

Sarah Valentine

From: [REDACTED]
Sent: 29 May 2025 07:59
To: planninginfo
Cc: planninginfo
Subject: Re: Objection to Proposed Development-Foxhole Lane BOLNEY-DM/25/1129

[REDACTED]

My address is:

Windmill House
Top Street
Bolney
Haywards Heath
RH17 5PP

I formally object to the development referenced DM/25/1129 and summarise below the main areas of concern that warrant serious consideration.

- **Impact on Local Environment:** The proposed site is home to various local wildlife and natural habitats. I believe that, aside from the visual impact to the (existing beautiful) vista, the development could disrupt important ecosystems, leading to an irreversible loss of biodiversity. Protecting our natural environment should be a priority and not an afterthought. This development threatens wildlife existence significantly. There is no necessity to develop this site and other sites in existing built-up areas should be selected for consideration. Increased traffic would also add pollution risk from construction phase to completion and thereafter.
- **Increased Traffic and Safety Issues:** The massive increase in housing would inevitably lead to higher traffic volumes on already congested roads (A272 in particular). It would lead to huge disruption and congestion not only upon completion but also during the construction phase. This raises concerns around daily commuting, safety of pedestrians (and especially safety of children and the elderly). The existing road network would not be sufficient for the construction phase.
- **Community Character:** Bolney is known for its rural charm and community spirit. This large-scale development would change the character of our village, leading to a loss of the very qualities that make it attractive to residents and visitors alike. The proposed development does not align with the local character and could diminish the sense of community; representing a population increase estimated at 60%. Residents are very proud of the village and I urge planning officers to prioritise keeping 'village life' alive. A planning vision should not provide for complete annihilation of village life; development should be focussed within larger existing settlements.
- **Pressure on Public Services:** An influx of new residents would place additional strain on local services, including schools, healthcare, and public transportation. Without significant investment in these services, the quality of life for current and new residents would

decline. Where any increase on services is reliant upon private investment (re private bus companies adding to the existing timetable) this cannot be taken for granted.

- Inadequate Consultation: There seems to have been insufficient consultation with local residents regarding this proposal. Engaging the community in the planning process is essential for ensuring that development meets the needs and wishes of those who live in the area. I believe that there is an overwhelming majority of residents opposed to this development....voices MUST be listened to.

I urge the planning committee to take into account the concerns raised by myself and my community neighbours. Sustainable development should enhance the quality of life for all residents while preserving the unique aspects of our village. This development achieves neither of these aims.

Thank you for considering my objections.



Sent from my mobile phone

On 28 May 2025, at 15:49, planninginfo <planninginfo@midsussex.gov.uk> wrote:

Dear Karl,

Thank you for your comments. However, all comments to be uploaded must include your address to be registered. Please can you resend your comments containing your address and they will be redacted to remove your name and email address and uploaded to the case file.

Alternatively, you can submit your comments online using the below link and searching for the application using the reference number.

[Simple Search \(midsussex.gov.uk\)](https://www.midsussex.gov.uk)

Kind regards

Peter

Peter Davies
Trainee Planning officer
planninginfo@midsussex.gov.uk
www.midsussex.gov.uk

From: [REDACTED]

Sent: 28 May 2025 15:43

To: planninginfo <planninginfo@midsussex.gov.uk>

Subject: Objection to Proposed Development-Foxhole Lane BOLNEY-DM/25/1129

[REDACTED]

Dear Planning team

Here is my objection to the development:

I formally object to the development referenced DM/25/1129 and summarise below the main areas of concern that warrant serious consideration.

