

Statement of Community Involvement Land at Foxhole Farm, Bolney

1. Introduction

This report has been compiled by Cratus Group, a specialist in community consultation and forms part of the planning application made by Wates Developments ('Wates'):

Outline planning application (appearance, landscaping, layout and scale reserved), for the erection of up to 200 dwellings; 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.

This report outlines the community consultation work carried out by Wates and informed by Mid Sussex District Council's own Statement of Community Involvement (March 2019).

The key aims of the pre-application consultation have therefore been:

- To inform the local community of the emerging proposals
- To consult the local community throughout the process in an open and transparent manner and provide an opportunity to give their views and ask questions
- To provide the opportunity for local residents to contact the team for additional information through dedicated contact channels
- To engage with the local planning authority and with elected members
- To address points raised by stakeholders

2. Site Overview and Proposals

The application site is located on the Land at Foxhole Farm, Bolney. The site has been identified as proposed allocation DPA14 in the submitted draft Mid Sussex District Local Plan 2024 for the construction of up to 200 new homes and community facilities.

Wates has submitted a planning application to Mid Sussex District Council for the following:

Outline planning application (appearance, landscaping, layout and scale reserved), for the erection of up to 200 dwellings; 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.

3. Policy Framework

Mid Sussex District Council Statement of Community Involvement (March 2019)

Wates has conducted its community consultation work in line with the Council's own Statement of Community Involvement (October 2020) which states:

"The aim of consultation at this stage is to 'front-load' the process by encouraging discussion before a formal planning application is made. It should enable communities to have real influence over proposals before they are finalised. The process can help to identify improvements and overcome objections at a later stage.

Applicants undertaking consultation on major or significant developments are strongly advised to conform to the principles set out in the Council's Code of Practice 8, to demonstrate that the consultation prior to application has been effectively undertaken and to provide the Council with the results of the process.

Applicants are encouraged to engage with the Town or Parish Council in which the site falls and with any neighbouring affected parishes.

Applicants should also include elected District Councillors in early discussion of their proposals as guided by the Council's constitution.

*Applications for major development should include a Community Involvement Plan including report of consultation as part of the submission material. **Localism Act (2011)***

Alongside the Council's own Statement of Community Involvement (March 2019), Wates' community engagement work has also met the consultation principles established in the Localism Act 2011 for consulting the public. Principally, these are:

- The publication of the proposed application widely, to an extent that can be reasonably said to bring the proposed application to the attention of the majority of persons who live at, or otherwise occupy, premises in the vicinity of the land.
- To make clear how interested persons may contact the applicant team should they wish to comment or collaborate in relation to the proposed development.
- To give such information about the timetable to ensure the persons wishing to comment on the proposed development may do so in good time.

- Have regard to the responses to consultation that have been made following the consultation process.

National Planning Policy Framework (NPPF) 2024

Wates' consultation work has also complied with the NPPF's Framework (2024) in relation to pre-application engagement and front-loading consultation. These principles are outlined below:

"Pre-application engagement and front loading

40. Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre- application discussion enables better coordination between public and private resources and improved outcomes for the community.

41. Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.

42. The more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits. For their role in the planning system to be effective and positive, statutory planning consultees will need to take the same early, pro-active approach, and provide advice in a timely manner throughout the development process. This assists local planning authorities in issuing timely decisions, helping to ensure that applicants do not experience unnecessary delays and costs.

43. The participation of other consenting bodies in pre-application discussions should enable early consideration of all the fundamental issues relating to whether a particular development will be acceptable in principle, even where other consents relating to how a development is built or operated are needed at a later stage. Wherever possible, parallel processing of other consents should be encouraged to help speed up the process and resolve any issues as early as possible.

44. The right information is crucial to good decision-making, particularly where formal assessments are required (such as Environmental Impact Assessment, Habitats Regulations assessment and flood risk assessment). To avoid delay, applicants should discuss what information is needed with the local planning authority and expert bodies as early as possible.

45. Local planning authorities should publish a list of their information requirements for applications for planning permission. These requirements should be kept to the minimum needed to make decisions, and should be reviewed at least every two years. Local planning authorities should only request supporting information that is relevant, necessary and material to the application in question.

46. Local planning authorities should consult the appropriate bodies when considering applications for the siting of, or changes to, major hazard sites, installations or pipelines, or for development around them.

47. Applicants and local planning authorities should consider the potential for voluntary planning performance agreements, where this might achieve a faster and more effective application process. Planning performance agreements are likely to be needed for applications that are particularly large or complex to determine.”

4. Community Consultation Process

Wates has conducted a consultation process which ensured that the local community were properly informed of the plans for the Land at Foxhole Farm, Bolney and had a chance to comment on and influence the scheme.

The consultation process carried out by Wates comprised:

- A pre-application meeting with Mid Sussex District Council officers and a district ward councillor
- A presentation of the proposals, followed by Q&A session, to Bolney Parish Councillors
- Distribution of a consultation invitation leaflet to 379 addresses
- The creation of a dedicated website throughout the consultation period
- The provision of printed materials
- The creation of a dedicated email address to allow residents to submit their feedback throughout the consultation period and ask questions of the project team

5. Pre-Application Meetings

The proposed scheme has been designed in collaboration with officers at Mid Sussex District Council.

Wates held a pre-application meeting with Mid Sussex District Council on 21 January 2025, with planning officers and ward councillor, Cllr Malcolm Avery, in attendance.

The outline planning application reflects the outcomes from these discussions and aims to create a sustainable and landscape-led development which is sensitive to the settlement structure of Bolney and the setting of local heritage assets.

The table below sets out the topics raised during the pre-application meeting and Wates' response.

