

Deborah Lynn

From: [REDACTED]
Sent: 27 July 2026 15:29
To: Deborah Lynn
Subject: Objection to DM26/1569 The Byre
Attachments: Garden flood.jpg; Garden flood 1.jpg

[REDACTED]
I write to submit my objection relating to DM/26/1560 - The Byre.

Unfortunately I was unable to submit through the planning portal.

My Details:

[REDACTED]
Resident of Bolney
Mallards
The street
Bolney
RH17 5PG

[REDACTED]
The development relates to the proposed building of 4-5 bedroom executive houses. I would question whether housing of this nature is required. There is already outline planning permission for the Foxhole development which includes larger houses (due to the more favourable profit margin on larger houses I would imagine that the number of very large houses on the Foxhole development will increase). This type of housing is not required.

The proposal suggests that vehicles will access the proposed development via a very narrow entrance from The Street. This is immediately opposite the village playing fields and The Rawson Hall which has an under 5's nursery during the week. This part of The Street is extremely busy and extra traffic would pose a risk to pedestrians and other traffic using the main village road. There is limited vision when coming out of the access onto The Street. The access is quite simply dangerous and not fit for purpose.

The access is very narrow, and challenging for normal domestic vehicles to negotiate let alone large emergency vehicles.

The proposed site is situated slightly uphill of the Foxhole development. Flooding on the Foxhole site is common. Residents have submitted evidence to this effect. Additionally it has been accepted by the Council that the public footpath directly to the south of the Byre floods on a regular basis. The Byre development would increase the run-off and pose a serious flood risk to those properties situated downhill of the development. The Foxhole development to the south has only proposed limited drainage solutions which does not take into account any developments to the north which would increase flood water.

Photos attached of the flooding in the northern most part of the garden of Mallards which is adjacent to the footpath.

I could submit further objections which relate to the manner in which the proposed development would further erode the rural nature of Bolney which at present is a village and the impact on wildlife. However, the application lacks detail and is indicative of an applicant who has not given sufficient thought to the proposals.

Quite simply, The Byre is not a development that Bolney wants or needs.

I would be grateful if you would include this email as an objection and acknowledge same receipt.

Yours sincerely,

A solid black rectangular box used to redact the signature of the sender.