

**From:** planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>  
**Sent:** 07 September 2026 22:57:53 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 07/09/2026 10:57 PM.

### Application Summary

|               |                                                                                                                                                                                                                                                                   |
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| 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

|          |                                     |
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| Address: | Ryecroft House Ryecroft Road Bolney |
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### Comments Details

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| Commenter Type:      | Neighbour or general public                                                                                                                                                                                                                                                                     |
| Stance:              | Customer objects to the Planning Application                                                                                                                                                                                                                                                    |
| Reasons for comment: |                                                                                                                                                                                                                                                                                                 |
| Comments:            | With respect to DM/26/1961 Approval of reserved matters (appearance landscaping layout and scale I have the following comments:<br><br>1) Lighting schemes:<br>It is noted that in Cala's Design and Access Statement Part 1 of 07/08/2026 the "A detailed lighting scheme will be submitted at |

the Reserved Matters stage." It should be noted that currently it is intended that the Foxhole Farm roads are to be Unadopted, however the submitted plans do not exclude adoption by WSCC Highways in the future. This was the case with Davey Drive where a dark skies development was planned yet when the developer had the previously unadopted road adopted by WSCC, WSCC wanted to impose a lighting plan on an otherwise agreed dark skies site. The street lighting requirement was refused following representation and MSDC concurrence that it had not been approved, though for some inexplicable reason WSCC later imposed street lighting opposite the entrance to Davey Drive on 8m standards, when there was already sufficient backlight from the adjacent A23.. As both recent developments in Bolney, Magdalene Rise and Davey Drive, are dark skies and the level of existing street lighting in Bolney is very low (somewhere between E0 and E1), allowing residents to enjoy the night sky it would be incumbent on MSDC to stipulate at Reserved Matters stage that the Foxhole Farm development either have no lighting scheme or have this restricted to low level bollards only with no uplighting. The Sustainability Appraisal of the Mid Sussex Development Plan Review Regulation 18 SA Report October 2022 Policy DPN8: Light Impacts and Dark Skies stipulates that D.2.8.2 new development proposals would not result in adverse impacts on local tranquillity, this policy would be expected to have benefits to local habitats and species which may be sensitive to light pollution, such as nocturnal species, and D.2.8.3 seeks to protect intrinsically dark landscapes, including areas within the High Weald AONB. The Foxhole Farm site is immediately adjacent to the high Weald AONB and therefore this policy should apply to the whole of the Foxhole Farm site. In addition, BS 5489-1:2020 Design of road lighting stipulates that "there is no statutory requirement to provide road lighting." And BS EN 13201-2:2015 notes that to achieve a "Dark Sky Friendly" designation, lighting designs should tweak their M-class parameters in the following ways: 1) Drop down an M-Class to minimize total lumen output. If M4 is proposed at the entrance to Foxhole Farm at the A272 then none or at a maximum M5 or M6 should be proposed for Foxhole Farm and no lighting at all on the country park areas. 2) Enforce Zero Upward Light (ULOR = 0%) and strictly use G4, G5, or G6 rated luminaires mounted at a 0-degree tilt to guarantee zero light is emitted above the horizontal plane. 3) Colour temperature should be warm (2200K - 2700K or amber LEDs), rather than the cold 4000k that has been proposed at the A272 site entrance, in order to mitigate disruption to local wildlife, 4) in common with the rest of Bolney any street lights should be switched off (not simply dimmed) at midnight.

## 2) Community Hub

The community hub cannot be classed as a community hub as it does not serve the community of Bolney. It serves a charity where the clients will have no connection to the village. It therefore seems anachronistic that the location of the "community hub" has

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been placed in the northern part of the development where additional traffic from the people using the hub will cause an additional nuisance to residents. Much better that the community hub is placed adjacent to the entrance with the A272 to minimise the disruption and adverse impact on the Foxhole farm residents. Alternatively, Bolney has a modern village hall that could be used or improved by Cala for the Kangaroos Charity, which would negate the need for a Community hub, or if this is a requirement of a S106 agreement then the Community Hub should be made open and accessible by all of the Bolney Community for purposes other than simply the Kangaroo Charity, otherwise this is not inclusive, it will not add to community involvement. It is evident that this is a very divisive issue and should be reconsidered.

### 3) Consultation:

I note that there was a consultation leaflet circulated by Cratus Group on behalf of Cala Homes Land as noted in its at Statement of Community Involvement August 2026. This was circulated over several days from 3 July 2026, with a follow up containing a correction regarding contact details mailed on 15 July 2026 which had been omitted in the original leaflet. I would object to this leaflet being considered to represent Community Involvement. It provided resident with a series of tick box option that played into Cala Homes agenda. This was not true consultation. If Cala wants true community consultation then it should be prepared to put its plans forward to the community at a village hall meeting. It is a sad indictment of our development landscape that one company could apply and be awarded outline planning permission for it to immediately sell the site to another developer who will then seek to have the imposed conditions watered down or waived. Remember, this site was not included in the Village Plan. Its inclusion in the MSDC plan was not consulted upon and the entire village and the Parish Council made representations against its inclusion. The site will double the footprint of this small historic community which had a coherent organic growth plan. It is out of keeping with the village environment and it is inherently unsustainable as it does not meet any of the sustainability criteria in the NPPF.

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Kind regards