

**From:** planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>  
**Sent:** 14 July 2025 20:40:36 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 14/07/2025 8:40 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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### Customer Details

**Address:** Treetops, Top 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: The Proposals and responses provided by the submission of the, 'ADDITIONAL INFORMATION', received on 04 July 2025, does not change my previous comments and objection to the proposed scheme, made in May 2025.

The proposed development still urbanises the open countryside, against current governmental guidance and objectives and National Policy for sustainable development.

The proposals will still;  
Destroy the special rural nature of Bolney village, by more than doubling the number of existing dwellings.

Destroy the natural peace and beauty of the open fields that are part of this quiet countryside setting.

Increase traffic to the local lanes and roads within and around Bolney resulting in an increase in risk to the general safety of all road users.

Result in slowing and congesting the traffic on the A272 leading to delays, queuing and subsequent increased pollution. The risk of accidents will also be increased due to the location of the new junction, serving the development, on the A272.  
Be detrimental to the residents of Bolney and offers no benefit at all.

Despite the comments made in the submission in connection with the 'Vision Led Approach', residents of the new development will still need to use cars frequently through necessity, which will result in increases to local traffic and pollution. Apart from the small shop at the petrol station, there are no shops, doctors surgeries, pharmacies, post office or the like in Bolney, which will require car transport to the nearby towns or villages.

The submission refers to the 'Enhancement of active travel links within the village centre and refers to physical works by the developer', without saying what these are or what this means. Apart from the church and pub at the bottom of the village and the community hall half way up, there is nothing else in the central part of the village.  
We object to the proposed development.

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Kind regards