centre within the development would mean parents coming and going by car. Parcel and food deliveries are common/frequent and parking of the vans is not the safest as they have time schedules to keep to and park in a hurry.

The single entrance/exit on the 272 (on a bend!) would cause delays/ tailbacks and accidents. As a resident opposite the proposed exit, I know that getting onto the 272 at busy times can take up to 10 mins. I have witnessed and heard of multiple accidents on this small stretch of road since moving here in 2017. (Many of these have been documented/photographed and submitted to the council in the past as evidence.) Cars regularly queue for the petrol station (due to competitive prices) and impatient overtaking causes accidents on many occasions as a result. Ditto delivery vans/lorries parking up straddling the pavement (in order to save time turning into driveways). When trying to use the crossing, I have had cars/lorries run the red light on multiple occasions, and I never step out until the traffic has come to a visible stop. This might not be true for a child. The speed limit on this stretch is 40mph, but traffic regularly passes through at 50/60 mph and above- around a bend in the road where they may not see the crossing in time.

When this proposal was put forward over 10 years ago, the traffic assessment that was done, ruled it out on safety grounds. The traffic on the 272 /A23 and the Northern Arc has multiplied many times over since then, and with it the inherent safety concerns. Cycling on the 272 is to take your life in your hands. The road is not wide enough to pass a cyclist safely and therefore tailbacks form, with the resultant impatient accidents inevitable. Impartial traffic assessment by the council and police and review of all reported accidents would prove all that I have stated. Impartial assessments done by the developer (deliberately done at the lowest possible traffic flow times/days) CANNOT be used

as reliable evidence.

Bolney and in particular the bit of Bolney where the proposed development is sited is at the end of the line of electrical and water supplies and power cuts and water stoppages are regular occurrences. Add 200 homes (with no local gas supplies available) and their demands for power and water and the systems are simply over strained and unsustainable.

Local flooding is an increasing issue, particularly with climate change/sustained heavy rainfall in recent years. Several houses on the South side of the 272 have regularly experienced flooding. (documented, and submitted to the council as evidence). The recent much smaller development on London Road in Bolney has caused the local lakes and fishing ponds to overflow in a way that has not happened in the last 50 yrs (observed by the person managing and monitoring their levels over that whole period) Concreting over yet another large stretch of sloping hillside will only compound the problem.

Kind regards