

Deborah Lynn

From: [REDACTED]
Sent: 21 July 2026 17:14
To: Deborah Lynn
Subject: Ref: Planning Application DM/26/1560, "The Byre", Bolney

[REDACTED]

Dear Sir/Madam

My wife and I have lived in Willow Tree Cottage for 22 years and are appalled at the proposal to develop the field behind our property. The field was used for grazing sheep for many years but the last two owners left the ground fallow for play/leisure space. Local wildlife is plentiful and we experience visits from foxes, [REDACTED] bats, buzzards, woodpeckers and the usual garden birds. Deer are often seen in the field and passing through The Byre grounds to access Batchelors Field and woods beyond.

Having studied the Application we list below some issues of concern.

1/ The mature English oak identified as (B3) has a substantial root protection area. An existing ditch/stream in winter runs through the rootball and is part of an important waterway. The proposed access road and Byre garage are built over root area. The tree must be protected by amending the proposals.

2/ The site plan does not adequately represent the situation with traffic in The Street. The Byre/Dawsons Farm joint entrance is close to the access to the Rawson Hall car park. This has about 30 spaces and football match days, weddings, children's parties, cars park on the East side of The Street from Rycroft Road to Drovers thus restricting traffic movements for residents, local buses and delivery vans.

3/ The existing Byre road access serves Daltons Farm for about 20m up to their gateway. Beyond that Byre residents have parked local to the house and as far as the Stable buildings. There is no existing road past this point.

The dimensions for the road adjacent to The Byre do not appear to comply with Guidelines or the requirements for emergency and refuse vehicles.

Generally the roadways do not incorporate facilities for visitors, disabled, deliveries or passing places.

Five properties with 24 car spaces will generate considerable traffic where there is now none.

4/ The plans submitted indicate over large 5 bedroom, 5 bathroom properties with large roof spaces and roof lights. No second floor plans have been provided although stairs appear to be available to this level. Second floor plans must be provided.

5/ We do not believe there is any existing infrastructure to serve these properties. Proposals must be submitted and may include surface water attenuation tanks, sewage pumping, electrical sub-station, LPG or oil storage. Dark sky amenity lighting should also be indicated.

In summary the development is not necessary and brings no benefit to the village. It does not comply with the district plan, is outside the development boundaries, will damage the local wildlife and increase traffic. With 24 car parking spaces residents will clearly be car users. The notion that the homes are within easy walking distance of local amenities is a falsehood. Yes we have a church Community Hall, Primary School and a Pub, but not much else.

We urge the Council to reject this unnecessary Planning Application outright.

Yours faithfully

