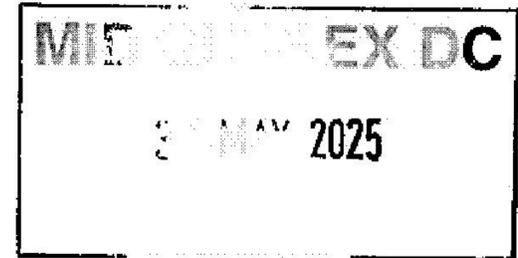


Little Foxhole  
The Street  
BOLNEY  
West Sussex. RH17 5PG



28<sup>TH</sup> May 2025

Dear Sir/Madam

**Planning Application Objection DM/25/1129 Foxhole Farm, Bolney**

I am writing to formally object to the Wates planning application at Foxhole Farm, Bolney.

**Significant overbearing impact and loss of outlook.**

The last Wates site plan indicates the Community Hub which is being leased by the Kangaroos, will be relocated to the ~~west~~<sup>east</sup> boundary. Which is within meters of my rear garden post and rail fence. It is a vast building that will span three gardens including mine, which I shall look directly on to. Adjacent to this structure will be car parking spaces and an access road from the A272 servicing the hub and both proposed housing sites to the north and south of the site. It will also break down my privacy and security, as all and sundry will be able to look straight into my garden and windows as they pass by. In effect my property will become an island, as I live in The Street.

**Significant noise and disturbance**

It transpires the Community Hubs prime reason is for use by the Kangaroos, and will become their Headquarters for the U.K. As this structure is within meters of my boundary fence, its use will create **significant noise and disturbance** to both my household and my adjacent neighbours. From pedestrians, vehicles, dog walkers and cyclists. None of which exist at this moment in time. This will also include all movement to and from the north housing site.

**Highway Safety Issues.**

The main and only access point into this development will be from the very busy A272, opposite the petrol station and adjacent junction of Crosspost. This particular stretch of road suffers from frequent road traffic crashes, due to the volumn of traffic and speed. Especially when motorists are manoeuvring at the junction and petrol station. Motorists do not adhere to the speed limits, and do not slow down in either direction when travelling through the S bends. [REDACTED] on more than one occasion have narrowly missed being knocked over on the pedestrian crossing when vehicles and especially H.G.V's are unable to stop because of their high speed. I read in one of the reports that when the proposed site is fully operational the daily volumn of traffic movements in/out of the site are expected to be a staggering 1018. That said, the junction further along the A272 Cowfold Rd, adjacent to the Bolney Garden Centre is just as dangerous, when vehicles are pulling out in front of you to cross the road.

**Proposed Development on the appearance of the area.**

The District Plan states the importance of sustainable development, that respects the scale and setting of existing developments (policy DP6). It is made clear large developments should be built in larger towns. Also developments should take place inside the built up area. This proposed development is in open countryside.

This unwanted and oversized development would increase Bolneys size by 60% The design of the properties would not fit in with the Bolney area, plus the sight of solar panels and heat pumps whilst conducive to modern day living, are not appealing in a village setting.

2.

**Intrusion in to the Countryside.**

Bolney is a conservation area and greenfield site on the edge of the High Weald, (Policy BOLE12 & DP12). If this application is successful, the Bolney residents will have to endure four years of hell whilst the development is being built. With contractors parking issues, noise, dust, outlooks removed and the great loss of wildlife as we know it.

**Conclusion.**

I request this application is rejected , and other location that were suggested in the Neighbourhood and District Plans be revisited.

Yours faithfully



Planning Department  
Mid Sussex District Council  
Oaklands Road  
Haywards Heath  
West Sussex.RH16 1SS