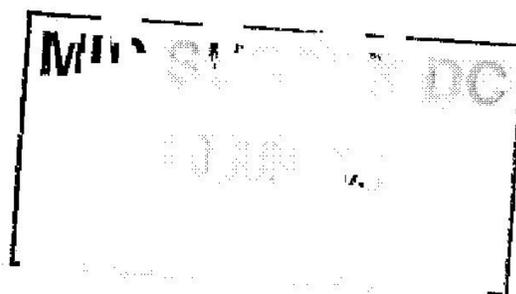


Planning Department
Oaklands Road
Haywards Heath
RH16 1SS



1st June 2025

Dear Sir/Madam

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

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

I am hugely concerned with the danger the increased number of cars this very large development will create (looking at possibly 400 cars). We have pedestrian safety issues as we have no raised pavements & the main street & painted pavements being very narrow too. We have had the road speed recently reduced to 20mph as cars tend to drive already fairly fast through the village but increased traffic from the proposed development accessing the very busy A272 will cause further holdups, jams & accidents. Accidents are almost a weekly occurrence with a serious one only a few days ago involving the air ambulance. This will have the effect of creating rat runs through the village & making it more unsafe for us pedestrians.

I feel the proposed development is not sustainable because Bolney is a small village with very limited services & infrastructure. We do not have a Post Office, grocery shop within the main village, GP surgery (local GPs currently not taking on new patients), dentist or a regular bus service; which has no plans on being improved & has been recently reduced further! The local primary school is almost full to capacity and does not have the room to expand enough. We already have to use a car to access these services elsewhere and if this development were to go ahead we will still not be able to meet our daily needs without the use of a car. This fails Policy DP21-Transport and Infrastructure Concerns.

Community facilities/infrastructure the developer has offered are inadequate and do not help sustainability of the village. We already have a modern village hall (The Rawson Hall), which offers 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, which I attend regularly. We often have water shortages & flooding, how do the developers propose to alleviate these problems by adding 200 new houses? We have a great sense of community but this huge development will just create a parallel village.

More suitable & sustainable sites were identified & approved in the Neighbourhood Plan. This development is not supported by the policies of the District Plan (contrary to Policy DP6 & Policy BOLBB1-inappropriate location)). Foxhole Farm lies outside Bolney's built up area boundary in open countryside. 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 & is contrary to Policy DP12 & Policy BOL2 – Loss of Countryside Character. I hope that this application for a disproportionate number of houses in Bolney will be rejected.

