

Peter Davies

From: [REDACTED]
Sent: 11 June 2025 08:58
To: planninginfo
Subject: Foxhole Farm development, Bolney, West Sussex

[REDACTED]

Dear Sir/Madam, I would like to make my views of the proposed development of Foxhole Farm, Bolney, owned by Mr John Allen, a well-known local landowner. I have seen the map of the proposal.

I believe that the area is inappropriate for the building of as many as 200 houses as that would completely alter the character of the village by likely doubling the population of Bolney almost overnight. I can see no way of enabling easy access to the area without a massive increase in motor transport that would clog the village's roads in the morning and the evening and after school runs. It's hard to see how even altering road access to the A272 wouldn't alter the village to a small town within a short time space. Unacceptable congestion of traffic on The Street and going on to the A272 would be inevitable. The number of road traffic accidents over recent months testifies to the unacceptable and impractical notion of simply opening more new roads from the planned new housing which is likely to just increase the incidence of such events as can be imagined if one walks along that area and views the current situation.

Additionally, only today here there was a one-day water stoppage with supplies needing to be piped in from outside the area; similarly, electricity supplies have also been cut off in recent times on several occasions, so these services seem fragile in their reliability at times. Other aspects of necessary infrastructure would also need to be built to accommodate the new houses, such as a school (the present school is already fairly well-subscribed to I believe), and medical facilities which are also largely full in the area, I'm told, but with an increase in the patient numbers by this amount it is hard to imagine how this could be made to work. I imagine that the proposed pleasant aspects of the map, including a community orchard, would likely evaporate once extra housing is proposed and the foot is in the door so to speak. Adding extra shops for groceries would also start to create a small town with added noise pollution, air pollution, etc out of this small semi-rural and generally quiet community. The claim that there is an already adequate number of shops in the area, within easy reach, is also not correct, apart from the petrol stations, the nearest shops of general use are in adjacent villages, several miles away.

The area, although I believe, not an AONB, does support much wildlife in that area, that I have often seen, and this would undoubtedly be destroyed unnecessarily to some degree. Maybe a smaller number of houses, say 50 or so, would be a more reasonable and less deleterious proposition, the rest spread out in more outlying areas. To allow 200 houses in one area would, I feel, be an act of massive insensitivity to those who currently enjoy the relatively style of quiet living in this historic and fairly static community but who are not opposed to reasonable and understandable need for development - though I believe the Southeast is not the area generally to do this in - better to encourage growth, if needed, in areas with much smaller populations and much lower pre-existing building density; it is irrational to say that people want to live here so it has to happen - why spoil what is good by overdoing it when good can be created elsewhere - over-egging the pudding maybe?!

Over-desirous and overly influential developers don't have to be appeased through fear or whatever prevents them being told 'no'. People matter but so does overall quality of life to those who live in the area already and a smaller number of new homes would seem not unreasonable and wouldn't encourage self-seeking, ambitious landowners to go looking for income that they don't need. Many thanks for adding my comments to those of the others who oppose this scale of development in the Foxhole Farm area of our

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