Topics raised	Wates' response
Safe access to the site via the A272	<p>Wates has explored a number of access arrangements and has worked with West Sussex County Council to identify arrangements that are safe and suitable, and which accord with national and local design standards.</p> <p>In relation to the access, a priority working arrangement with associated right hand turn provision has been identified which provides suitable visibility and geometry to accommodate both current and future traffic forecasts, and the design has been informed by traffic speed data. The arrangement and network performance has been subject to extensive capacity testing, through both the Mid Sussex District Council Transport Study (Stages 1 – 6) and through study in the Transport Assessment that accompanies the planning submission.</p>
Access to the site via one entry point only on the A272	<p>In discussions between West Sussex County Council, the highways authority, and Wates, it was accepted that no alternative access via Foxhole Lane, or The Street was possible.</p>
Lack of way finding between the north and south with a need for signposting and sensitive lighting as well as legible and clear pedestrian routes	<p><i>Details of signposting and lighting will be addressed at the Reserved Matters stage to ensure legible and clear pedestrian routes.</i></p>
Maintaining the rural character of Foxhole Lane and the public right of way to the north	<p>This has been thoughtfully addressed by the introduction of additional native planting buffers, while parkland trees will be strategically placed within the main development to enhance the landscape character and minimise visual effects.</p> <p>Development has also been focused on the lower parts of the site to preserve and enhance views of and from the adjacent Conservation Area and Listed Buildings.</p>

	<p>Countryside open space will represent circa 25% of the total site area, with circa 55% of the site set aside as green infrastructure.</p>
<p>Mid Sussex District Council expressed interest in taking ownership of the Community Hub, with the intention of granting a lease to Kangaroos Adults & Children's Learning Disabilities Charity</p>	<p>Wates are currently in discussions with officers at Mid Sussex District Council regarding the ownership of the Community Hub. The party that takes ownership will grant a lease to Kangaroos Adults & Children's Learning Disabilities Charity for their use of the Community Hub.</p>
<p>Changes to the design of the southeast corner of the Community Hub to create a stronger feature at the entrance to the northern parcel</p>	<p>Wates has addressed this and provided a CGI of the updated design to the Mid Sussex District Council demonstrating what is proposed.</p>
<p>Flood management</p>	<p>Sustainable Urban Drainage Systems (SuDS) have been incorporated into the development from the outset to prevent flooding, with SuDS and blue-green corridors for the transfer of surface water represented in the initial masterplan development.</p>
<p>The capacity of existing drainage infrastructure to accommodate the development</p>	<p>The site will be served by new foul drainage infrastructure, developed from first principles. Southern Water have confirmed that there is adequate capacity in the local sewage network to accommodate a foul flow in this location.</p>
<p>Existing water shortages in Bolney and the capacity of existing infrastructure to accommodate the development</p>	<p>Wates has engaged with Southern Water, who has confirmed there is capacity to accommodate the development.</p>

The comments received during the pre-application process have informed the final scheme design as now proposed. Full details are set out in the accompanying Design and Access Statement.

7. Stakeholder Engagement

Bolney Parish Council

Wates met with Bolney Parish Council on 17 February 2025 to discuss the proposals and seek their feedback.

At the meeting, Parish Councillors raised concerns about the proposals for the drainage of surface water and questioned whether there was capacity within the local sewage network, drinking water supply, and electricity infrastructure to support development on-site. Wates assured councillors that they are engaging with Southern Water, South East Water, and UK Power Networks to ensure all infrastructure needs are properly addressed.

Parish Councillors also sought clarification on how the presence of the Kangaroos Adult & Children's Learning Disabilities Charity might benefit existing village residents and impact traffic management on the A272. Councillors also commented on existing parking issues on The Street and asked questions about how the presence of Kangaroos Charity in the premises would impact the sustainability of the village when compared to a community-shop, for example.

On the wider point of sustainability of the village, Wates confirmed that their proposals included 60 affordable homes (30% affordable housing) and a wide range of housing options for local people, from apartments to family houses. Along with this, Wates added that they had also had positive discussions with the local bus service provider and were exploring the possibility of adding new bus stops, increasing the frequency of buses, and extending operating hours, which could significantly improve connectivity for the village. Furthermore, Wates confirmed that they are working to mitigate other concerns raised.

Kangaroos Adult & Children's Learning Disabilities Charity

Wates has partnered with local charity, [Kangaroos](#) Adult & Children's Learning Disabilities Charity, which offers support to children, young people and adults with Special Educational Needs and Disabilities (SEND). In the pre-application period, Wates met with Kangaroos Charity to discuss the use of the local centre included in the site plans, and Kangaroos confirmed that they would partner with Wates to operate this and meet local needs around SEND provision. Wates has remained in regular contact with Kangaroos throughout.

Kangaroos' CEO Emma Hunt endorsed the proposals, stating:

“Less than 15 minutes from our current facilities, the site will remain very accessible to our current members and will provide a much-needed centre for Kangaroos. The building itself will be situated next to the beautiful open spaces that the site is retaining, giving our members the opportunity to spend time outdoors and benefit from the best that Mid Sussex has to offer. This opportunity could make such a difference to the lives of many families in Mid Sussex and give the Charity a home for life.”

7. Community Consultation

Consultation Invite

In order to promote the community consultation, Wates produced a consultation invitation leaflet that was distributed to 379 addresses on Thursday 12 December. The distribution area was drawn to ensure that the village and wider community was made aware of the proposals. Wates informed Bolney Parish Council and Ward Councillors Cllr Jim Knight and Cllr Malcolm Avery ahead of the leaflet being delivered, providing them with a digital copy of the leaflet to further promote awareness of the consultation.

The leaflet can be seen in **Appendix A** and the distribution area in **Appendix B**.

