

**From:** planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>  
**Sent:** 13 June 2025 17:01:18 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 5:01 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:** 36 The Street 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 put forward the following comments in relation to this application:

1. The size of the site is bigger than the whole of the existing village! How can this be considered proportional development that is in keeping with the existing rural setting?
  2. The A272 is already at capacity. It is extremely difficult to turn right from The Street onto the A272 in the mornings with long queues into Cowfold at rush hour. This will be made much worse with traffic from the new development entering onto the A272.
  3. Any development of this size will undoubtedly increase traffic in The Street. The road is already dangerous, with narrow sections where there is no pavement and drivers speeding through the village.
  4. Public transport in the area is poor. As an example, my son started attending Collyers College in Horsham last September and attempted to use the 634 bus service that runs on the A272 from Haywards Heath to Horsham via Cowfold. The allocated "stop" was the layby at the bottom of The Street on the A272. It has proved too dangerous to use in the mornings with the bus unable to pull into the layby and my son having to step into the road to flag the bus down in rush hour traffic. My son could not even cross the road to get to the layby as it is so dangerous. The service has now been withdrawn due to lack of patronage!
  5. The site is high up in relation to The Street. Once this land is built on, where will the surface water run off to? Properties on Bankside, The Street have already flooded during periods of high rainfall.
  6. Recent water supply outages suggest the existing infrastructure cannot even cope with the houses here already let alone any more.
  7. Power cuts occur regularly suggesting already stretched capacity.
  8. There is zero infrastructure to support this number of houses. There are no shops or doctors surgery, there is nothing.
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Kind regards