

Peter Davies

From: [REDACTED]
Sent: 30 May 2025 21:19
To: planninginfo
Subject: Fwd: Foxhole Farm planning application DM/25/11298

[REDACTED]
FAO: Peter, Trainee Planning Officer

To add to message below please:

[REDACTED]
Rowan
The Street
Bolney
RH17 5PE

Sent from my iPad

Begin forwarded message:

From: [REDACTED]
Date: 30 May 2025 at 13:09:10 BST
To: planninginfo@midsussex.gov.uk
Subject: Foxhole Farm planning application DM/25/11298

I write with my strong objections to the above planning application.

I am saddened that quite obviously no understanding of my original observations of 2022 and 2024 was given.

1. This development is not supported by Policy DP6 of the adopted District Plan or Policy BOLBB1 of the Bolney Neighbourhood Plan:

Foxhole Farm lies outside Bolney's built up area boundary, in open countryside. It is not allocated in the adopted Plan and was considered but not carried forward in the Bolney Neighbourhood Plan. Instead, the proposal would extend the village into the countryside. Whilst the site is proposed to be allocated as DPA14 in the regulation 19 Plan at examination, that has not been adopted yet and may never be. MSDC may not be able to demonstrate a five year housing supply, but in any case, that does not mean that development anywhere is appropriate and development must still be appropriate in the context of the National Planning Policy Framework.

2. This development is contrary to Policy DP12 Protection and Enhancement of Countryside and Policy BOLE2 of the Bolney Neighbourhood Plan 'Policy DP12: Protection and Enhancement of Countryside' states that 'the countryside will be protected in recognition of its intrinsic character and beauty' and that development in the countryside will only be permitted if it maintains or enhances landscape quality and

is necessary (e.g. for agriculture or is supported by the policy wording). This development is not supported by the policies of the District Plan.

3. Policy DP26: Character and Design' requires that new development 'reflects the District's distinctive towns and villages, retains their separate identity and character' and protects valued open spaces and landscapes. A new 200 house estate would arguably change Bolney's character. According to the 2021 Census, the village currently has a small population under living in 259 households. Adding 200 houses (roughly 400 people) could be argued to be out of scale with the existing settlement, thereby changing its character.

4. The development fails Policy DP21 Transport of the District Plan Policy 21 aims to create sustainable communities which include a sustainable transport network and ease of access to local services and facilities. **Currently we have a very inadequate bus service through the village which only operates on three weekdays. Also the general public are restricted on using the 'school bus' times plus those of us with Senior Bus Passes cannot reliably go out to local towns and have adequate time for shopping OR we have to spend too long waiting for a bus to return home.**

Improvements on the 273 bus route would need revising.

5. **The proposed entry to the site is off the A272 at Crosspost. This is a very dangerous stretch of road with accidents occurring almost daily. The current pedestrian crossing is well used BUT at our own risk. Drivers either do not absorb the warnings that there is a sign for this and frequently speed through. On more than one occasion I have been close to being knocked down, especially by large HGV's. Drivers are frequently noted to be using their mobile phones.**

6. Bolney already had a Community hub which is a great asset to the village. If another one was offered for use by out of the village residents/organisations this would again add to the traffic nightmares. Do we need another one?

7. Added pedestrian access to The Street from the proposed site will add to the danger we have from existing traffic. The Street is very narrow in parts where there is no 'escape route' for pedestrians. Very few drivers adhere to the 20 mile limit.

8. The suggestion of allotments and community orchard are pointless. We live in a rural area with our own adequate gardens.

PLEASE PROTECT OUR COUNTRYSIDE.