Dedicated Project Website

In order to utilise the opportunity to establish an ongoing presence for the development online, a dedicated project website was set up to correspond with the invitation leaflet being distributed: www.foxholefarmbolney.co.uk. The website provided a detailed overview of the proposals and visitors to the website were able to access more information about the following topics:

- Background
- The Site
- About Wates
- Planning
- Summary of Benefits

- Kangaroos Community Hub
- Landscape Principles
- Transport and Connectivity
- Drainage
- Open Space and Biodiversity
- Sustainable Design

The website also enables Wates to provide ongoing updates to residents about the scheme as it progresses through the planning process. The website will be updated on submission of the planning application to Mid Sussex District Council, informing website visitors about the planning application and the next steps.

The website was promoted on the consultation invite and also featured on the Bolney Parish Council website.

The website home page can be seen in **Appendix C**.

Printed Materials

Printed copies of the material available on the website were produced to ensure that information was accessible in hard-copy and that feedback could also be provided in this format.. The printed materials were provided to Bolney Parish Council.

The printed materials can be seen in Appendix D.

Dedicated Project Inbox

From December 2024 to present, a dedicated project inbox has been available to receive feedback from members of the community, with the inbox details featured prominently on the consultation invite and project website.

At the time of writing the project inbox has received 7 unique enquiries. These enquiries were largely responses to the consultation via digital feedback form submissions but also included comments on the proposals. Top categories of comments can be found in the table below with our response to the main issues raised found in Section 8 of this SCI.

Topic	Number of Responses to Date
Feedback form submission	4
Interest in using the allotments on site	1

Reiterating previous objections raised by the Bolney Action Group	1
Feedback and questions on design	1

Feedback Form Submissions

To provide an opportunity for residents to provide comprehensive feedback on the scheme, the project team created a dedicated feedback form that was available on the project website. The form comprised the following questions:

1. How do you feel about adding new homes (30% affordable) and community facilities in the local area?
2. What type of accommodation from our proposals do you feel is most needed in the local area?
3. Do you support the inclusion of a community hub in partnership with the charity Kangaroos to support local children, young people and adults with special educational needs and learning disabilities?
4. Comments on the use of the community hub by Kangaroos.
5. Please tell us what you would like to see included in the areas of outdoor publicly accessible open space.
6. When considering the proposals, which features do you think are most important.
7. What are your views of the enhanced public open spaces, community orchards, allotments and green spaces that have been embedded within the scheme?
8. Comments on the enhanced public spaces, community orchards, allotments and green spaces embedded within the scheme.
9. Do you support the inclusion of significant publicly accessible open space within the development, comprising 55% of the site?
10. Comments on the inclusion of significant publicly accessible open space.
11. What are your views of the sustainable transport measures such as enhanced pedestrian and cycle links and the introduction of a car club with EV charging facilities?
12. Comments on the sustainable transport measures.
13. What facilities do you feel Bolney would benefit from as a result of the proposals? For example, sports provision, local amenities, improved community facilities?
14. Other comments

Feedback Results

The consultation was open from 12 December 2024 to 9 January 2025. In total, the consultation received 92 feedback forms during this time period. Respondents did not always answer every question but the number of responses per question is set out below.

1. How do you feel about adding new homes (30% affordable) and community facilities in the local area? (83 responses)

- Strongly Opposed: 75%
- Opposed: 22%
- Undecided: 2%
- Supportive: 1%

2. What type of accommodation from our proposals do you feel is most needed in the local area? Tick as many as you feel relevant. (30 responses)

- Affordable homes: 60%
- Homes for first time buyers: 37%
- Family homes: 47%
- Smaller homes for those downsizing: 43%

3. Do you support the inclusion of a community hub in partnership with the Kangaroos Adult & Children's Learning Disabilities Charity to support local children, young people and adults with special educational needs and learning disabilities? (80 responses)

- Strongly Opposed: 53%
- Opposed: 29%
- Undecided: 9%
- Supportive: 8%
- Strongly Supportive: 3%

4. Do you have any further comments? (80 responses)

The most prevalent sentiments mentioned were:

- Impact of Kangaroos Adult & Children's Learning Disabilities Charity on vehicle movements: 30%
- Competition between the Community Hub for Kangaroos Charity and the existing Rawson Hall: 23%
- Relevance of SEND provision to Bolney: 13%

Sample responses from 80 total responses:

- *"We already have a charity led community hub in the Rawson Hall which is a centrepiece for the local village. Bringing in a new community hub will potentially endanger the existing buildings bookings and risk its loss"*

- *"This would bring additional traffic onto the site and in the surrounding area."*
- *"The issue with the community hub is it will just encourage even more traffic into the local area causing further disruption and delays. If the proposal was to build in an area served by good local transport links it would have more merit."*

5. Please tell us what you would like to see included in the areas of outdoor publicly accessible open space? (64 responses)

- Play areas: 3%
- Community orchards: 9%
- Allotments: 5%
- Children's outdoor learning spaces: 3%

6. When considering the proposals, which features do you think are most important. Tick as many as you feel relevant. (33 responses)

- Variety of house types: 39%
- Walkable distance to local amenities: 55%
- New community facility in partnership with Kangaroos Adult & Children's Learning Disabilities Charity: 12%
- Outdoor spaces including community orchards: 33%
 - Play areas: 15%
 - Community allotments: 15%
 - Publicly accessible open space: 45%
- Car club with electric vehicle charging: 9%

7. What are your views of the enhanced public open spaces, community orchards, allotments and green spaces that have been embedded within the scheme? (65 responses)

- Strongly Opposed: 52%
- Opposed: 15%
- Undecided: 22%
- Supportive: 6%
- Strongly Supportive: 5%

8. Do you have any further comments? (67 responses)

The most prevalent sentiments mentioned were:

- Bolney has existing green spaces and similar community amenities: 40%
- Interest in who has responsibility for maintenance and upkeep of the amenities provided: 10%
 - Unsure of the need for allotments locally: 4%

