

[REDACTED]  
19 Bankside, The street,  
Bolney

RH17 5QN

[REDACTED]

11th June 2025

**Planning Department**

Mid Sussex District Council

Oaklands Road

Haywards Heath

West Sussex

RH16 1SS

**Subject: Objection to Planning Application DM/25/1129 – Proposed Development of 200 Houses at Foxhole Farm, Bolney**

Dear Sir/Madam,

I am writing to express my firm objection to planning application DM/25/1129 concerning the proposed development of 200 houses at Foxhole Farm, Bolney.

I have lived in Bolney for over 15 years, and my family has deep roots in this village. It's more than where I live — it's where I grew up, where I chose to build my life, and where we are now raising our son. Bolney's rural character, sense of community, and unspoiled surroundings are what make it so special. That is exactly what this proposed development threatens to dismantle.

The site borders directly onto our property. A road is proposed to run immediately behind our garden — removing the peaceful, green backdrop we love and replacing it with traffic noise, fumes, and the loss of privacy. [REDACTED]

[REDACTED] we are seriously concerned about the increased air pollution and safety risks this road would bring so close to home. This isn't a minor impact — it's a fundamental threat to our quality of life and wellbeing.

Beyond our home, the wider village simply cannot support this scale of development. In recent weeks alone, we've experienced both prolonged power outages and days without running water. No emergency provision was made, and it's become increasingly clear that the infrastructure is already under pressure. Adding hundreds more residents without resolving these basic issues would only compound the problem.

Bolney's transport links are also wholly inadequate. The A272 is already overburdened and dangerous, and without safe cycle routes or reliable public transport, car dependency is unavoidable. More houses will mean more cars, more congestion, and greater risk — particularly to children, pedestrians, and cyclists. This also has serious environmental implications, undermining any claim of sustainable development.

Essential services like healthcare and education are already stretched. It's difficult enough to get a GP appointment as things stand, and local secondary school places are limited. The development offers no reassurance on how these additional demands would be met, and this lack of planning is deeply worrying for local families like ours.

From a policy standpoint, the proposal fails to align with either the Mid Sussex District Plan or the Bolney Neighbourhood Plan. The site lies outside the designated built-up area, and developing it would erode the strategic gap between Bolney and surrounding villages. This level of expansion — a population increase of potentially 50% — is totally out of proportion for a small village like ours.

Equally concerning is the irreversible environmental damage. I regularly walk through the fields around Foxhole Farm and have seen deer, owls, foxes, and a wide range of birds and bats. This is living countryside, not a brownfield site. To destroy it for housing would be a loss not only for current residents but for future generations. Once these green spaces are gone, they cannot be recovered.

It's also incredibly frustrating that the proposed road layout places the burden directly on existing residents when it could be rerouted to the other side of the development. This suggests either a lack of consideration or a complete disregard for those already living here. It feels as though the developer has prioritised convenience over community.

The mention of a "community hub" offers little reassurance. Our village already has a recently built, well-equipped village hall that is underused. There's no demand for another facility, and its inclusion feels more like a token gesture than a meaningful benefit.

Lastly, flooding is a serious concern. Our garden has already suffered from repeated flooding during heavy rainfall, and any significant development on this land risks making that far worse. The potential for surface water runoff into existing properties is a major issue that has not been addressed.

In summary, this proposal is ill-conceived, disproportionate, and wholly unsuitable for Bolney. It threatens the village's character, its infrastructure, and its natural environment. I urge the planning committee to reject this application and preserve what makes Bolney a truly unique and valued rural community.

Yours faithfully,

A solid black rectangular box used to redact the signature of the sender.