

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 20 July 2025 19:24:50 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 7:24 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 Cowfield Road Bolney

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments:

1).

30% affordable homes is not enough.

There is already too much expensive and out-of-reach housing in this area.

There are enough homes in the UK. However there is not enough affordable homes.

2). Outdoor space

This should be standard.

Local infrastructure would also need to be supported, such as schools and GPs. These are already struggling to cope with demand.

3). 55% used

Should be higher, as before it was 100% grass. Taking half of that natural space away.

Too many homes in one place disrupts the local environment and well as raises safety concerns on the main road.

4). Transport

It has to be expanded to be useful as anywhere worth traveling too is outside of Bolney. [Cycle links etc]

Otherwise it is just a worthless token to tick boxes.

More EV infrastructure is required overall, which should have the Government's backing. Not at the cost of local residents losing their village identity

5). What would bolney benefit

Upgrade, repair and maintain the base general infrastructure. The quality of drainage is terrible here, homes on the road opposite are at a constant risk of flooding in heavy rain. Neither you the Council, Highways or the current landowner take responsibility for dredging the ditch and road drains, leading to flooding over the footpath and road and into homes.

Drainage in the village has not been great either. This basic infrastructure needs to be maintained properly before adding more

stress to the system.

So Bolney would not benefit but instead potentially suffer.

6). Any other comments

I am concerned about the road safety and the effect of increased flooding for the cottages on our side of the road.

Flooding is already a current issue with any heavy rainfall. The ditch was excavated of debris and rubbish by local residents as the council nor the farmer wanted to do it.

The footpath has been impassable at times due to the water.

Building more onto a floodplane puts our homes at further increased risk. I expect transparent and excessive drainage upgrades and solutions before locals will start to support this plan.

On top of that is the access road onto Cowfold Road. Close to the traffic lights and in an accident-prone area.

We have seen multiple crashes this year in that spot in both directions.

I'm told the traffic lights were only installed due to a pedestrian death.

An extra ~200 (avg 2 cars per household, 100 houses direct access to this opening) every morning will be a ticking time bomb here.

It can take me upto 7 minutes to leave my driveway due to traffic at 7:50-8:00am.

This road is not suitable, or safe for an increased number of vehicles joining here. Increased slow-down measures, red light cameras and a smaller number of homes on this site would be required.

There are other sites nearby which can accommodate 50 homes each. Spreading them out will also keep the village feel and identity. This would also lessen the risk of increased flooding for our homes and allow the exit to be moved to Foxhole lane.

If you'd like to see photos of flooding and/or crashes, please feel free to drop by or ask the council as we have sent them images and videos of past incidents.

Kind regards