

Joanne Fisher

From: [REDACTED]
Sent: 07 September 2026 23:05
To: Joanne Fisher
Subject: DM/26/1961 - Foxhole Farm - reserved matters

[REDACTED]

I am a Bolney resident and wish to raise a number of concerns regarding the Reserved Matters application for the Foxhole Farm development. My comments relate to the detailed layout of the scheme, its landscaping proposals and the approach to external lighting.

Given the scale of the proposed development in relation to the existing village, it is important that its visual impact is carefully managed. In my view, the current proposals do not provide sufficient screening around the site boundaries. Effective landscape buffers should be incorporated along the northern edge of the site, as well as adjacent to Foxhole Lane and The Street, so that the development sits more comfortably within its rural surroundings. Concentrating the majority of screening in one location in the centre of the layout does not appear to provide a balanced approach.

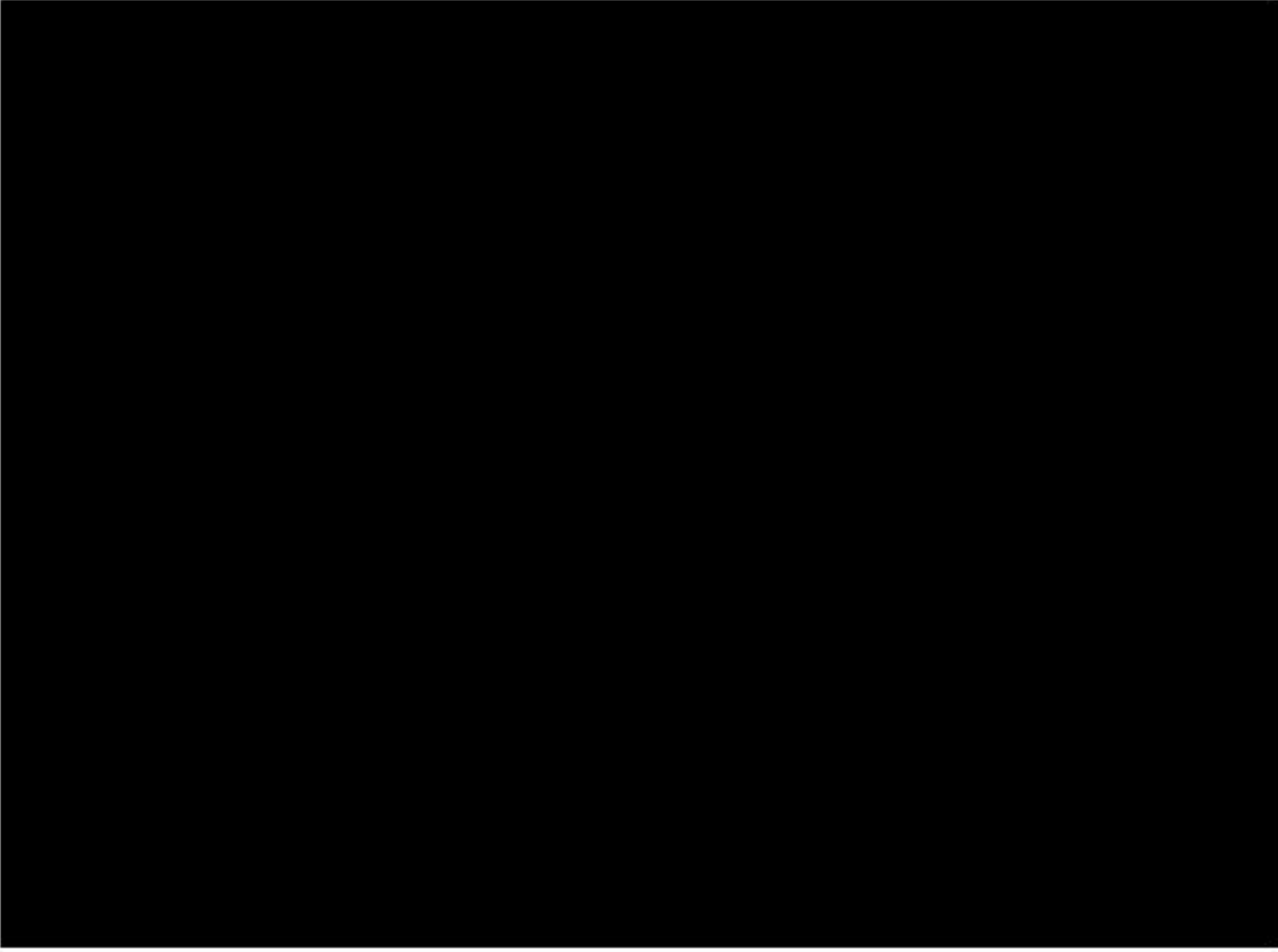
The northern boundary is of particular concern. Previous documents relating to the site recognised the importance of maintaining a strong landscaped edge in this area in order to protect the character of Foxhole Lane. Ecological assessments have also highlighted the value of existing hedgerows and woodland margins for wildlife, including bats using these features for commuting and foraging. The proposed layout appears to place housing relatively close to the northern boundary, and I am not persuaded that it delivers an adequate landscape or ecological buffer. I would therefore encourage the Council to require a wider and more clearly defined buffer incorporating native planting and sufficient separation from built development.

I am also concerned about the impact of artificial lighting. External lighting should be carefully controlled and limited to what is genuinely required for safety and operational purposes. Particular care should be taken around the northern boundary and other ecologically sensitive areas. Light spill onto hedgerows, trees and open countryside should be minimised so that wildlife corridors and dark areas remain available for protected species and other wildlife.

Finally, I have concerns regarding the position of the proposed road close to existing properties on The Street. The layout should ensure an appropriate degree of separation between new infrastructure and neighbouring homes, while also providing adequate space for meaningful landscaping. This would help reduce the visual impact of the development's buildings and the impact of lighting (including car beams etc) and better protect the amenity of existing residents.

For these reasons, I ask the Council to seek amendments to the Reserved Matters application to strengthen boundary screening, provide a more substantial landscape and ecological buffer along the northern edge of the site, minimise the effects of external lighting, and improve the relationship between the proposed road layout and existing homes.

Kind regards



The information contained in this message is intended only for the recipient, and may be a confidential attorney-client communication or may otherwise be privileged and confidential and protected from disclosure and subject to important terms and conditions available at [Disclaimer - Osttra](#). If the reader of this message is not the intended recipient, or an employee or agent responsible for delivering this message to the intended recipient, please be aware that any dissemination or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us by replying to the message and deleting it from your computer. OSTTRA Group Ltd. reserves the right, subject to applicable local law, to monitor, review and process the content of any electronic message or information sent to or from OSTTRA Group Ltd. e-mail addresses without informing the sender or recipient of the message. By sending electronic messages or information to OSTTRA Group Ltd. e-mail addresses you, as the sender, are consenting to OSTTRA Group Ltd. processing any of your personal data therein.