Sample responses from 67 total responses:

- *"Some potential use for allotments and community orchards however the long-term maintenance of these would need to be well planned to ensure sustainability"*
- *"Bolney has all of the public open space needed, as we are in a semi-rural location surrounded by fields and woodland, for country walks etc."*
- *"Who will own and manage the open spaces in perpetuity? What guarantees are there that they won't be built on in future?"*

9. Do you support the inclusion of significant publicly accessible open space within the development, comprising 55% of the site? (60 responses)

- Strongly Opposed: 52%
 - Opposed: 12%
 - Undecided: 18%
 - Supportive: 10%
- Strongly Supportive: 8%

10. Do you have any further comments? (56 responses)

The most prevalent sentiments mentioned were:

- Bolney has existing open and green spaces: 43%
 - Wildlife impact: 5%

Sample responses from 56 total responses:

- *"the village already has access to open and green spaces and public footpaths through vineyards and orchards, whilst most in the village have gardens which provides space for growing things as an alternative to allotments"*
- *"Such a large development close to the AONB will cause a permanent loss of wildlife as habitats and food sources will become scarcer. Road congestion will divert traffic to the small roads of the AONB, increasing the risk to wildlife"*
- *"Not needed in rural village"*

11. What are your views of the sustainable transport measures such as enhanced pedestrian and cycle links and the introduction of a car club with EV charging facilities? (62 responses)

- Strongly Opposed: 55%
 - Opposed: 15%
 - Undecided: 18%
 - Supportive: 6%
- Strongly Supportive: 6%

12. Do you have any further comments? (67 responses)

The most prevalent sentiments mentioned were:

- Limited cycle and pedestrian connections beyond Bolney: 36%
- Road safety and traffic management on the A272: 31%
 - Limited existing public transport: 21%

Sample responses from 67 total responses:

- *"Pedestrian and cycle links are only useful as far as Bolney village - where there are no amenities. So naturally people will get in their cars to go to Crawley, Haywards Heath, Burgess hill, its too far to walk. There is no realistic likelihood of people using foot or cycle to get anywhere beyond the village"*
- *"You cannot safely walk or cycle to local facilities - it is far too dangerous along the fast A272. People will need to use cars to access shops / schools / doctors / dentists etc"*
- *"The reality is that due to very poor bus service every house will have between one and two cars. It's no good talking about sustainable transport measures when in reality this development will add well over 200 cars to the village."*

13. What facilities do you feel Bolney would benefit from as a result of the proposals? For example, sports provision, local amenities, improved community facilities? (71 responses)

The most prevalent sentiments mentioned were:

- No new facilities needed: 54%
- New GP surgery and/or dental practice: 14%
- Improved public transport including more frequent bus services: 11%
 - New local amenities such as shops: 10%

Sample responses from 71 total responses:

- *“Bolney had a fantastic village hall provided recently which is well used by the community. It does not need more community facilities.”*
- *“The need for a Doctors' surgery is not addressed. Neither is the lack of local shopping. Both of these necessitate car usage.”*
- *“a train station and / or very frequent bus services starting from 7.30am running to late at night so that people can realistically go to and from work in them, including for shifts”*
- *“Bolney would benefit from a shop and post office to meet local needs.”*

14. Do you have any other comments or thoughts on the proposals? (78 responses)

The most prevalent sentiments mentioned were:

- Impact on local roads: 35%
- Impact on local infrastructure (GP surgeries, schools etc): 28%
 - Concern about access via the A272: 21%
 - Capacity of water and electricity services: 10%
 - Limited local public transport: 10%

Sample responses from 78 total responses:

- *“The access point is located at an already hot spot for accidents, especially around the fuel station. Another entrance/exist will be disastrous.”*
- *“Our greatest concern is about the effect that the increased traffic will have on the overcrowded roads and the resultant safety risks to people using them.”*
- *“Local infrastructure of power and water/sewage will struggle to cope with an additional 200 homes. This proposal near enough doubles the number of houses within Bolney and the utilities struggle to cope with existing demand, let alone a significant increase”*
- *“Bolney does not have services such as a doctors surgery, dental practice or a pharmacy so anyone moving to the area needs to be accommodated in local towns and villages which are already under pressure”*

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8. Feedback Summary and Response

During the community consultation period, several concerns were raised by local residents and addressed by Wates. These are identified and addressed in the table below.

Topic	Project Team Response
<p>Impact on existing local infrastructure and community facilities including GP surgeries, schools, shops, and drainage</p>	<p>Wates' proposals include extensive additional infrastructure and community facilities for the benefit of new and existing residents.</p> <p>Wates will be providing new infrastructure, notably a community hub in partnership with Kangaroos Adult & Learning Disabilities Charity which will provide support for local children, young people and adults with special educational needs and disabilities. This partnership is a result of engagement by Wates with Kangaroos to understand local need. There is demand for their services locally as shown by the number of EHCPs in West Sussex having risen from 3,423 in 2015 to 8,802 at the end of September 2024.</p> <p>Wates engaged with West Sussex County Council and the NHS about education, health and dental provision, but it was made clear that West Sussex County Council felt there was sufficient capacity at Bolney Primary School while the NHS has been consulted and did not feel there was a need for any additional health facilities in the area.</p> <p>To address residents' concerns about pressures on existing infrastructure as highlighted in the consultation feedback, Wates will also be making financial contributions to support increasing the capacity of local services and infrastructure through a Section 106 Agreement.</p>

