

Sarah Valentine

From: [REDACTED]
Sent: 01 June 2025 16:56
To: planninginfo
Subject: DM/25/1129 Land at Foxhole Farm

[REDACTED]
[REDACTED] I live at Lewin Jeremys Lane Bolney RH17 5QE
I am formally objecting to Mid Sussex District Council regarding the above outline planning application on the following grounds:

1)It is unsupported by policy:

It has been considered and then rejected in the Bolney Neighbourhood Development Plan
The MSDC District Plan makes clear that most development should go to larger towns, development should take place inside the built up area, and to refuse development which does not need to be there

Foxhole Farm is a Greenfield site on the edge of the High Wield AONB and conservation areas
Planning policy protects Bolney village's separate identity and character

A "parallel" village of 200 houses is disproportionate to the size of Bolney and would therefore change Bolney's character

2)It is unsustainable:

The current population needs and requirements for everyday services is poor and inadequate
There is a total reliance on cars to meet regular needs

The surrounding road network will not cope with 400 additional cars

Increased pressure on public utilities, in particular water supply, is not feasible

It places intolerable pressure on existing services

Any affordable housing is likely to be out of financial reach of many, especially as it is also necessary to run a car

3)It is unsafe:

The proposed site access on the A272 is already a dangerous, congested stretch of road where speeding is common and visibility poor, located on a bend with crossroads, a pedestrian crossing and a petrol station opposite

The developer's traffic study is incomplete and downplays the effect and danger of increased traffic volume from the site

It does not address traffic congestion which will occur on the adjacent rural lanes where I live

4)It is damaging to landscape and biodiversity:

The nearby land has good commercial agricultural potential that would be permanently lost

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 a high number of amenity users of the lanes e.g. walkers, horse riders, dog walkers and cyclists

5)Developer promises are unnecessary/unviable:

Many of the developer proposals e.g. allotments are unnecessary in a rural location and are not tailored to Bolney

There is no guarantee these promises will be delivered and no undertaking to fund, run or maintain any communal premises into the future

Any new community building will either compete with the extensively used Rawson Hall or may be let to an organisation with no connection to the village

Thank you for considering my concerns

Yours Sincerely

[Redacted signature]