

**Sarah Valentine**

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**From:** [REDACTED]  
**Sent:** 11 June 2025 20:24  
**To:** planninginfo  
**Subject:** Planning Application DM/25/1129 Land at Foxhole Farm, Bolney

[REDACTED]  
Daer Sir/Madam,

We are writing to you to register our objection to the the above Planning Application DM/25/1129.

We object for the following reasons.

1) It is unsafe because the proposed access onto the A272 (a bottleneck in its own right) and which is, at this location, a known documented black spot for accidents, with a congested stretch of road where visibility is poor and speeding is common. It is located near a bend and with a restricted fuel station access to further cause obstructions with consequent safety issues and there is a pedestrian crossing.

The developers traffic study is misleading and incomplete, understating the effect of increase in traffic numbers (400 + vehicles), the traffic from nearby existing junctions, the effect of traffic jams, and accidents etc.

2) It is unsustainable because it will put additional undue pressure on the existing public utilities, services and facilities including

Water, which is already barely coping with the current demand with regular loss of water supply.

Drainage , the resulting increased run off into existing drainage systems, which currently can barely cope with the existing run off, would result in further flooding .

Services, our area does not have any local capacity for health, dentistry, pharmacy, social care, post office, schooling etc and the new potential development does not propose anything to alleviate this for the proposed 400-500 additional people.

Transport, due to its location, pedestrian and cycle transport is not viable due to the distance to main towns and train stations with the A272 being a fast and very busy road not suitable for pedestrians or cyclists

3) It is unsupported by policy because

Foxhole application was considered, then rejected for inclusion in the Bolney Neighbourhood Development Plan.

This development of 200 houses is disproportionate to the size of Bolney (approx 250 houses) and would change its character completely which is in conflict with BOLD1 and DP26.

This development of 200 houses isn't in accordance with BOLE12 and DP12

This development of 200 houses isn't in accordance with BOLBB1 and DP6.

This development of 200 houses fails Transport Policy DP21.

4) Developer Proposals

Developers proposals do not offer Bolney any benefits at all. They are purely focused on their new development and bring nothing to the existing village and community, and in fact any new community building would be in competition with the existing Rawlson Hall and is also scheduled to be used solely for an outside village organisation.

For this reasons we can only see this proposal as being detrimental to Bolney and its existing community and should be refused.

**Yours Sincerely**