- **Impact on Local Environment:** The proposed site is home to various local wildlife and natural habitats. I believe that, aside from the visual impact to the (existing beautiful) vista, the development could disrupt important ecosystems, leading to an irreversible loss of biodiversity. Protecting our natural environment should be a priority and not an afterthought. This development threatens wildlife existence significantly. There is no necessity to develop this site and other sites in existing built-up areas should be selected for consideration. Increased traffic would also add pollution risk from construction phase to completion and thereafter.
- **Increased Traffic and Safety Issues:** The massive increase in housing would inevitably lead to higher traffic volumes on already congested roads (A272 in particular). It would lead to huge disruption and congestion not only upon completion but also during the construction phase. This raises concerns around daily commuting, safety of pedestrians (and especially safety of children and the elderly). The existing road network would not be sufficient for the construction phase.
- **Community Character:** Bolney is known for its rural charm and community spirit. This large-scale development would change the character of our village, leading to a loss of the very qualities that make it attractive to residents and visitors alike. The proposed development does not align with the local character and could diminish the sense of community; representing a population increase estimated at 60%. Residents are very proud of the village and I urge planning officers to prioritise keeping 'village life' alive. A planning vision should not provide for complete annihilation of village life; development should be focussed within larger existing settlements.
- **Pressure on Public Services:** An influx of new residents would place additional strain on local services, including schools, healthcare, and public transportation. Without significant investment in these services, the quality of life for current and new residents would decline. Where any increase on services is reliant upon private investment (re private bus companies adding to the existing timetable) this cannot be taken for granted.
- **Inadequate Consultation:** There seems to have been insufficient consultation with local residents regarding this proposal. Engaging the community in the planning process is essential for ensuring that development meets the needs and wishes of those who live in

the area. I believe that there is an overwhelming majority of residents opposed to this development....voices MUST be listened to.

I urge the planning committee to take into account the concerns raised by myself and my community neighbours. Sustainable development should enhance the quality of life for all residents while preserving the unique aspects of our village. This development achieves neither of these aims.

Thank you for considering my objections.



Subject: Mid Sussex DC - Online Register - Comments for Planning Application DM/25/1129

Comments for Planning Application DM/25/1129

Dear Sir/Madam,

You have been sent this email because you or somebody else has submitted a comment on a Planning Application to Mid Sussex District Council using your email address. A summary of your comments is provided below. Comments were submitted at 27/05/2025 10:37 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

Name:

Email:

Address:

Windmill House Top Street Bolney RH17 5PP

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Subject: Objection to Proposed Development-Foxhole Lane BOLNEY-DM/25/1129

I formally object to the development referenced DM/25/1129 and summarise below the main areas of concern that warrant serious consideration.

- Impact on Local Environment: The proposed site is home to various local wildlife and natural habitats. I believe that, aside from the visual impact to the (existing beautiful) vista, the development could disrupt important ecosystems, leading to an irreversible loss of biodiversity. Protecting our natural environment should be a priority and not an afterthought. This development threatens wildlife existence significantly. There is no necessity to develop this site and other sites in existing built-up areas should be selected for consideration. Increased traffic would also add pollution risk from construction phase to completion and thereafter.

- Increased Traffic and Safety Issues: The massive increase in housing would inevitably lead to higher traffic volumes on already congested roads (A272

Kind regards

The information contained in this email may be subject to public disclosure under the Freedom of Information Act 2000. Unless the information contained in this email is legally exempt from disclosure, we cannot guarantee that we will not provide the whole or part of this email to a third party making a request for information about the subject matter of this email. This email and any attachments may contain confidential information and is intended only to be seen and used by the named addressees. If you are not the named addressee, any use, disclosure, copying, alteration or forwarding of this email and its attachments is unauthorised. If you have received this email in error please notify the sender immediately by email or by calling +44 (0) 1444 458 166 and remove this email and its attachments from your system. The views expressed within this email and any attachments are not necessarily the views or policies of Mid Sussex District Council. We have taken precautions to minimise the risk of transmitting software viruses, but we advise you to carry out your own virus checks before accessing this email and any attachments. Except where required by law, we shall not be responsible for any damage, loss or liability of any kind suffered in connection with this email and any attachments, or which may result from reliance on the contents of this email and any attachments.