

Planning Department  
Oaklands Road  
Haywards Heath  
RH16 1SS



28<sup>th</sup> May 2025

Dear Sir/Madam

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

We are writing as people who work in Bolney on a daily basis, to express our strong objection to the Foxhole planning application.

We feel the proposed development is not sustainable because Bolney is a small village with very limited services & infrastructure. There is no Post Office, grocery shop within the main village, GP surgery, dentist or a regular bus service; which has no plans on being improved & has been recently reduced further. Residents & working people already have to use a car to access these services elsewhere. This huge development will put an enormous strain on education provision & on an already stretched GP, dental & social care service. The local primary school at almost full capacity does not have the space for further expansion to the degree needed. There are no cycle paths to nearby villages & the A272 is a fast & busy road not suitable for cyclists.

There is pedestrian safety issues as there are no raised pavements & the main street & painted pavements being very narrow too. Cars tend to drive already fairly fast through the village but increased traffic from the proposed development (200 houses = 200-400 more cars!) 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 all pedestrians. Parking is a big issue currently & this problem will only be exacerbated further with such a large development. As commuters, driving in and out of the village will take much longer and more dangerous due to the increased traffic. The developer has not recognised villagers needs ; offering an orchard, community building, children's play area & allotments are not key requirements as they have these things already. The large 10 year old village hall, The Rawson Hall, offers good office hub facilities with fast Wi-fi connections. It offers superb facilities for children's groups; they 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. It is surrounded by fields, a football pitch & modern upgraded children's play area with a basketball court & small bike track. The Rawson Hall is run by a committee & very well maintained; who will run & maintain this proposed community building at Foxhole? They also have a huge local orchard, the Apple Farm & Cider Tap within walking distance of the village. None of the developers infrastructure proposals will improve the sustainability of the village, they will still not be able to meet their daily needs without the use of a car.

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. 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. 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. We hope that this application for a disproportionate number of houses in Bolney will be rejected.

Yours faithfully

Name

Address

