

Deborah Lynn

From: [REDACTED]
Sent: 23 July 2026 11:14
To: Deborah Lynn
Subject: Planning application DM/26/1560 The Byre Bolney

[REDACTED]
Good morning I have tried submitting an objection on the portal but when I hit the submit button it says the web page is not working. I have reported this issue this morning.

In the meantime can you please accept this email as an objection

My details are

[REDACTED]
Westway, The Street, Bolney RH17 5PF

Details of Objection

I strongly object to the proposed development because a scheme made up solely of executive four- and five-bedroom dwellings is not needed in Bolney and would clearly fail to meet the village's identified housing needs.

This land is open space on the edge of the village, beside a public right of way. If it is built over, it will be lost permanently.

MSDC's own review of potential housing sites has already assessed this plot and found it unsuitable for housing allocation.

The appearance of these executive houses would be inappropriate immediately beside the Grade II listed Daltons Farm and the Bolney Conservation Area.

Existing homes on The Street currently overlook open paddock. Five houses and a new access road would introduce headlights, noise, overlooking and lighting directly behind these properties, causing unacceptable harm to residents' privacy.

Protected wildlife uses this land and its boundary with Foxhole Farm, including bats, slow-worms, dormice and nearby great crested newts. This habitat must be protected, particularly given the additional impact of the approved Foxhole Farm development.

The increase in vehicles using the narrow access from The Byre would create serious safety risks. The access is immediately opposite the children's playground, playing field and Bolney under-fives playschool, and sits within the turning area for vehicles entering or leaving the Rawson Hall car park.

Large service and construction vehicles would also be forced to use the narrow access beside the historic brick wall near Daltons Farm.

Refuse lorries are unlikely to be able to use the narrow access, meaning bins for five large houses may need to be left on The Street, where there is no safe storage area because the entrance leads directly onto the road.

Replacing open fields with housing, roofs, roads, driveways and parking would significantly increase hard surfaces and run-off. The public right of way beside the site already floods badly in wet weather, and further development would make it dangerous or potentially unusable during winter months and periods of heavy rain.

I am also deeply concerned around safety issues with the inevitable construction traffic.