

**From:** planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>  
**Sent:** 13 June 2025 11:24:25 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 13/06/2025 11:24 AM.

### 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:** 2 Purveys Hill Coombe House Lane Bolney

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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 application.

IT IS UNSUPPORTED BY POLICY BECAUSE:

1. The district and neighbourhood plans both agree that larger developments should go to larger towns.
2. There are only about 200 homes in the village of Bolney and a further 200 homes proposed. This would create a parallel village due to its location and modern character. Bolney would lose its village identity.

IT IS UNSUSTAINABLE BECAUSE:

1. There are no health facilities or local shops other than a small petrol garage. People would need a car to access these.
2. The bus service to the village is poor. Metro bus 273 decided to cut further services last year to the village and Compass 89 only operates on certain days. There is no service along A272.
3. I enjoy cycling but the A272 is narrow and fast and each time I travel along it on a bike I know I'm taking my life in my hands. There is no footpath provision east or west along A272 once you leave the housing on the road side.

IT IS UNSAFE BECAUSE:

1. The access proposed for the development is off the A272 at a point where visibility is poor, many people speed and it is a known accident black spot. There is a pedestrian crossing, the small petrol garage, as previously mentioned, and a small crossroads all within 100m.
2. When I leave my house I have to turn directly onto the A272. Admittedly there is no speed limit imposed at this point but the volume and speed of traffic makes doing so quite dangerous. The proposed development would increase the volume of traffic further and it would be seriously hazardous for those wanting to travel west.
3. There is a strong potential that 'locals' from the proposed development will use the minor lanes around Bolney, increasing traffic on the lanes making it more hazardous for pedestrians, cyclists and horse riders.

IT IS DAMAGING TO OUR LANDSCAPE & BIODIVERSITY BECAUSE:

1. This is a green field site, predominantly used for sheep grazing and has all the wildlife associated with such an environment. The public footpath at the northern end of development is used and appreciated by many villagers in that we are able to walk from The Street into the fields within seconds. This will be destroyed.

UNNECESSARY DEVELOPER PROMISES:

1. The village has a large community building which has just celebrated its 10th anniversary. There is no real need for another hall. The proposal for a hall for a specific group is good PR but all users would need to be driven to the hall regardless as there is no other form of transport available. Hardly sustainable.
  2. And developer promises are rarely kept and if they are they are
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last on their list of priorities. Was it 10 years Bolnore had to wait for its primary school?

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Kind regards