

**From:** planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>  
**Sent:** 25 May 2025 13:50:28 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 25/05/2025 1:50 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.

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**Case Officer:** Joanne Fisher

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### Customer Details

**Address:** OSTLERS COTTAGE Old Mill Farm Cowfold Road 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:

This is a completely unsuitable development for the village with a population of under 3000 people.

Adding another 400-800 people is surely out of scale for a countryside village.

The district plan states "within a defined built up area development is acceptable in principle, outside these boundaries the primary objective is to secure countryside protection by minimising development that does not need to be there".

Clearly this will not secure countryside protection.

Local amenities consist of an infant/junior school, pub, community centre, church, and 2 petrol stations with convenience stores. To access other amenities.....shops, dentists, doctors, senior schools, infant/junior schools (Bolney has only 7 places available), employment, would mean access by car to Cowfold, Cuckfield, and further afield. Adding in the region of 400 cars would be a nightmare for our village.

There is no sustainable transport network. No cycle paths to neighbouring villages , it is dangerous to cycle on the A 272 as the road is not wide enough to overtake if there is oncoming traffic.

The petrol station on the A272 in Bolney already has frequent queues blocking the main road as drivers sit on the eastbound carriageway waiting to turn in on the right, and block the west bound carriageway as they queue to enter, there is not the space to overtake a column of stationary cars.

The Street is a single carriageway, permanently with parked cars and vans, there is no footpath, it is a real danger for children walking along The Street to the church.

I sincerely hope these points are considered.

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Kind regards