

## Sarah Valentine

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**From:** [REDACTED]  
**Sent:** 29 May 2025 14:53  
**To:** planninginfo  
**Subject:** DM/25/1129 Land at Foxhole Farm

[REDACTED]

I am writing to object to the proposed development of 200 houses at Foxhole Farm DM/25/1129. Bolney is a beautiful, historic village with many listed buildings and this would be an over development and cause a doubling of the village which would forever damage the integrity and landscape of this AONB area. It would likely affect biodiversity and wildlife and a loss of valuable agricultural land. Promises of orchards, allotments and a park are not necessary in this rural location.

Public utilities already struggle and last year alone we experienced frequent power cuts, water shortages & no water at times. There is no mobile signal worth speaking of and without a landline we can't make calls. 200 houses would further increase the risk of more failing services. Roads are often flooded due to insufficient and blocked drains and any increased buildings could cause greater run off and more flooding. Water services are under pressure and with lack of investment and increased water bills this resource will be under huge strain.

The village roads are already incredibly busy and often dangerous with speeding traffic with cut through drivers and delivery vans. Roads are narrow often without pavements and greater traffic from 400 plus more cars would greatly increase the risk to pedestrians, cyclists and horse riders. The junctions onto the main road A272 are busy and dangerous now and there is already more traffic arising from the new business facility and new homes on London road that have been built and using any junction will be even more dangerous. Turning right from The street towards Cowfold is dangerous with so much traffic currently and the road is often slow with queuing traffic due the route through to the A24. Accidents occur regularly. The proposed site is on a bend with a pedestrian crossing and a garage. The developers have no idea it seems from their study how dangerous the road already is and the impact the development would cause to congestion, pedestrians and extra cars circumventing the narrow lanes in the village with bends and poor visibility. Car drivers and vans already cause significant issues with speeding & near misses. Residents are impacted daily whilst walking or cycling on village lanes and this would only become more dangerous. The safety implications are massive with such a huge increase in car users who will not be able to rely on public transport which is woefully inadequate.

School places are at a maximum and without new schools and infrastructure which are not guaranteed it will be become difficult for residents to find places locally.

Public transport in the village is poor and without increased services it's not possible for so many new residents to travel without a car. Our son can't even get a bus to Burgess Hill train station direct from Bolney therefore a car is the only option. The proposal fails on the sustainability of public transport in Policy DP21.

Foxhole was considered but rejected and not included in the Bolney Neighbourhood Development Plan. It's made clear that development should go to larger towns not into rural areas referenced in policies BOLBB1 of the neighbourhood plan & policy DB6 of the adopted MSDC plan. Protecting the countryside's intrinsic beauty and character referenced in policy BOLE12 & DP12 infers 200 houses would most definitely cause light pollution, noise and impact wildlife during construction and for residents. Construction alone would cause mud, increased traffic congestion and constant noise. There are other construction projects to consider such as the Rampion 2 substation at Cowfold and its connection into the power network at Bolney.

I cannot support this development as proportionate growth and it would adversely affect all current residents of a beautiful village and any new residents. Housing on greenfield sites should be prevented as potential for agriculture would be lost. The developers are not guaranteeing any of their ideas such a community building which is not required as The Rawson Hall is our successful hub and creating extra spaces only creates division in the village losing

its heart and community cohesion. Land nearby such as the vineyards and orchards demonstrate its successful growing potential. 200 houses is creating a parallel village completely disproportionate to the size of Bolney village and would affect its beauty and unique character highlighted in policies BOLD 1 & DP26. Our village has a beating heart and soul and 200 more houses would leave it disjointed and heartbroken.

Yours Sincerely

[REDACTED]

The Wickets

The Street

Bolney

RH175PG

Sent from my iPad