	<p>These financial contributions will go towards the provision of additional capacity at local primary and secondary schools, enhanced provision at the local library, sustainable transport, emergency services as well as improvements to local health facilities.</p> <p>The site will also be served by new foul drainage infrastructure, developed from first principles. Southern Water have confirmed that there is adequate capacity in the local sewage network to accommodate a foul flow in this location. Wates has discussed the potential for water shortages with Southern Water and confirmed that there is the capacity to accommodate the development.</p> <p>Wates is also providing further infrastructure such as allotments, community orchards, and a children's outdoor learning space which are located next to each other. Furthermore, countryside open space will represent circa 25% of the total site area, with circa 55% of the site set aside as green infrastructure.</p> <p>The development is designed to include enhanced pedestrian and cycle links between the site and the village centre, as well as public transport improvements and a car club to support accessing facilities beyond the village, with the site having been identified for new homes and community facilities in the Draft Mid Sussex District Local Plan.</p>
<p>Access to the site via the A272</p>	<p>The access has been subject to engagement with key stakeholders as the scheme has developed, including West Sussex County Council as the local highway authority. A number of access arrangements have been explored, and Wates has sought to work with</p>

	<p>the Council to identify arrangements that are safe and suitable, and which accord with national and local design standards.</p> <p>A priority working arrangement with associated right hand turn provision has been identified which provides suitable visibility and geometry to accommodate both current and future traffic forecasts, and the design has been informed by traffic speed data. The arrangement and network performance has been subject to extensive capacity testing, through both the Mid Sussex District Council Transport Study (Stages 1 – 6) and through assessment in the Transport Assessment that will accompany the planning submission.</p> <p>In addition, in accordance with the adopted West Sussex County Council Road Safety Audit policy, the proposed arrangement has been subject to an independent Road Safety Audit and all matters raised by the Auditor have been addressed; accordingly, the audit will accompany the planning submission.</p> <p>The proposals satisfy the requirements of the National Planning Policy Framework and other local policies insofar that they provide safe and suitable access and do not have an unacceptable impact on network performance.</p>
<p>Impact on local roads</p>	<p>Wates has carried out extensive assessment and modelling works to understand the traffic levels pre and post development.</p> <p>Wates has also been engaging with West Sussex County Council on the scope of the Transport Assessment, which supports the planning applications.</p>

	<p>A package of sustainable transport measures has been developed to support the development proposals. This includes, walking and cycling connections to the local area, improvements to walking and cycling infrastructure, on-site car club provision, and electric vehicle provision.</p> <p>Wates is also making contributions towards community infrastructure and off-site provision for any highway works identified as necessary by the Transport Assessment or Local Plan to improve the capacity and or safety of the local highway.</p> <p>In response to concerns around the frequency of public transport and local bus services, Wates has engaged local bus operator, Metrobus. Wates continues to work with Metrobus to identify improvements to local services and enhancement will be identified during the course of the planning application and secured through legal agreement, should planning permission be granted.</p>
<p>Local amenities within walking distance</p>	<p>The proposals include additional pedestrian/cycle access into the open space and amenities via The Street to provide connectivity into and out of the site, ensuring local amenities are accessible and within walkable distance.</p>
<p>Inclusion of a variety of house types</p>	<p>The housing types provided for within the planning application are consistent with Mid Sussex District's Strategic Housing Market Assessment of homes most in demand within the district.</p>

<p>Competition between Kangaroos Adult & Children's Learning Disabilities Charity Community Hub and the existing Rawson Hall</p>	<p>The community hub will be purpose-built to meet the needs of children and adults with special educational needs and disabilities, accommodating Kangaroos specific requirements. The bespoke design of the hub has been cited by the CEO of Kangaroos as a key benefit of the proposals.</p> <p>Rawson Hall will continue to be able to provide the separate services it offers to Bolney.</p>
<p>Affordable homes are the most necessary form of accommodation in the local area</p>	<p>In line with Mid Sussex District Council's requirements and to meet the needs of the local community, 30% of the homes on site will be affordable – representing 60 homes to meet the significant local need. The indicative mix set out in the planning application aligns with MSDC's request that 25% (15 homes) of the affordable homes are for 'First Homes' and 75% (45 homes) are for social rent or affordable rent – including 2 wheelchair accessible homes.</p>

9. Conclusion

The site has been identified as proposed allocation DPA14 in the submitted draft Mid Sussex District Local Plan (MSPL) 2024 for the construction of up to 200 new homes and community facilities.

Throughout the development of the proposal, the project team has sought to engage with the community to provide opportunities to influence and shape the future of these plans, as well as with key stakeholders like Kangaroos Adult & Children's Learning Disabilities Charity and Bolney Parish Council. Wates will continue to engage with the community through the planning application determination and beyond. The consultation website and email address, which will remain live, offered a variety of alternative methods for local people to provide their feedback on the proposals.

The consultation period was vital in highlighting some of the concerns held by Mid Sussex District Council, Bolney Parish Council and local residents, as well as the benefits that stakeholders viewed as essential to the development. This feedback allowed Wates to align the proposals with wider community needs and make changes based on the feedback, creating a sensitive scheme where circa 25% of the site is dedicated to countryside open space and circa 55% dedicated to green infrastructure.

Wates will continue to work with local elected representatives throughout the process, to ensure local residents remain informed about the stages of the application.

10. Appendix

ONLINE PUBLIC CONSULTATION LAND AT FOXHOLE FARM, BOLNEY



12 December 2024 to 9 January 2025



Wates Developments would like to invite you to an online consultation event to share your views and feedback on our proposals at Foxhole Farm. The site has been identified as a proposed allocation in the submitted draft Mid-Sussex Local Plan 2024.

Our proposals would create:



200 new homes (30% affordable, 60 homes)



A community hub in partnership with the charity Kangaroo's to support local children, young people and adults with learning difficulties



9 hectares (55% of the site) of publicly accessible open space, including outdoor play areas for residents and locals alike



Sustainable Urban Drainage Strategy is fundamental ensures the site will be positively drained, reducing the current surface water flooding issues that occur on and immediately adjacent to the site.



