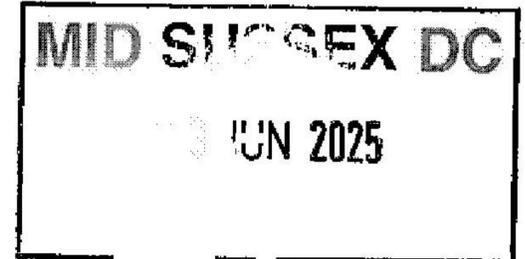


  
Badgers Cottage  
29 The Street  
Bolney  
West Sussex  
RH17 5PE



1st June 2025

Planning Department  
Mid Sussex District Council

Dear Sir

DM/25/1129  
Land at Foxhole Farm

I am objecting to this Planning Application because it is not supported by Policy DP6 of the current District Plan.. The proposed development is a greenfield site on a south facing slope wholly outside the built up area of the village bordering on the High Weald AONB. It certainly will not enhance the landscape, indeed will be very visible from the northern border of the South Downs National Park.

The proposal will create a new community grafted on to the western side of the existing village and contains nothing to encourage residents to try to integrate with the village. The “offers” of community orchards, allotments and community buildings are not backed up with proposals as to how these would be created and maintained.

It cannot be sustainable as the village has no shops, apart from the Morrisons Local at the petrol filling station on the A272, no Post Office, no public transport west of Bolney and only very limited bus services on only 3 days a week to Horsham and Haywards Heath. The bus service on the A23 from Crawley to Brighton would need a 20 minute walk from the site to the nearest stop.

The A272 is a very busy main through route across Sussex and can barely cope with the traffic it currently carries. You would need to be brave or foolhardy or both to try and walk or cycle west to Cowfold, the next nearest bus service, a Post Office on only two afternoons a week and a moderately sized CoOp shop.

The proposed vehicle access to the site is from the A272 close to the Petrol filling station, a cross roads, a pedestrian crossing and a bend all of which combine to cause numerous accidents. A new development of 200 houses will increase the already considerable danger to local residents.

Bolney residents must leave the village to access doctors, dentists, hospitals and all major shopping. The only practical way to do this is by car. At the moment cars leaving the Street on to the A272 can wait anything up to 5 minutes or more (particularly if trying to turn right) for a suitable gap in the traffic.

Yours faithfully

