

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 09 September 2026 12:13:19 UTC+01:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/26/1961

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 09/09/2026 12:13 PM.

Application Summary

Address:	Land At Foxhole Farm Foxhole Lane Bolney West Sussex
Proposal:	Approval of reserved matters (appearance landscaping layout and scale) following outline approval of DM/25/1129 for the erection of 198 dwellings (including 60 affordable) with associated landscaping, community orchard, public open space and infrastructure.
Case Officer:	Joanne Fisher

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Customer Details

Address:	Butchers Ryecroft Road, Bolney Haywards Heath
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I wish to comment formally on the Reserved Matters Application for the Foxhole Farm development (DM/26/1961). 1. The Cala Homes "public consultation" this summer was poorly organised and the issues addressed were imprecise. Cala Homes should have ensured a meaningful, face-to-face meeting with Bolney residents so that they could understand local feelings

about the development.

2. At the initial stage of this process, several years ago, various advantages were offered to the existing village in order to render it more sustainable (land for education provision, community hub, possibility of health services, etc.). These no longer exist. Bolney will not benefit from this new development, apart from some improvements to the north-south bus service. What is needed is better access to healthcare (the nearest GP surgery in Cowfold is only accessible by car), and improvements to east-west transport (to rail services and shops in Haywards Heath).

3. Country estate road alignment. This road has been situated far too close to the eastern boundary of the site, where it will generate noise and light, affecting the many homes in The Street whose gardens back onto this boundary. The road should be moved westwards, even though this new siting on the ridge will be more visible from outside the development.

4. Design. I agree fully with the MSDC Urban Designer who states that "Architecture does not reflect the strongest qualities of Bolney, which has a unique and special character that should be referenced and reinforced." The off-the-shelf design of the homes proposed is not at all in keeping with the landscape of a rural Sussex village and should be revised. In particular, buildings facing out of the development (along the A272, Foxhole Lane, etc.) should be better aligned with the local vernacular (tile hanging, etc.). Further, the street layouts are cramped, and inappropriate for a rural development.

5. The lighting scheme should comply with the requirements of a Dark Skies environment, and all street lighting should be switched off at midnight, in common with the rest of Bolney.

6. Kangaroos. This centre must be resituated in the southern parcel of the development, in order to reduce the amount of traffic along the spine road and nuisance to both new residents and old Bolney residents whose homes back on to the northern parcel. Laudable though this project is, it is not a "community hub" as it will not benefit the community in Bolney.

7. PRoW footpath 44Bo, which runs along the northern boundary of the site, will lose its views southwards, as it will lie behind homes at the north of the development. As a PRoW footpath, it cannot be used legally by cycles for access between the development and the centre of the village.

8. The proposed pedestrian/cycle access to the village at the southern end of the site would be across a heavily used car park on a steep slope down to The Street, at a point where there is no pedestrian walkway. This would be dangerous to all users.

9. The proposed pedestrian/cycle access from the northern parcel to The Street will emerge into The Street at a level where there is no pedestrian footway. Mitigation is necessary to prevent any accidents.

10. Maximum screening and planting must be ensured along the boundaries of the site and within it. All new planting on the site must be maintained properly for several years by the developers, and plants replaced where necessary.

It is sadly clear that this development will change the character of our ancient village, and every effort must be made to mitigate its effects.

Kind regards