

[REDACTED]
4 Tythe Barn
Lodge Lane
Bolney RH17 5PH

9th June 2025

Planning Dept
MSDC
Oaklands
Haywards Heath
Sussex RH16 1SS

DM/25/1129 - Objection to 200 proposed Houses, Foxhole Farm, Bolney

I am writing to object to planning application DM/25/1129 - of 200 houses on Foxhole Farm.

I argue that this proposal is unsustainable and against governmental policy:

- It is in an inappropriate location and against policy BOLBB1 stating that there should not be large expansion into rural land and development should be focused on larger settlements and infill sites. This site is totally contrary to this - being outside of the boundaries of the village. In effect this creates an alternative village of 200 houses (almost the same again in number as the established village)
- This proposal does not respect or protect the existing village's historical and rural character directly acting against policies - BOLD1 and DP26. The development would dramatically alter the village's identity and the scale representing a potential 60% increase in population.
- This site is a green field site which sits on the edge of the High Weald AONB. It will cause irreversible damage to countryside, wildlife, biodiversity and ruin potential agricultural land (an example of this successful agricultural use is that of the neighbouring vineyards and orchards). The character and beauty of the countryside surrounding the village of Bolney will be destroyed directly against governmental policies BOLE12 and DP12
- The proposal totally fails the Transport Policy DP21 on grounds of sustainability: As a resident of Bolney who does not drive the public bus system is almost unworkable - there are no buses to Burgess Hill, very few to Haywards Heath (and certainly not a reasonable return service). The 273 service to Crawley and Brighton is very sporadic - particularly in the afternoon. This lack of bus service

has a big impact also on Bolney's youth who are generally reliant on parent's lifts. There are no further transport services proposed.

Pedestrian and cycle access is not viable. There are no towns or stations nearby. The A272 is far too dangerous and busy for cycling and walking.

Therefore the Bolney residents are dependent **on private vehicles for their regular needs:**

The increase in cars/traffic brought by this development will have an inevitable impact on an already dangerous and busy A272. The proposed access point has poor visibility, is located on a bend with a crossroad, pedestrian crossing and a petrol station.

The developer's traffic study is incomplete and underestimates the increases in traffic volume on an area of road which already has jams, accidents and many near misses, charted by local residents.

There will be inevitable increases in traffic in the rural lanes (impacting walkers, cyclists, horse riders and wildlife) as well as drivers using rat runs through the village itself. As an almost daily occurrence I already jump into greenery to move away from a speeding driver speeding.

This proposal is also unsustainable because of extra pressure on services and infrastructure. There are limited doctor's, dentist's and school places (with WSCC unlikely to fund a new school). There are **no** health services, post office, libraries etc in Bolney.

Public utilities are already under pressure in the village. There are particular problems with water supply, indeed again this Sunday 8th June there was no water in our property from 10.00am until 4.00am Monday morning. We have had no water for 5 days in previous summers. We also have regular electricity cuts.

The developers proposals (allotments, green space etc) seem totally inappropriate for a community like Bolney. A new community building will be in conflict with the Rawson Hall, a relatively new charity community hub within the village centre.

In conclusion this proposed development is unsustainable, out of character for the countryside, out of the boundaries of the village, out of scale and reliant on car travel. My final comment is that affordable housing offered is likely to be at the high end of the range and still "unaffordable" for many.



