



Planning Department
Oaklands Road
Haywards Heath
RH16 1SS

27th May 2025

Dear Sir/Madam

Re: Planning Application DM/25/1129 Land at Foxhole Farm

I am writing as a long standing resident of Bolney, to express my strong objection to the Foxhole planning application.

The reasons for my objection are listed below because Bolney is a small village with very limited services & infrastructure so it makes the proposed development unsustainable and fail the following policies....

1. It is contrary to policy DP6 and Policy BOLBB1 - Inappropriate Location. Foxhole Farm lies outside Bolney's built up area boundary in open countryside. Already many houses have recently been built on greenfield sites such as Magdalene Rise & Churchfield View with quite a few affordable housing already having been built there. Building 200 new houses will effectively double the size of Bolney (259 households were recorded by the 2021 Census) It will ruin the character & setting of this lovely historic village as well as impact the local wildlife & habitat because it is completely disproportionate to Bolney's current village size (Contrary to Policy DP12 and policy BOL2 – Loss of Countryside Character). It will have the effect of creating a parallel village. Bolney residents, spent many months working together to develop the Neighbourhood Plan where other more suitable & sustainable sites were identified & approved. This development is not supported by the policies of the District Plan.
2. It is unsafe because there are no cycle paths to nearby villages & the A272 is a fast & busy road not suitable for cyclists. Having no raised pavements on the narrow main street, just painted pavements, this causes pedestrian safety issues and as an elderly resident who walks regularly to attend our Community Café this is a big personal worry. Cars tend to drive already fairly fast through the village and the speed limit has recently been reduced to 20mph because of this, but huge increased traffic from the proposed development accessing the very busy A272 will cause further holdups, jams & accidents. This will have the effect of creating rat runs through the village & making it more unsafe for pedestrians, especially the elderly & children. Just this week (25th May) there was a very serious accident on the A272 near Bolney involving the air ambulance service.

3. It fails Policy DP21 – Transport and Infrastructure concerns. There is no Post Office, grocery shop within the main village, GP surgery, dentist or a regular bus service; which has been recently reduced further, offering 4 buses a day to Crawley & Brighton, 2 buses a day to Haywards Heath and only 1 bus a week to Burgess Hill! We already have to use a car to access these services elsewhere. An enormous strain on schools & on an already stretched GP, dental & social care service will be created by this proposed huge development. It is currently pretty much impossible to get registered with any local GP practices in the area. The local primary school is almost completely full and does not have the space for further expansion to the degree needed.
4. The developer's infrastructure proposals are not needed in Bolney as we already have similar things. We have a recently built village hall, The Rawson Hall, offering good office hub facilities with fast Wi-fi connections. It offers superb facilities for children's groups; we have Bolney Under Fives who operate out of it on a daily basis. A very active Community Café runs 3 days a week at the Rawson Hall. The Rawson Hall is run by a committee & very well maintained; who will run & maintain this proposed community building at Foxhole? Why would Bolney need another Community building to compete with the one we have now and possibly cause a negative effect on it's current bookings? How does Kangaroos using this proposed community hub help Bolney? It will only cause more traffic as most staff and attendees of this group come from outside the village. None of the developers infrastructure proposals will improve the sustainability of the village, we will still not be able to meet our daily needs without the use of a car. No real explanation on how they will improve & not worsen our current unreliable water supply issues either!

I urge for this application, of a disproportionate number of houses in Bolney, to be rejected.

