

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 28 July 2025 10:00:08 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 28/07/2025 10:00 AM.

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: Butchers Ryecroft Road 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 letter of objection dated 9 June 2025, I would like to confirm all my previous concerns and add further objections with reference to the new documents submitted since then.

The proposed off-site highway improvements to The Street are neither wanted nor required, will not benefit the community as a whole, and may indeed cause more problems than they will solve. It is already very difficult to travel at more than the 20 mph speed limit along The Street, and widening the carriageway by cutting into the bank below Bankside may in fact increase speeds and thus the dangers to pedestrians.

The proposed pedestrian and cycle access via the car park at the south end of The Street will be dangerous. It is on a steep slope and reaches The Street at a very narrow point, with the added hazard of vehicles trying to enter or leave the car park.

No account has again been taken of the fact that there is no step-free access to the school or church from The Street, so anyone pushing a buggy, riding a bicycle or with mobility issues will still be forced to travel south along the narrow and uneven virtual footway running to the entrance of the pub car park, to reach the A272 and then up a narrow, unlit private road with no footway to the school and church. This negates much of any value of ensuring a southern access to The Street through the car park.

It is proposed that the main entrance to the development off the A272 will involve an island for pedestrians in the middle of the carriageway. This will prevent any avoidance by vehicles travelling westbound of others queuing for the petrol station (which is currently possible) and will lead to further congestion on this busy and dangerous road.

The plans also provide for car and coach parking at the Community Hub building (currently proposed for use by Kangaroos) on the new site. This will increase traffic along the principal north-south access road through the development, thus "urbanising" it even further. This Hub Building is also very close to the gardens of numerous homes in The Street, which could be seriously impacted by noise and general disturbance. The MSDC Conservation Officer has expressed her concerns about the urbanising effects of this development on our ancient, linear settlement.

The lack of regular bus services will make it difficult for residents of the proposed development to rely on public transport for work or to access essential services, and inevitably lead to them using their own vehicles, further increasing congestion on the A272. The developers state that they would contribute to improving bus services, but are in no position to be able to firmly promise something over which they have no control.

Overall, the proposed development constitutes a disproportionate "bolt-on" to our peaceful village that will have a harmful effect on its character and heritage, further exacerbate the problems

experienced with local utility supplies and cause additional congestion on a busy and dangerous A-road.

Kind regards