

Sarah Valentine

From: [REDACTED]
Sent: 14 September 2026 13:39
To: planninginfo
Subject: Response to Planning Application DM/26/1961

[REDACTED]
Dear Sirs,

Re Planning application DM/26/1961 Land at Foxhole Farm, Bolney - Approval of Reserved matters following outline approval DM/25/1129

Please find below my objections to this planning application.

Resident's objection:

I object to this planning application.

The applicant's proposals for house designs fail to reflect the special qualities of the village of Bolney and will result a modern, bland, unimaginative housing estate on the edge of an ancient village.

The site is close to the southern section of the Bolney Conservation Area and I therefore think the MSDC Conservation Officer should have been consulted for her views on the applicant's proposals and the potential harm of the proposals on the setting of the Conservation Area and the nearby listed buildings, including the Grade 1 listed Parish Church.

The proposed row of houses along the northern boundary of the site must be moved away from the public right of way 44Bo for the benefit of users of the footpath. The housing is too close to the footpath and the number of houses should be reduced to create gaps to improve views from the footpath.

The applicant's Landscaping Planting Plans are insufficient to properly screen the site resulting in the loss of privacy for residents, particularly along the west side of The Street. The landscaping proposals do not go far enough to mitigate against the noise and light pollution from the site. The landscape buffer must be more comprehensive to properly mitigate the impact of the development on the character of the local area and for the benefit of both nearby residents and the users of the public right of way along the northern boundary of the site.

The position of the building for the charity Kangaroos must be moved from the northern section of the site to the southern section so as to reduce the volume of traffic along the estate road for the benefit of nearby residents.

The estate road connecting the northern and southern parcels of housing must be moved away from the back of the existing houses along The Street to protect residents from loss of privacy and unacceptable levels of noise, pollution and the glare of headlights from vehicles using the road.

I am concerned that the applicant's proposals for drainage do not go far enough to deal with the existing flooding on the site. There are already flooding problems from the site onto the A272/Cowfold Road at Crosspost and poor drainage infrastructure has previously resulted in houses on Cowfold Road being flooded.

Kind regards,

[REDACTED]
Coombe House
Cowfold Road
Bolney
West Sussex
RH17 5SG