

Little Foxhole  
The Street  
BOLNEY  
West Sussex. RH17 5PG

26<sup>th</sup> May 2025

Dear Sir/Madam

**Objection to Planning Application DM/25/1129 Foxhole Farm**

I am strongly objecting to the above planning application at **Foxhole Farm , Bolney**, for the provision of up to 200 houses. I therefore appeal to MSDC to reject this application for the following reasons., which include inconsistencies with the District Plan and relevant planning policies.

**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 settlements (policy DP6). This proposed oversized development would increase the size of Bolney by 60%. Therefore Bolney would no longer be a Village, but become a sprawling mass of properties in a rural location with no facilities. Since the last assessment the Bolney Post Office has closed down.

**Highway Safety Issues.**

This proposed development would increase the amount of vehicles , by a **minimum of 200** on a daily basis both in/ out of the site and adjacent A272 (Cowfold Road) . Not taking into account additional traffic movement of the Refuge cart, Post van, internet shopping vans, and the traffic visiting the proposed Kangaroo Hub. The A272 is one of the busiest roads in Sussex, and the proposed entrance / stretch of road will be opposite a busy petrol station and adjacent cross roads, renown for vehicle accidents on a frequent basis.

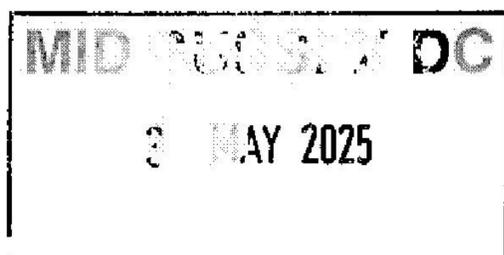
Policy DP21 (Transport) which states any development must ensure safe and suitable access for all users, including pedestrians, mobility users, dog walkers and cyclists. I can assure you as a pedestrian myself, crossing this busy road , is dangerous, even when using the pedestrian crossing. Vehicles are travelling far too fast and cannot stop in time, especially HGV's.

**Overbearing Impact and loss of outlook.**

My property was built by a previous owner of Foxhole Farm when he retired in the seventies. It was designed so that the majority of the windows are at the rear of the property to look out onto the farmland. This time of year sheep are grazing along side my rear post and rail fence. Plus rabbits, occasional deer pheasants and other wildlife. Should this proposal be successful all of this will be lost for good.

The Community hub ( for the Kangroos) is a **hugh overbearing** double structure which will sit across my and two adjacent neighbours gardens, which I shall look directly on to. The access road and parking spaces that will service this Hub will be within meters of my rear fence, <sup>EAST</sup> west boundary. I will also loose my security and privacy. I suspect in the winter months this building will have a bigger impact on light to our gardens, and drying out of the lawn, which will remain soggy from any water run off.

I understand 82% of the Bolney community objected to the erection of the Community Hub. As yet Wates has not met with the Community to discuss this which I believe is a requirement by MSDC , the NPPF and Localism Act (2011).



2.

**Significant noise and disturbance.**

The Wates site plan, shows one access road only in and out of the site, from the A272, that connects both the bought houses with the affordable houses (Council Housing). All traffic, vehicle and pedestrian will pass directly by the rear of my property within meters of my rear post and rail fence, on the ~~west~~<sup>EAST</sup> boundary. This will be ongoing around the clock, creating **significant noise and disturbance**, something that I currently do not have. Vehicle headlights, flashing across my rear windows and garden at night, plus the additional noise from the pedestrians and traffic at the Community Hub, being leased by the Kangaroos. I believe I will be most effected from this unwanted development.

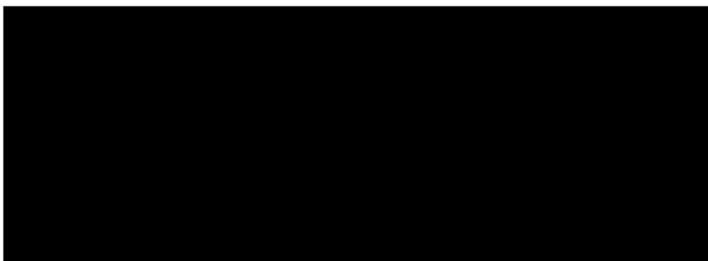
**Intrusion into the Countryside.**

The proposed site sits outside the defined built up area boundary, and is in open countryside. Conflicting with (Policy DP6. And Policy BOLBBI) Inappropriate location. It is not included in the District or Neighbourhood Plans. Development should be focused within large settlements, or infill sites in Villages, to meet local needs. Not through large scale expansion into rural land, which disregards national and local planning frameworks.

**Conclusion**

I fear if this unwanted over sized development goes ahead, it will significantly change the character of the Village, it will certainly not enhance the environment. It is accepted that houses have to go somewhere, but not in such large quantities on Greenfield /farmland. As previously suggested in the neighbourhood plan, a smaller quantity of houses would be acceptable on the London Road. Where there is drainage, street lighting, and road safety is not an issue.

Yours Faithfully



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