Allotments and community orchards



The highest part of the site will be free from development with a large amount of open space being opened up to the public.



A new footpath and cycle connections through the site, new links to existing public rights of way to the North, a shared car club scheme, and public transport improvements



Proposed Site Master plan

Event details

The online consultation will run from:

Dates: 12 December 2024 to 9 January 2025

Website: foxholefarmbolney.co.uk



Scan the QR code to visit our online consultation



CONTACT US



As part of these plans, the community hub will be operated in a partnership with local charity Kangaroo's – supporting special educational needs provision and children, young people and adults with learning difficulties.

We want to share these plans in more detail early in the process to ensure your views are taken into consideration.

Contact us

We hope you will be able to take part in our online consultation event. However, if you are unable to do so, please feel free to get in touch with us to offer your feedback by email, telephone, post or via our project email address.

📧 info@foxholefarmbolney.co.uk

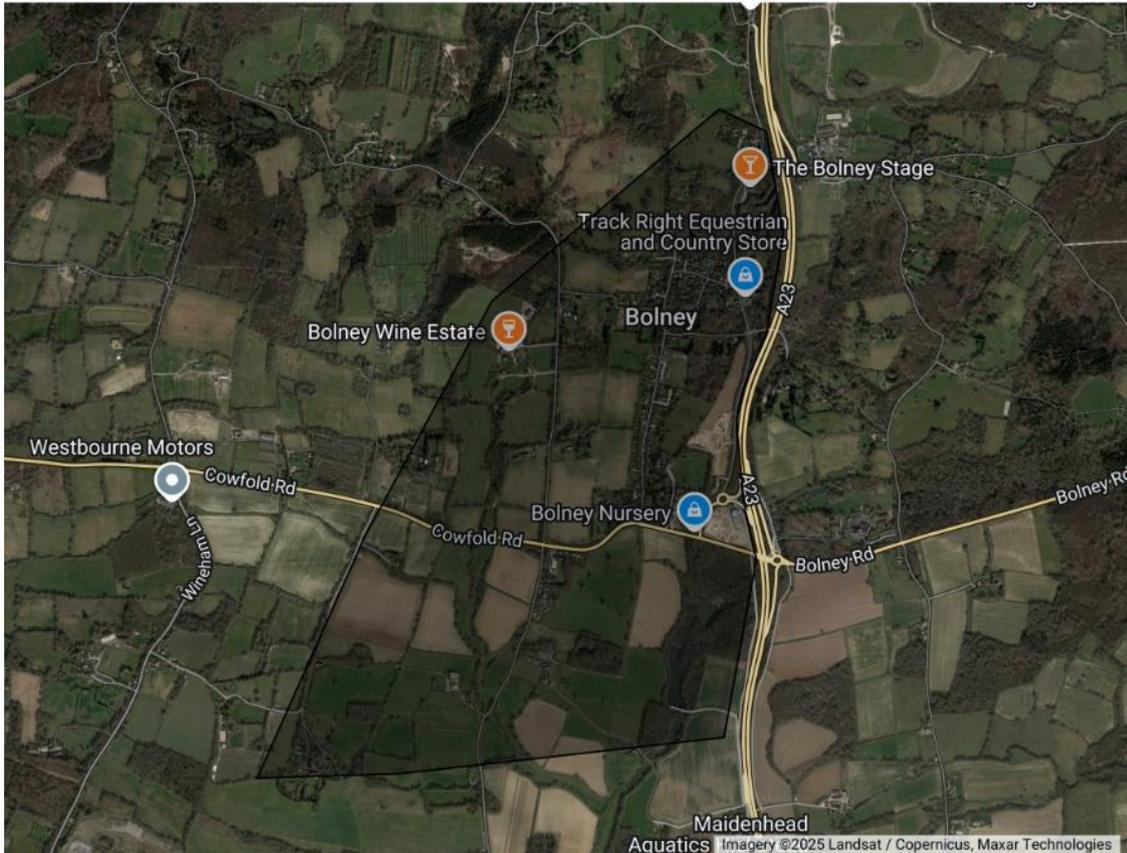
✉ Freepost CRATUS COMMUNICATIONS
(no further address details or stamps required)

