

Sarah Valentine

From: [REDACTED]
Sent: 23 July 2026 20:16
To: planninginfo
Cc: [REDACTED]
Subject: FAO Deborah Lynn: DM26/1560

[REDACTED]
Hello Deborah,

Having made multiple attempts to submit my objection to planning application DM/26/1560 through your usual portal, I have given up and am emailing you instead!

Please confirm safe receipt of my objection.

I can confirm I am a Bolney Resident and live at Leacroft, The Street, Bolney RH17 5PG.

My objection is as follows:

Hello, having reviewed the associated documents, I am writing to strongly object to this planning application.

I object as a house owner who lives in The Street, Bolney and whose garden backs on to the proposed development. I will therefore be significantly affected by the proposals.

I feel strongly that this development should not be given permission because:

- 1) The site is located in open countryside outside the built-up area boundary of the village of Bolney and the proposals therefore conflict with Policies DP6, DP12 and DP15 of the MSDC District Plan, and with Policies BOLBB1 and BOLE2 of the Bolney Neighbourhood Plan.
2. On wider "technical" grounds can I say that I am totally supportive of the extensive objection submitted by John at "Weald Chase" so will not repeat that lengthy and well crafted document.
- 3) The site (together with an area of land to the north of the site) was initially proposed for allocation in the first Regulation 18 draft of the new District Plan published in early 2022, but was later rejected by MSDC in the revised Regulation 18 draft published in autumn 2022. The conclusion of MSDC's assessment of the site was that 'The site is likely to have less than substantial harm with High Impact on six Grade II listed buildings' and 'Development at this location is likely to have negative impacts on the built and natural environment'.
- 4) We simply do not need another 5 large detached houses in the centre of the village, especially with no affordable housing being proposed. Houses of this size are not selling locally when put on the market and are likely to sit empty anyway.
- 5) The proposed access raises huge safety concerns. All cars (20/25 a day?) will have to enter and depart from a narrow shared driveway, directly on to a single+ width road with no pavement. The access is directly opposite a children's playing field/village hall entrance and many school children walk down the road every day to access Bolney primary school.

The entrance will be too narrow to accommodate pedestrians and cars side by side which is dangerous (residents will NOT use the access to the side public footpath as surmised), that is rubbish, they will head straight out onto The Street.

6) It is openly stated that refuse collection lorries will not be able to access the new development, which is bonkers. This means that every 3rd week c20 (recycle, waste, food, other? x 5) waste bins will have to stand on/next to the carriageway which will be dangerous and very unsightly. Under current regulations, the proposed bin store would have to be positioned much too far (150 metres+) from the farthest proposed dwelling, which is against current regs. It would also be very close to Daltons Farm, which is listed.

Also, how will emergency vehicles access the site, this looks challenging due to the chicane access design.

7) In May 2026, MSDC published a paper following the re-assessment of all sites proposed for possible allocation at the request of the Planning Inspector appointed to Examine MSDC's draft District Plan. This further assessment of the site concluded that the site was 'not suitable for further testing' because it is adjacent to the Conservation Area, in close proximity to a number of Grade II listed buildings and is therefore sensitive in heritage terms. The paper also notes the number of trees along the western boundary of the site that are covered by TPO designations.

8) The applicant fails to mention that the two TPOs actually cover 6 trees along the western boundary of the site.

9) The field in question is outside of the current village perimeter and provides an essential "breaker" between the village and Foxhole Lane. It adjoins the village conservation area and it next to several Grade 2 listed buildings, including Daltons farm which is NEXT DOOR. MSDC have already rejected planning applications on these grounds, so what has changed?

10) There is much wildlife in this immediate area. Bats are regularly viewed in the evening and surveys have recorded dormice, great crested newts and slow worms, all of which would be lost. So environmental concerns are high for this site.

11) MSDC have just granted permission to build 198 houses on Foxhole Farm, which almost adjoins this new application plot. We simply do not need even more houses in this very traffic stressed and generally stretched village.

12) The Bolney area has very little public infrastructure, a few buses a day, no shops, no doctors, no secondary education, no other amenities. So all residents will need to use cars (2/3 per household?) and The Street simply isn't equipped to take more traffic. It is largely a single lane road with no pavements and lots of cyclists and pedestrians.

Let alone visitors to the new houses, where will they park? There is not safe room on The Street.

13) What about water supply, we loose out water supply regularly and were delivered 12 bottles of water just last week. How on earth is the water company going to supply water and sewage to even more houses/humans? This is a basic practical point, we don't have a reliable water supply as it is.

14) Finally, As the owner of a directly adjoining property, I feel strongly that you should reject this opportunistic application. We would loose further open space (in addition to the huge adjacent Foxhole Farm development), highway risks are significant, it adjoins the conservation area and is next to several Grade 2 listed buildings.

The application has few merits in my view, and provides housing that the village simply doesn't need.