

From: Tom Davies <TomDavies@cala.co.uk>
Sent: 24 September 2026 12:11:47 UTC+01:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Cc: "Jess Sparkes" <JSparkes@cala.co.uk>
Subject: Re: Bolney - DM/26/1760 (discharge of S106 obligations)
Attachments: CALA250729SL01 A2.pdf, Re_ Foxholes Farm, Bolney - Affordable Housing (updated) .eml

Hi Joanne,

I hope you are well.

Following the comments received on this discharge of S106 obligation, we have been liaising directly with the Council's Housing Officer (Nick) who has now informally agreed a revised provision (see email attached).

I would be grateful if you could formally reconsult with Nick (Housing Officer) so he can formally provide his support for the revised mix. Once he has done this, we will then formally amend the plans with the RMA to make sure they align with the S106 discharge of obligation.

By way of overview, the layout has been updated as follows:

- The maisonettes in the south-east part of the site have been replaced with two 3-bedroom units.
- An additional 2-bedroom semi-detached house has been introduced at Plot 106, fronting onto the community building.
- An additional house has been added at Plot 149.
- Three 1-bedroom houses have been introduced on Plots 142-144.
- A pair of semi-detached open market units has been located on Plots 140 and 141.
- A further pair of semi-detached open market units has been located on Plots 124 and 125.
- The First Homes cluster around Plots 128 and 129 has been reduced to 12 dwellings.
- The resultant Affordable Housing mix is below -

First Homes: 15 units (reverting back from the 16 FH proposed as part of the Reserved Matters submission)

- 12 × 1-bedroom maisonettes
- 3 × 1-bedroom houses

Affordable Rent: 45 units

- 29 × 2-bedroom houses
- 13 × 3-bedroom houses
- 3 × 4-bedroom houses

Kind regards

Tom Davies MRTPI | Planning Manager

M: 07345 287 575 | **E:** Tomdavies@cala.co.uk

Cala Homes (South Home Counties), The Dorking Business Park, Station Road, Dorking, RH4 1HJ



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From: Tom Davies <TomDavies@cala.co.uk>
Sent: Friday, August 28, 2026 08:28
To: Joanne Fisher <joanne.fisher@midsussex.gov.uk>
Cc: Jess Sparkes <JSparkes@cala.co.uk>
Subject: Re: Bolney - DM/26/1760 (discharge of S106 obligations)

Good Morning Joanne,

Thanks for providing me with the Council's Housing Officer's comments on the Affordable Housing Scheme.

We will review them and will come back to you in due course.

However, we would be grateful if you could discuss a few points with the Council's Housing Officer. We based our affordable housing provision on the advice that we received at the pre-app stage, whereby the housing officer was happy with the provision of 16no.1 bed dwellings but now appears to have changed their mind and would like 15no.1 bed dwellings. The other point is that if we lose the maisonettes at plots 38 & 39 or 52 & 53 and replace it with 1 x2B/4P house, the overall affordable provision would drop to 59 dwellings. We assume the housing officer just meant that we replace one of the maisonettes with a house? We would be grateful if you could seek this clarification on these points with the Council's Housing Officer.

Kind regards

Tom Davies MRTPI | Planning Manager

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From: Joanne Fisher <joanne.fisher@midsussex.gov.uk>
Sent: 27 August 2026 17:16
To: Tom Davies <TomDavies@cala.co.uk>
Subject: RE: Bolney - DM/26/1760 (discharge of S106 obligations)

Dear Tom,

I refer to your email last week concerning the mix for the affordable housing scheme.

I will pass these comments onto the Housing Enabling Officer to see whether he considers that this changes his comments on the scheme which are attached for your information.

Kind regards

Joanne

Joanne Fisher BSc (Hons), MATP, MRTPI
Team Leader Applications
Planning Services

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joanne.fisher@midsussex.gov.uk
www.midsussex.gov.uk



Working together for a better Mid Sussex

From: Tom Davies <TomDavies@cala.co.uk>
Sent: 20 August 2026 14:14
To: Joanne Fisher <joanne.fisher@midsussex.gov.uk>
Subject: Bolney - DM/26/1760 (discharge of S106 obligations)

Hi Joanne,

I hope you are well.

I was just wondering if you have had a chance to look at the above application and whether you have any comments?

I am aware that there was an error in the cover letter in relation to the affordable housing scheme, specifically the mix table included. For avoidance of doubt, I have updated the table to remove the reference to 25% 4 beds and added in a column for the M4(3).

		1 bed	2 bed	3 bed	4 bed	M4(3)
	Second Schedule S106	26%	45%	20%	5%	4%
	CALA	27%	48%	20%	5%	0%

Kind regards

Tom Davies MRTPI | Planning Manager

M: 07345 287 575 | **E:** Tomdavies@cala.co.uk

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