

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 20 July 2025 20:00:28 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 20/07/2025 8:00 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: 1 Chapel Cottages Cowfold Road Bolney

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: There needs to be an environmental review due to the disruption that will be caused.

Cowfield Road is not safe to directly connect to. There are multiple accidents a year between the garage and the bend, not all I feel are reported.

There have been multiple close calls on the pedestrian crossing as some drivers do not stop or expect the red light coming around the bend.

Diverting the entrance to the nearby lane and adding a red light camera to the crossing would be required at minimum.

There is an ongoing flooding risk at this site that no-one takes accountability for. Not Highways, the Council or the landowner of the field. In heavy rain water covers the footpath and the road. Notably, over the crossing also.

I have photos going back years of this happening and there is a very high chance the new entrance will also flood and promote more flooding risking our homes across the road.

There is low confidence in the sewerage system that is currently under stress.

Since the recent housing development went up on London Road the manhole cover on the road between the roundabout and Cowfold Road has lifted and burst multiple times requiring repairs. Adding more to this system will only make this issue worse.

Kind regards