

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 07 September 2026 21:10:53 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 9:10 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:	32 The Street 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 submit the following comments regarding the Reserved Matters Application for the Foxhole Farm development (DM/26/1961). Firstly, I believe there should be a genuine, in-person consultation event for local residents before these proposals progress further. A face-to-face forum would provide an opportunity for meaningful

dialogue, allowing residents to raise concerns, ask questions, and suggest constructive alternatives. The significant impact this development will have on the village may be reduced if views can be properly exchanged, rather than relying solely on consultation methods that many residents may feel do not adequately capture local opinion.

The proposed landscape buffer arrangements appear to provide a disproportionate level of protection to Foxhole Farm itself, while offering less consideration to the numerous existing homes along the eastern edge of the site. I would therefore urge CALA to review the layout and investigate routing the access road closer to Foxhole Farm House, either through the centre of the development or along the western boundary. This would help achieve a more balanced approach to protecting neighbouring properties.

I also question the rationale for including a community hub when the village already benefits from the established facilities at Rawson Hall. Before proceeding, CALA should engage directly with local residents to determine what amenities or facilities would provide genuine value to the community. If the hub is retained despite these concerns, its purpose and location should be reconsidered. In its current position, it risks detracting from important views along the public footpath towards the village and church, while locating it at the northern end of the site is likely to increase traffic movements throughout the development. At a minimum, an alternative location should be identified.

Finally, the proposed housing designs appear to rely heavily on standardised, developer-led house types that lack distinctiveness and local character. Introducing almost 200 such properties alongside an established village with a rich architectural heritage, including listed buildings and conservation areas, represents a missed opportunity to create a development that reflects and complements the character of Bolney. A more thoughtful design approach should be adopted, with revised house types that better respond to the village setting and sense of place.

Kind regards