

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 13 May 2025 20:04:03 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 13/05/2025 8:04 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.

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:

Thank you for this consultation.
A few concerns with this development.

Quality of design:

There are concerns of the quality due to recent development increasing the number of flood incidents at our residence.

The public footpath, the crossing and the road are unusable in heavy rain due to standing water. Flooding has become a greater issue since the most recent developments have gone up. I am not reassured that "sustainable drainage systems and landscape buffers" will be enough. There is already a landscape buffer in the form of a large hedge, ditch and runoff. Yet this does not suffice to protect the footpath, crossing, the road or our homes from the water runoff. The local drainage is already under stress and fails to clear water fast enough.

The side-road that comes off from the A272 to the roundabout that connects to the A23 has had a manhole cover that has been forced off and out due to water pressure. The local council placed sandbags to hold it down. This is worrying and proves the current local drainage system struggles enough as it is.

Highway Safety:

There are no plans to improve local infrastructure that benefits current residents, such as an expansion to the school, local GP/health facilities or public transport. Instead this will increase traffic on an already often congested road.

The A272 can be suddenly slow, leading to a high traffic incident rate seen first hand often near the fuel station or on the bend. Many drivers speed after coming off the A23 and don't expect to suddenly stop due to congestion or a queue for the fuel station.

The pedestrian crossing has been great for the local residents but could do with a red light camera as I myself have almost been hit by road users ignoring the red light soon after rounding the bend. Moving this further back will further increase the risk to life.

The planned entrance from the site to the A272 is next to the hotspot for traffic incidents, adding more slow vehicles into the mix here will be dangerous. It can take me between 5-10 minutes to leave my drive in the mornings at times, imagining this for an additional 200+ish cars out of one exit will only increase the risk of incidents on this road. It is not safe to have an entrance here for that volume of extra traffic.

Noise and disturbance:

The noise and disturbance will be great, as we live just opposite. I can't imagine being able to enjoy my garden during this time nor will the local wildlife. Deer nest in the nearby woods, I fear they will be pushed out by the disturbances. They have been spotted as close as our neighbour's garden for example.

I hope you consider the impact that an additional 200 houses in one place will have on our small historic village. Spreading these homes out will limit the many downsides a plot of this size will bring to local residents. Such as building 50 homes, exiting onto Foxhole Lane, making the development a lot more discreet, safer and without vasting increasing flood risk to current homes.

Kind regards.

Kind regards