🌐 foxholefarmbolney.co.uk

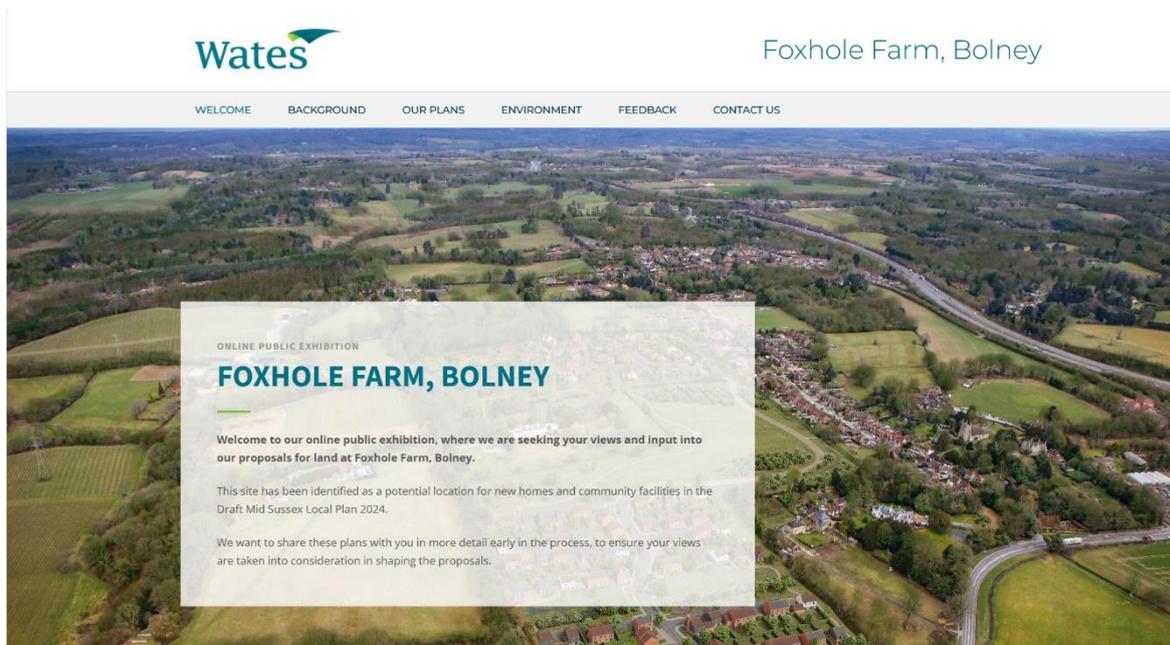
☎ 07578 618 775



Appendix A: Leaflet distributed to 397 addresses.



Appendix B: Leaflet distribution area comprising 379 addresses.



Appendix C: Website home page.



LAND AT FOXHOLE FARM, BOLNEY

December 2024

Reimagining places
for people to thrive.



WELCOME

Wates Developments is seeking your views and feedback on our proposals at Foxhole Farm. The site has been identified as a proposed allocation in the submitted draft Mid-Sussex Local Plan 2024.



2 Land at Foxhole Farm, Bolney

ABOUT WATES



Wates Developments is a 127-year-old family-owned business, with expertise in land, planning and residential development. The business focuses on working with key stakeholders to create desirable places to live in sustainable locations.

OUR PURPOSE

Our Purpose is 'Reimagining places for people to thrive'. This means that, in the face of today's environmental and social pressures, we know the built environment must do more. It can help unlock people's potential, improve health and wellbeing, and shape future prospects. It can change lives and strengthen communities in ways few other industries can. We want to lead the way in making this happen. We also partner with several national housebuilders in joint ventures to deliver much needed housing developments.

We have a proud legacy for quality, safety and social value. So, we're setting ourselves a new purpose to guide everything we do. By making sure every decision supports this purpose, we can take our business into the future and have an even greater positive impact in the world.

OUR PROMISES

To support our purpose, we're making three enduring promises which explain what living our purpose means in practice. These are:



THRIVING PLACES

Working with customers, partners and communities to create places that are more sustainable, inclusive, and full of opportunity.



THRIVING PLANET

Protecting nature and taking action on climate change by collaborating and innovating with our partners.



THRIVING PEOPLE

Creating opportunities and relationships so that everyone who works for and with us feels included, invested in and treated with care.

OUR PROPOSALS



200 new homes (30% affordable, 60 homes)



Allotments and community orchards



A community hub in partnership with the charity Kangaroo's to support local children, young people and adults with learning difficulties



A new footpath and cycle connections through the site, new links to existing public rights of way to the North, a shared car club scheme, and public transport improvements



9 hectares of publicly accessible open space, comprising 55% of the site



The introduction of a Sustainable Urban Drainage Strategy is fundamental to the scheme design to ensure the site will be positively drained, reducing the current surface water flooding issues that occur on and immediately adjacent to the site



The highest part of the site will be free from development with a large amount of open space being opened up to the public

KANGAROOS COMMUNITY HUB

The building will be used to provide a safe and supportive space for Kangaroos members and their families to engage in the Kangaroos programme. Kangaroos service offers year-round activities where members can play, socialise, interact and thrive. As well as sessions being run from the hub it will provide local community engagement through volunteering, open days, showcases as well as plans for a pop-up community cafe and shop.



PLANNING

The site has been identified as proposed allocation DPA14 in the submitted draft Mid-Sussex Local Plan (MSLP) 2024, for the construction of up to 200 homes, including both market and affordable housing, a community building, as well as a community orchard and country park.

The Local Plan is currently at examination, with the stage 2 hearing sessions due to take place in 2025. The proposed development looks to address the requirements of Policy DPA14 by:

Making on-site provision for:

- Up to 200 dwellings, 30% (60) being affordable
- A community working hub in partnership with charity Kangaroos
- Outdoor play and learning space
- Other outdoor provision
- Informal outdoor space

Making off-site provision for:

- Sustainable transport measures including enhanced pedestrian and cycle links between the site and the village centre, Car Club, bus service enhancements and a Green Travel Plan and associated initiatives
- Any highway works identified as necessary by the Transport Assessment / Local Plan to improve the capacity and or safety of the local highway
- Sewerage network upgrades

Making financial contributions towards the provision of:

- Sustainable transport
- Additional capacity at local primary and secondary schools
- Enhanced provision at the local Library
- Local Community Infrastructure
- Emergency services
- Improvements to local health facilities.



DESIGN PRINCIPLES

From the outset, this project has been shaped by a landscape led vision which respects and compliments the settlement pattern and heritage of the village. The proposals have been informed by inputs from an experienced landscape architect and heritage expert at every stage and both were given a free hand to shape the proposed development parcels and mitigation measures.

The site has a very strong and distinctive topographic form. The high point of the site is at the centre of the site, and is occupied by Foxhole Farm and outbuildings. The site then dips down markedly to the north and south.

The church and Foxhole Farm form prominent features in the local landscape and as part of this proposal the area between them will remain free from development retaining intervisibility between the two.



KEY DESIGN PRINCIPLES

Avoiding skyline development:

The highest parts of the site (around Foxhole Farm) would be left free from development.

Creating new broadleaved woodland:

To introduce a new native woodland at the western edge of the site to create a wooded edge to the village

Conserving the rural character of Foxhole Lane:

A landscape buffer will be introduced adjacent to Foxhole Lane, and new native woodland planting within this buffer will ensure that Foxhole Lane retains its rural character.

