

## Joanne Fisher

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**From:** planninginfo@midsussex.gov.uk  
**Sent:** 13 June 2025 09:09  
**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 13/06/2025 9:08 AM.

### Application Summary

**Address:** Land At Foxhole Farm Foxhole Lane Bolney West Sussex

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**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.

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**Case Officer:** Joanne Fisher

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[Click for further information](#)

### Customer Details

**Address:** 19 Bankside The Street Bolney

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### Comments Details

**Committer Type:** Neighbour or general public

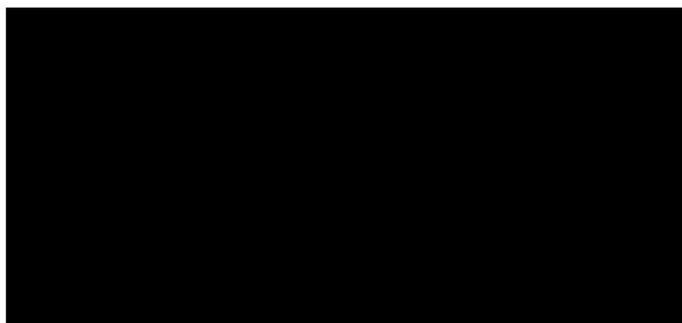
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**Stance:** Customer objects to the Planning Application

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**Reasons for comment:**

**Comments:**



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 formally and strongly object to planning application DM/25/1129 concerning the proposed development of 200 houses at Foxhole Farm in Bolney.

My partner and I have lived in Bolney for the last 15 years, and this village is truly our home. My partner's family have roots here, and we chose to raise our son in Bolney because of its quiet charm, rural beauty, and the close-knit community that makes it such a special place to live. It's peaceful, safe, and deeply connected - the kind of village where you truly feel you belong. That's something we never wanted to give up - but this proposed development would change everything.

Our back garden directly borders the proposed site. A road is planned to run right along our back fence - stripping away the countryside views we fell in love with and replacing them with traffic, noise, fumes and danger. Our son has existing health issues, and the potential increase in air pollution would put him at even greater risk. This doesn't just impact us - many of our neighbours will lose the same outlook, peace, and security. It's not just about views; it's about quality of life and health.

Bolney does not have the infrastructure to cope with a development of this scale. Power cuts and water outages are already common - in just the last fortnight we've had no running water for most of the day and a power cut that lasted hours. No water stations were provided during the outage - and this isn't a rare occurrence. The system is already under strain. Adding hundreds of new residents would only worsen this for everyone.

Transport links in and out of Bolney are simply not fit for purpose. The A272 is already a dangerous and busy road, with weekly accidents not being uncommon. It is the only viable route for travel, and there are no safe cycle paths connecting Bolney to nearby villages such as Cuckfield or Cowfold. As a result, cycling is both impractical and unsafe - especially for families or younger residents trying to travel sustainably. Public transport is infrequent and unreliable, meaning almost everyone is forced to rely on private cars. This will only add to congestion and pollution, creating further risks to both residents and wildlife.

The strain on local infrastructure is already very evident. We have no mobile phone signal anywhere in the village - not for calls, nor data - which leaves residents vulnerable in emergencies. The local GP surgeries are already overstretched, and I have serious concerns about how they would cope with such a significant increase in demand. Likewise, I worry deeply about where my son will go to secondary school when the time comes. Places are already limited, and this development would make the situation even worse.

From a planning perspective, this application is completely out of step with local and district policy. It falls outside the built-up area boundary, and it isn't included in the Mid Sussex District Plan or the Bolney Neighbourhood Plan. It will cause permanent, damaging sprawl into the open countryside, directly against the policies that are supposed to protect it. Bolney is a village of around 650 people - adding 200 homes could increase the population by more than half. It would change the village completely.

One of the most heartbreaking consequences of this proposal is the irreversible damage it would do to the local wildlife and natural environment. I walk to work across this field every day - it's part of my daily routine, and a reminder of why we chose to live in Bolney. I regularly see families of deer - roe, fallow and muntjac - moving gracefully through the landscape. Their presence brings real joy and peace. At dusk, owls are a familiar sight, and in summer, the skies come alive with bats. This is not just scenic land - it's a vital ecosystem. Ripping it up to build a housing estate is not only reckless but deeply short-sighted. Once it's gone, it's gone forever.

There appears to have been no meaningful consideration for how this development will impact the existing village. One particularly frustrating point is the placement of the road. It runs directly along the gardens of existing homes - why? There's an option to place it on the opposite side of the development, which would not affect any current residents. It feels like the

developer hasn't listened or consulted the people who actually live here.  
As for the promised "community hub" - we don't need it. Our newly built village hall is beautiful and underused as it is. This feels more like a checkbox tick than something that provides any real benefit to the existing community.  
Finally, I want to raise the issue of flooding. Our garden has already flooded several times in recent years, and heavy rain now creates real problems for us and our neighbours.  
Developing this land - especially at this scale - will almost certainly make the situation worse, as water will have nowhere to go. This adds yet another layer of risk that's being ignored.  
In conclusion, this development is entirely inappropriate for Bolney. It is unsustainable, poorly thought out, and in direct conflict with the policies and principles that should be protecting our countryside and our way of life. I strongly urge you to reject this application and stand with the people who care deeply about Bolney - not just as a place on a map, but as a home.  
Yours faithfully,

A solid black rectangular box redacting the signature of the sender.

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Kind regards