

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 10 May 2025 22:14:30 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 10/05/2025 10:14 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: Pippins Cowfold Road Bolney

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments:

As has been said many times this development is unwise for 3 main reasons

1. It is not sustainable. Bolney had very little opportunity for employment also no GP or Dentist or significant shops. The public transport is negligible The local primary school is at capacity. Therefore it is likely that all new residents will be needing to use cars to access employment, medical services, shopping and education. This is not sustainable.

2. This development would if it proceeds, increase the village population by up to 50 %, once again there is not the infrastructure to support this.

3. The proposed access to the A 272 is unsafe, this stretch of road is extremely busy and there have been numerous accidents, mostly, fortunately not sustaining personal serious injury, this is due to the proximity of the crossroads of Chapel lane and Foxhole lane and the petrol station. To add a further junction would have the potential for disaster as 200 houses and the SEND education facility would increase the traffic on this already congested road to dangerous level. At rush hour it can already take me up 5-10 mins to get out of my drive, it doesn't bear thinking about how much worse and dangerous it would be. People turning out would get impatient and then be likely to take more risks.

In summary this proposal is too large for the village to sustain, its access is potentially very dangerous and the village doesn't have the infrastructure to support this number of new residents. There are many areas in Mid sussex where the infrastructure already exists that can sustain development. Bolney is not one of those places, it can take a modest increase in population but not on this scale.

Kind regards