

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 07 September 2026 20:57:05 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 8:57 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:	Daltons Farm The Street 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 wish to object to the proposed Reserved Matters Application for several reasons: 1. Lack of proper public consultation. The consultation leaflet issued by CALA was brief, poorly drafted and generally not fit for purpose. It was a very poor substitute for a real face to face consultation and if CALA think that a bit of consultation lip service

will 'tick the box', they are being disingenuous to the residents of Bolney.

2. Spine road alignment. The spine road skirts the eastern boundary of the middle of the Foxhole Farm site, at the point where it is most prominent and crossing the crest of the ridge, which will result in headlight pollution into many of the existing houses on the west side of The Street. There appears to be no good reason for siting the road along the eastern boundary other than providing Foxhole Farm with an overly generous buffer zone. The road should be re-routed into the centre of the site as it crosses the ridge.

3. Inadequate buffer zone. The DAS provided by CALA states an intention to provide a buffer zone for all existing houses on the west side of The Street. The current road layout makes this impossible, particularly at the ridge point and the current location of the community hub/Kangaroos. By moving the road an adequate buffer zone can be provided for all houses.

4. Community hub location. The proposed location of the community hub building will have a negative and harmful impact on both the residents of Foxhole Farm and existing Bolney residents. If it is to be a permanent home for Kangaroos it will generate substantial traffic flow and need considerable parking. It would also block any views of the Grade I Listed church from the PROW which runs between The Street and Foxhole Lane. The original location of the community hub, on the southern side of the scheme is an eminently more suitable position.

5. Proposed house designs. From the plans provided these appear bland and off the shelf with little thought or recognition of the local vernacular. The masterplan layout is also poor, with little thought to connectivity into the village surrounds, which will create a them and us environment.

Kind regards.

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