

**Sarah Valentine**

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**From:** [REDACTED]  
**Sent:** 11 June 2025 15:08  
**To:** planninginfo  
**Subject:** DM/25/1129

[REDACTED]  
To Whom It May Concern,

Objection to Planning Application: DM/25/1129- Proposed Development at Foxhole Farm, Bolney

I am writing to formally object to the planning application for the proposed development at Foxhole Farm, Bolney. My objection is based on several key concerns, which I believe collectively demonstrate that this development is unsustainable, disproportionate, and contrary to local planning principles and environmental protection.

Firstly, it is crucial to note that the Foxhole Farm site has already been thoroughly considered and subsequently rejected for inclusion in the local Neighbourhood Plan. This prior assessment reflects a reasoned decision that this site is unsuitable for large-scale development, a decision that should be respected in current planning considerations.

The proposed development directly contradicts the fundamental purpose of the Neighbourhood Plan, which "is to secure countryside protection by minimising development that does not need to be there." Bolney is inherently a greenfield site, situated on the very edge of the High Weald Area of Outstanding Natural Beauty (AONB). Allowing development here would severely compromise the intrinsic character and beauty of this protected landscape. Specifically, it would lead to demonstrable impacts on:

**Dark Skies:** Increased light pollution from new housing would diminish the rural dark sky environment, a valuable characteristic of the area.

**Noise Levels:** Construction and increased residential activity would introduce significant new noise, disturbing the tranquillity of the countryside.

**Wildlife, Flora, and Fauna:** The site provides natural habitats for various species. Development would inevitably result in habitat loss, fragmentation, and disruption to local ecosystems.

Furthermore, the scale of this development is wholly disproportionate to the existing community of Bolney. With a current population of under 650 residents living in approximately 259 households, the addition of 200 new houses (potentially bringing around 400 new residents) represents a significant population increase that is entirely out of scale with the existing village infrastructure and character. Such an expansion would fundamentally alter the rural nature of Bolney.

A significant concern also arises from the lack of sustainable transport options. New residents would be heavily reliant on private cars to access essential medical services and shops. Bolney currently suffers from poor public transport links, and the prospect of safely cycling to nearby services in Cuckfield or Cowfold is a dangerous option given the local road infrastructure. This reliance on private vehicles would inevitably lead to increased traffic congestion, air pollution, and carbon emissions, contrary to environmental objectives.

Finally, the development would place an unsustainable pressure on existing local services. Medical facilities, such as dentist and doctor surgeries, are already operating at or near capacity, and a sudden influx of new residents would exacerbate these pressures, potentially impacting the quality and accessibility of healthcare for all residents. Similarly, the local primary school cannot physically extend to meet the demand generated by an additional 200 households, and it is highly unlikely that West Sussex County Council (WSCC) would support the construction of a new school on the given site.

In conclusion, the proposed development at Foxhole Farm is inappropriate given its prior rejection from the Neighbourhood Plan, its detrimental impact on the protected countryside and its natural environment, its disproportionate scale relative to the existing village, the inevitable reliance on private transport, and the unbearable strain it would place on already stretched local services.

I urge the planning committee to reject this application.

Yours faithfully,

