

Sarah Valentine

From: [REDACTED]
Sent: 13 June 2025 15:14
To: planninginfo
Subject: DM/25/1129 Land at Foxhole Farm

13th June 2025

Dear Sir/Madam,

LETTER OF OBJECTION TO THE PROPOSED DEVELOPMENT OF FOXHOLE FARM – PLANNING APPLICATION DM/25/1129

I have been a Bolney resident for 27 years. I object to the proposed development of Foxhole Farm for the following reasons:

It is an inappropriate development;

- The Proposed Development has no justified basis within the local planning policy and most particularly was considered, then rejected for inclusion in the Bolney Neighbourhood Development Plan which involved input that reflected amongst the highest levels of resident participation in the country, in what was a long and detailed consultation based on responding to all the national and local guidelines, and provided a balanced and comprehensive assessment and conclusion.
- The relative size and scale of the Proposed Development is utterly inappropriate to the size, scale, highways access, and services available in Bolney Village. It is akin to turning it from a village into a small town, but absent the services and facilities of a small town.
- Equally, it would be a split town, new and old would not even be physically integrated under the proposal and the infrastructure provision (water, power, highways etc) is already poor and the application is deficient in this respect.
- Policies BOLBB1 of the Neighbourhood Plan and Policy DP6 of the adopted District Plan make clear that most development should go to larger towns; that development should take place inside the built-up area; and the policy guidance is to refuse development which does not need to be outside of these criteria.
- Policies BOLE12 and DP12 protect the countryside's character and beauty. This is a greenfield site on the accessed presently only by quiet country lanes and is on the edge of the High Weald AONB and conservation areas.
- Policies BOLD1 and DP26 protect the village's separate identity and character and protects valued open spaces and landscapes. A parallel village of 200 houses is utterly disproportionate to the size of Bolney and would significantly change the character and identity of the village.

- Transport and highways access is already compromised, hugely busy, and unsafe at the south end of the village alongside the A272. This alone should be sufficient to reject the proposal which fails Transport Policy DP21 on sustainability.

It is not a sustainable development;

- Without associated infrastructure, NHS Sussex would be unable to sustain sufficient and safe services provided in the area and would therefore have to OBJECT to the development proposal – (source - NHS Sussex Representation dated 30 May 2025)
- There is no Post Office, library, grocery shop, medical practice, pharmacy in Bolney and public transport to nearby conurbations, is poor with inadequate bus services. Residents are already heavily reliant on cars for day to day needs.
- Pedestrian and cycle transport is not viable due to the distance to main towns and train stations.
- The A272 is a fast and busy road not suitable for cyclists or pedestrians.
- Increased traffic is inevitable as the village will have to accommodate ~400 additional cars on Foxhole Farm, not to mention delivery vehicles and non-resident traffic.
- Increased pressure on our public utilities, in particular water supply, has been a very real problem for the village in the past.
- It puts pressure on primary and secondary school places and the current West Sussex County Council policy is unlikely to support a new school (even if the developer donates land)
- Any affordable housing offered is likely to be at the high end of the allowed range which is still out of reach of many, especially as it is also necessary to run a car.

It is an unsafe development;

- The proposed access to the site via the A272 is already a dangerous and congested stretch of road where speeding is common, visibility is poor, and is located on a bend with crossroads, a pedestrian crossing and a fuel station nearby.
- The developer's traffic study is incomplete and downplays the effect and danger of increased traffic volume from the Foxhole Farm site.
- It ignores the cumulative effects of traffic from other nearby junctions (A23/A272) and other construction projects (e.g. the new substation at Cowfold and its connection into the power network at Bolney).
- It also does not address the occurrence of traffic jams, accidents/near misses and subsequent rat-running along the rural lanes which will only be made worse by adding to the complexity of road layouts and increase the volume of traffic.
- Congestion and traffic jams will divert even more traffic through the narrow lanes of the AONB, further increasing the risk to wildlife and compromising the safety of amenity users of the lanes (walking, horse riding, cycling etc)

Sincerely

