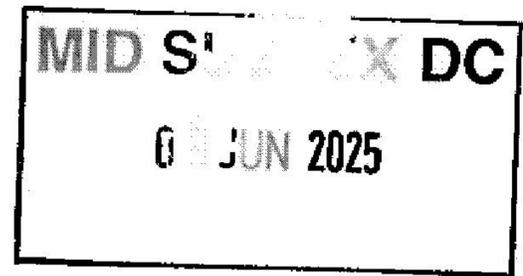




BADGERS COTTAGE & BOLNEY POST OFFICE
CIRCA 1900



29 The Street
Bolney
W. Sussex.
RH17 5PE.

31 May 2025

Dear Sir,

I wish to object to the Foxhole Farm planning application DM/25/1129.

I do not think the proposed development at foxhole Farm is sustainable, based on the Policy DP21

Access to Surgeries, Dentists, Libraries, swimming pools, Train stations are all outside a 20 minute journey, by walking, cycling or public transport. Access to these are all along the A272 East or West , too dangerous for walkers or cyclists.

I am concerned about the extra vehicle movements in The Street that could occur, endangering pedestrians and children.

South of my house, The Street is very narrow past a grade2 listed cottage, frequently high sided vehicles remove the rainwater goods off the building.



Opposite my house is a small car park on a slope any pedestrians entering The Street have no footway when turning south.

There is an electric Substation adjoining this car park that regularly needs 24 hour access for UK power vehicles. This could endanger pedestrians or cyclists attempting to pass through this car park.

Any walkers or cyclists exiting into any part of The Street would be at risk from motor transport as there are two major pinch points with no raised footway.

Children going to the Village School have to use The Street with limited raised footways that vehicles frequently park on.

Access from The Street to the School is only possible by two paths through the Church Yard both with several steps to negotiate. Alternative route footway along the busy A272 to the narrow School drive which has no footway.

My access from The Street to the only shop at Cross Post for my groceries means I have to cross the A272 by a pedestrian crossing, vehicles travelling westwards coming around a bend in the road often too fast have difficulty stopping when the light is red.

A new entranceway opposite the cottages on the A272 will increase the danger to residents, pedestrians, and vehicles on an already very busy road.

Foxhole Farm site can never feel included in the community with such poor access to the school, Village hall, and recreation ground. Most of those residents would probably drive round in cars to create more congestion in an already overcrowded Street.

This development is not supported by Policy DP6 of the adopted District Plan or Policy BOLBB1 of the Boiney Neighbourhood Plan. The District Plan makes clear that development should go to larger towns, with limited growth in villages to meet local needs.

I have always thought our Rural Village would be best served by adding housing in existing gaps to encourage a feeling of inclusion with the community.

There are a number of gaps along Ryecroft Road . The east side of London Road has a site known as "The Works" – a Brown Field site with potential to accommodate quiet a number of houses. In addition there are other Eastside sites along London road , All on a bus route, and with existing utility services in the road.

Draft Heads of Terms for section 106

Foxhole Farm site has a thriving vineyard on it's west side and commercial Orchards beyond the vineyard. This proposal would be a loss of good agricultural land; more suited to a new or expanded vineyard?

Allotments are rarely needed in a rural village as most properties have suitable area for this activity. Who would be responsible for management? for an area with no demand, similarly an "Education Area " could not provide a safe access by footway from the Village School that already has an adjacent field for sports activity.

Yours Faithfully



Planning Dept, Oaklands Rd.

Haywards heath

West Sussex RH16 1SS