

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 07 September 2026 22:03:45 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 10:03 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:	Ryecroft House Ryecroft Road Bolney
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I have several concerns regarding the detailed plans for the Land at Foxhole Farm. 200 houses is a large development for Bolney to come to terms with and residents need to be given the opportunity to meet the developers to help shape their futures. Residents backing onto the East of the land have not been consulted about the effect of the development on their properties.

A proper survey from their properties should be undertaken to establish how levels of noise and light intrusion (from traffic and headlights, for example) can be better mitigated, then a better proposal put forward. A buffer like an earth bund, combined with native tree planting and shrubbery, might be a better solution than simply placing the road in its current position which is too close to established properties in some places.

Bolney has a thriving, successful community hall already in the Rawson Hall, which works hard at providing a range of facilities and entertainment and remains financially self-supporting as a result. It is unclear to me whether Kangaroos will take over the proposed new hub entirely, in which case it is not a community hub, or whether the hub will need to compete with the Rawson to be viable, the latter being divisive and wholly undesirable.

The proposed situation of the hub in any case seems ludicrous. Why have it at the North end of the development and make traffic travel the whole length of the site, adding to the disturbance of properties backing onto the estate road and safety in general?

The design of the proposed housing could surely be improved to better resemble the variety of vernacular buildings nearby and look like part of Bolney, rather than yet again mimicing the generic estates springing up everywhere.

Housing with private water-capture cisterns for runoff and solar panels (with appropriate reflection prevention) ought to be required, particularly given the shaky history of Bolney's utilities provision. Sewage is another concern and Southern Water's request for phased occupation aligned with the delivery of sewage infrastructure should be heeded.

The PROW at the Northern end of the land is not a major pedestrian thoroughfare and should be respected as the rural footpath it is. By this I mean given a very generous buffer zone to help protect the tranquility of the nearby AONB setting.

Likewise, street lighting on the whole of the development should be low-level and fully-shielded to downcast the light, and turned off at 11pm to respect both the AONB setting and the established neighbouring properties.

At the Southern end, are there any developer-led concessions being offered to mitigate the impact on residents located opposite Foxhole Farm on the A272?

Kind regards