

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 30 July 2025 23:03:05 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 30/07/2025 11:03 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. 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.

Case Officer: Joanne Fisher

[Click for further information](#)

Customer Details

Address: 3 Wykehurst Cottages, Colwood Lane Bolney Haywards Heath

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: My comments made previously on this outline application remain. The amendments submitted as additional information on 4 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 have not changed my view that this development is unsustainable and non-compliant with National Planning Policy, the existing Mid Sussex District Plan, and the Bolney Neighbourhood Plan. The applicant has notably continued to fail to consult with the local community and ignores local lived experience of residents and others living and/or working in Bolney.

The proposed amendments to the highly dangerous junction of the site with the A272, adjacent to a petrol station, industrial park, nearby road junctions and accesses for residents of adjacent residential properties will worsen the difficulties of high levels of risk at that junction. It is a stretch of road with heavy usage and many more accidents than are recorded by WSCC Highways with many near misses and unreported accidents.

The pedestrian, cyclist and bus methods of transport for accessing schools, shops, doctors, dentists etc described by the applicant bear no relation to the reality of transport experience of locals. They have not substantiated their claims satisfactorily. The site will be car dependent.

The site proposals to build 200 houses etc. will result in the loss of perfectly good agricultural land to a housing estate bolted on to the edge of the existing village. This bolt on estate does not reflect the linear nature of the village and would be highly destructive of the character and setting of the existing village and its conservation areas and general layout.

The 4 July 2025 proposals include changes to the layout in The Street which would narrow it, making it impossible to operate given the need for buses, waste removal, emergency vehicles, delivery vehicles to travel along The Street. These proposals would be detrimental to disabled and elderly users of The Street and other pedestrians and those pushing pushchairs and wheelchairs along this central village route. The proposed changes to parking and Bankside (already a very steep area) are in the realms of fantasy and would also be detrimental rather than an improvement to The Street and how the residents and other users operate.

Kind regards