Conserving the existing character of The Street:

The visual enclosure of the site means that proposed housing would only be glimpsed from a small number of locations on The Street, with the majority of this route providing no clear views of the new homes.

Providing new informal Open Space:

Approximately 55% of the site would be occupied by new public open space. This would comprise areas of species-rich grassland, native woodland, community orchard, and allotments.

Protecting views from St Mary Magdalene Church:

The proposed houses would be placed on lower and enclosed land which would not be visible in these views. The rural setting of this important heritage asset and local viewpoint would thus be protected and opened up to the public.

Retaining the character of the Public Footpath:

Design measures undertaken reducing the visual effects on users of this route include setting back built form from the footpath, and ensuring the individual design of the dwellings that occur in the foreground of views is such to reduce their prominence. Proposed native tree and shrub planting would also be proposed along the northern boundary to filter views from year 1, and screen views in the long-term.

TRANSPORT AND CONNECTIVITY

The site has been identified in the Mid Sussex Local Plan as being a sustainable location for development, and it is suitably located to take advantage of and support a range of services around Bolney.

The site will have a vehicular access from the A272 with a ghost island right turn lane. The proposed access arrangements for the site allocation have been discussed extensively with WSCC Highways through their pre-application service, within input provided from across a number of teams including Transport Policy, Development Management, Signals and Road Safety and it has been agreed as safe and suitable for serving the proposals. There will be additional pedestrian/cycle access into the open space and amenities via The Street to provide connectivity into the site for the whole of the village.

Enhancements to the local highway network will improve connectivity for both new and existing residents, and Wates Developments are working with stakeholders and operators to improve bus services and local bus stops.

The site has good access to the A23 and local centres of Haywards Heath and Burgess Hill (both within 6 miles of the site).

The proposals provide for a car club on site for new and existing residents, in partnership with Enterprise, to reduce reliance on car ownership as well as EV charging throughout to encourage cleaner transport options.



KANGAROO'S COMMUNITY HUB



Wates Developments are very excited to be partnering with the charity Kangaroos to deliver a new purpose built community hub as part of the proposals at Bolney. This new partnership is a real opportunity to maximise the benefits of the site in accordance with the proposed allocation in the Local Plan for both new homes and community benefits. It offers Kangaroos a vital platform to continue and grow their community outreach.

Operating since 1994, Kangaroos is a well-established charity within Mid Sussex who support children, teenagers and adults with severe learning disabilities and complex needs, by providing a supportive environment where their members can develop social and life skills to build confidence, self esteem and independence. Kangaroos also runs a family support programme, which gives families of members an opportunity to connect with one another in a supported environment. Kangaroos currently supports over 400 members in the local community, providing nearly 2,000 hours of activity, throughout the year.

"Kangaroos is excited to be partnering with Wates and exploring the prospects of delivering a new bespoke facility at Bolney. Less than 15 minutes from our current facilities, the site will remain very accessible to our current members and will provide a much needed centre for Kangaroos. The building itself will be situated next to the beautiful open spaces that the site is retaining, giving our members the opportunity to spend time outdoors and benefit from the best that Mid Sussex has to offer. This opportunity could make such a difference to the lives of many families in Mid Sussex and give the Charity a home for life"

Emma Hunt
Kangaroos CEO



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Land at Foxhole Farm, Bolney

DRAINAGE

At present, the site is comprised of undeveloped, greenfield land with no impermeable surfaces and therefore no areas which are positively drained (i.e., by conventional underground pipes, gullies, manholes etc.).

Saturated ground and pooling were observed across the east of the site where the terrain was observed to slope down toward the east. The engineered Sustainable Urban Drainage strategy will seek to resolve this to the benefits of the residents living along the Street.

The most effective approach to incorporating SuDS into the development is to plan for and include them from the outset, and ensure that SuDS and blue-green corridors for the transfer of surface water are represented in the initial masterplan development. There are good opportunities to do this at the site, due to the relatively low density of housing proposed, the large amount of amenity and open-space (which is highly suitable for 'doubling up' as SuDS storage), and the good drainage falls across both development areas.

No foul drainage is currently present at the site. The site will therefore be served by new foul drainage infrastructure, developed from first principles. Southern Water have confirmed that there is adequate capacity in the local sewerage network to accommodate a foul flow in this location.



OPEN SPACE AND BIODIVERSITY

Comprehensive ecological surveys have been conducted to understand the wildlife within and around the site. This has included a desk study, habitat surveys and specific surveys for different species.

These surveys have found that the majority of the site is of low ecological value, formed by species-poor grassland fields. Features of ecological importance include the boundary hedgerows and associated trees which support wildlife including dormouse and foraging and commuting bats, whilst reptiles have been recorded at field margins.

The development therefore looks to retain and protect the boundary hedgerows, incorporating these within corridors of green space which will also include new tree planting, wildflower grassland and drainage features. Large areas of open space are to be provided under the proposals, supporting further areas of wildlife habitat which will ensure an overall biodiversity net gain in excess of 20% is achieved.



SUSTAINABLE DESIGN

Sustainability is core to this application and has been considered from the very outset of the project. The development proposal expects to deliver a wide range of sustainability benefits that will contribute positively to the local area and help lay the foundations for a thriving place.

Residents will receive information packs detailing the sustainability benefits and features of the scheme to encourage uptake and community involvement.

Natural Environment



Built Environment



Emissions



NEXT STEPS

Share your feedback with us by:



foxholefarmbolney.co.uk
and filling out a feedback form



Fill out a paper feedback form and post it to
FREEPOST Cratus Communications



Emailing info@foxholefarmbolney.co.uk



Calling **0757 861 8775**



Appendix D: Printed material