

To: Planning Department
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex RH16 1SS
Email: planninginfo@midsussex.gov.uk

Subject: Objection to Planning Application – Foxhole Lane, Bolney

Dear Sir/Madam,

I am writing to formally object to the proposed development on **Foxhole Lane, Bolney**, which includes the construction of up to 200 new homes. I urge the Council to reject this application on the following grounds, which are inconsistent with the Mid Sussex District Plan and other relevant planning policies:

1. Scale and Unsustainability

The proposed development is **disproportionate** to the size and character of Bolney, a rural village with limited infrastructure. The Mid Sussex District Plan emphasises the importance of **sustainable development** that respects the scale and setting of existing settlements (Policy DP6). This proposal would more than double the size of the village, undermining its rural identity and community cohesion.

2. Traffic and Highway Safety

The development would introduce an estimated **300–400 additional vehicles** to the area, significantly increasing traffic on the **A272 and surrounding narrow lanes**, which are already known for accidents. This raises serious concerns under **Policy DP21 (Transport)**, which requires development to ensure safe and suitable access for all users.

3. Inadequate Infrastructure

Bolney lacks the infrastructure to support such a large influx of residents. The village already experiences **frequent power cuts, water shortages, and flooding**. The proposal fails to demonstrate how it would address these issues or contribute to necessary upgrades, contrary to **Policy DP42 (Infrastructure Provision)**.

4. Environmental Impact

The site includes **greenfield land** and is home to local wildlife. The development would result in the loss of biodiversity and open countryside, conflicting with **Policy DP37 (Trees, Woodland and Hedgerows)** and **DP38 (Biodiversity)**. No adequate environmental mitigation has been proposed.

5. Contradiction with the Bolney Neighbourhood Plan

The Bolney community has already identified **more suitable and sustainable sites** through its Neighbourhood Plan. This application disregards the community-led planning process and the principle of **localism**, which is supported by national and local planning frameworks.

Conclusion:

This development is neither proportionate nor sustainable. It would place undue pressure on local infrastructure, compromise road safety, and erode the rural character of Bolney. I respectfully request that the Council refuse this application in line with its own planning policies and the overwhelming objections from the local community.

Yours faithfully,

[Redacted]

1 Paynesfield

Bolney

RH17 5PU

[Redacted]

23 May 2025