

**From:** planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>  
**Sent:** 19 July 2025 12:57:16 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 19/07/2025 12:57 PM.

### 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. 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.

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**Case Officer:** Joanne Fisher

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[Click for further information](#)

### Customer Details

**Address:** Pendle Cottage, The Street, Bolney, The Street, Bolney, West Sussex

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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: Please refer to my previous comments on this application.

The additional information provided in no way mitigates my previous objections relating to traffic safety and the inability of the village to sustain this influx. Also it in no way mitigates against the fact that there is likely to be up to 400 more cars using the roads as the village does not have a regular bus service, any medical or dental facilities, very limited employment and the primary school is already at full capacity, meaning these cars are likely to be used most if not everyday, this means the proposed development can in no way be considered sustainable.

In addition I would ask you to refer to the following two planning document layouts / plans located at:

[https://padocs.midsussex.gov.uk/PublicAccess\\_Live/Document/ViewDocument?id=92C30EACC7DA40BEA8F55468B27F6E7C](https://padocs.midsussex.gov.uk/PublicAccess_Live/Document/ViewDocument?id=92C30EACC7DA40BEA8F55468B27F6E7C)

[https://padocs.midsussex.gov.uk/PublicAccess\\_Live/Document/ViewDocument?id=92C30EACC7DA40BEA8F55468B27F6E7E](https://padocs.midsussex.gov.uk/PublicAccess_Live/Document/ViewDocument?id=92C30EACC7DA40BEA8F55468B27F6E7E)

This documents shows a number of SuDS basins labeled as items 14.

These basins are clearly designed to collect large amounts of surface water run off from the proposed site.

I would like to draw your attention to the basin that is located to the north of Bolney place and to the north west of the Eight Bells public house, this basin has a capacity of 661.29 m3.

The location of the basin is of concern as it is located 8 metres above the aforementioned properties and the access road from The Street to the four houses: The Music Room, Coach house cottage, The Coach house, Pendle Cottage.

Adjacent to the basin is a steep slope within the woodland to the south of the proposed basin. I have concerns that the basin is too close to this slope and might result in subsidence and leakage. In addition any overflow will result in the flooding of the single access road, the pub carpark and the Bolney place carpark.

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Kind regards