

Joanne Fisher

From: [REDACTED]
Sent: 07 September 2026 22:54
To: Joanne Fisher
Subject: DM/26/1961 - Foxhole Farm, reserved matters

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I am writing as a Bolney resident to object to aspects of the Reserved Matters application for the Foxhole Farm development. My concerns relate specifically to its detailed layout, landscaping, lighting and appearance.

My main concern is the treatment of the site boundaries. This is a very large development in the context of Bolney and it should be properly screened and softened to minimise its impact on the rural character of the village. Substantial landscape buffers should be provided along the northern boundary and along Foxhole Lane and The Street; rather than concentrating screening on only one part of the site (which it is noted is subject to possible inclusion in the District Plan and may well be developed in any event).

I am particularly concerned about the northern boundary. Earlier consideration of the site identified the need for a landscape buffer in this area to help preserve the rural character of Foxhole Lane, while ecological work has identified the importance of boundary hedgerows and woodland for wildlife, including foraging and commuting bats. The submitted layout does not appear to provide a substantial or clearly defined buffer along the northern edge, with housing relatively close to the boundary. I would ask the Council to ensure that a meaningful landscape and ecological buffer is provided here, with appropriate native planting and sufficient separation from development.

Lighting should also be kept to the minimum necessary, particularly around the northern boundary and other areas important for wildlife. Light spill into boundary vegetation and the surrounding countryside should be avoided so that genuinely dark areas and wildlife corridors are retained.

I also have concerns about the design of the houses. Bolney is a traditional Sussex village and a development of this size should reflect that character. The architecture, materials and detailing should respond to the village and its rural setting rather than having the appearance of a standard housing development.

Finally, I remain concerned about the road running close to existing homes on The Street. The layout should provide reasonable separation from existing properties and sufficient space for effective landscaping, an issue also identified in the local information circulated about the application.

I therefore ask the Council to require appropriate amendments to the Reserved Matters proposals, particularly in relation to boundary screening, the northern landscape and ecological buffer, lighting and wildlife protection, and the design and character of the proposed housing.

I have been having all sorts of tech issues with the portal and my emails this evening - apologies.

Kind regards

