

Joanne Fisher

From: planninginfo@midsussex.gov.uk
Sent: 29 July 2025 21:03
To: Joanne Fisher
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 29/07/2025 9:02 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: 9 Bankside Bolney Haywards Heath

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Myself and my partner moved to Bolney village while expecting our first child back in 2022. The main things that drew us to Bolney was its Rural village feel, the biodiversity surrounding it, its tight knit and local community and its peaceful position with having no main road through the middle of the village. We were absolutely astonished that within a week of moving in we heard there were consultations to more than double the village and eradicate one of the last

villages in West Sussex which isn't over-run by extra traffic, flooding issues and over-development. Our new house backs onto Foxhole farmland which is one of the main joys of living there however the thought of 200 houses and over 500 approx. more people is absolutely terrifying. Bolney is a village surrounded by biodiversity and agriculture alongside wildlife such as deers etc. The thought that the council would even consider approving an application to eradicate the homes of the wildlife that makes the area special is beyond me. The risk of putting 200 houses on a hill that backs onto bank side is a disaster for our wetter winters and would guarantee water running down from the new estate onto the original village and causing flooding and disruption to lives. Not to mention that many houses in the village have historical importance and this could be risked. This has recently happened in multiple new build sites locally where similar planning has been accepted and friends have ended up experiencing devastation and loss in times that are already tough.

The rate at which houses are being built in areas like this are putting even more pressure on the limited health services we have locally which I know as a NHS worker myself. I cannot put into words the tears and sweat that we as the health service have endured and voluntarily dealt with to support our communities and patients through covid however another 200 houses and the subsequent amount of new families is completely unbalanced and disproportionate to what the area can offer. As well as people who need access to healthcare, they will need access to schooling and this threatens the rural village primary school we have already. Places for school are already at an all time low in comparison to the amount of children needing them in their local areas and this new development will rob local village children of the opportunity to go to school in the village in which they call home. The amount of cars and traffic this estate would cause will make our otherwise safe main street a cut through for those seeking to get out of the village onto main roads. This is guaranteed to decimate the wildlife and rural village life we in Bolney currently enjoy.

Beyond the practical issues which are so glaringly obvious there is the issues that it will cause to the way villages in Bolney live their lives. Many of us moved here or live here because we wanted to live in a haven where we can escape the rat race and over development of other surrounding towns and villages. We know our neighbours and stop on the main village street whenever we see someone to catch up; there is a community spirit in Bolney that is unmatched. I previously lived in Burgess Hill but the increase in new build sites, changes to roads to try to accommodate the ridiculous amount of traffic and the gridlocks often experienced meant i no longer enjoyed living there. The creation of more houses lessened the sense of community to a point where there isn't one and the town has become soulless with none of the promised infrastructure built to support these new homes. My partner works as a carpenter building houses and can attest to the promises that are continually made by big building company's having worked for them. These are often made to get proposals through and are empty promises that accompany poorly made houses where corners are cut to increase profits.

Please consider the massive detriment to our surrounding areas, our roads and the nature we are so lucky to be surrounded by. Also, please consider the rural village lifestyle and community you will be destroying; especially when villages like Bolney are already so rare.

The following are more detailed concerns listed.

IT IS NOT SUSTAINABLE BECAUSE....

Public transport in Bolney is very poor and there are no proposals to increase bus services. Pedestrian and cycle transport is not viable due to the long distances from the main towns and train stations.

The A272 is a fast and dangerous road not suitable for cyclists.

Increased traffic is inevitable as the village will have to accommodate + 400 additional cars. This will increase traffic jams at the junctions on the A272, with the knock-on effect of creating rat-runs through the village.

The additional traffic would pose a serious safety risk to children, dog-walkers, horse-riders and cyclists. We already deal with multiple crashes on the T junctions coming out from the villages and surrounding roads.

Increased traffic on our lanes will ruin the character and rural nature of the village.

Increased pressure on our public utilities, in particular water, which has been a very real problem for the village in the past, during both cold periods and drought. Managing water resources and water quality is key to serving existing and future residents. Pressure on existing health services such as doctors, dentists, pharmacies and social care. Pressure on primary and secondary school places but the current West Sussex policy would not support a new school (even if the developer donates the land). Building a large development that relies on cars is not a long-term sustainable approach as the cost of running a one or two car household will not be affordable for many.

IT IS NOT PROPORTIONATE BECAUSE....

MSDC believes Bolney is suitable for more growth, so once the village has been doubled and its boundaries expanded, development is likely to 'creep' and even more houses are likely in the future as it will be easier for developers to obtain planning permission for the 'infill' sites. Although Bolney has been allocated only 1.5% of the new houses being planned in Mid Sussex, it's completely disproportionate to double the size of a rural village.

IT WILL DAMAGE OUR LANDSCAPE & BIODIVERSITY

Increased risk of flooding. More buildings will create additional run-off on low-lying areas on the edge of the field, particularly to the east and south, which are already flooded or brim-full after the recent heavy rain, affecting houses and potentially roads. Loss of valuable agricultural land. The nearby vineyards and orchards show the land has viable and essential agricultural potential that would be permanently lost. Such a large development so close to the AONB will cause a permanent loss of wildlife as habitats and food sources will become scarcer. Congestion will divert traffic to the small roads of the AONB, increasing the risk to wildlife.

IT WILL DAMAGE OUR HISTORIC BUILT HERITAGE & VILLAGE LIFE

Bolney is a historic Sussex village with 45 listed buildings, including the Grade 1 parish church (only 10 in Mid-Sussex). The over-development planned will permanently and adversely change the historic nature of the village and compromise the rural context of the village, this is a loss for everyone in Mid-Sussex, not just village residents.

EMPTY OR USELESS DEVELOPER PROMISES

We understand the developers are likely to make promises to make the development more acceptable. We don't think that many of the proposals (an orchard/allotments/park) are necessary and the developers cannot guarantee that a village shop would be a viable commercial business, so it is an empty gesture.

As a village many of us live here and chose Bolney because of the lifestyle that accompanies it. A quintessential village that is part of England's history and culture - knowing everyone you live near, enjoying the community at the local pub and living in a peaceful place with nature and wildlife as undisturbed as possible. Please stop another British village being decimated and eroded by more new homes that are poorly built and poorly provided for.

Many thanks,



Kind regards