

Joanne Fisher

From: [REDACTED]
Sent: 07 September 2026 20:21
To: Joanne Fisher
Cc: DUNCAN CROCKER
Subject: Comments on Foxhole Farm DM/26/1961

[REDACTED]

Hello Joanne, my comments are repeated below as requested.

[REDACTED]

Many thanks,

[REDACTED]

I have once again tried to submit my comments on a planning application, only to be stymied by your planning portal technical issues.

This is so frustrating Joanne, the technical issues have been long running and give the impression that MSDC really just don't care on things that are life changing for residents affected.

For completeness I am "pasting" my comments below to make sure they come to your attention.

Many thanks,

[REDACTED]

COMMENTS SUBMITTED:

Hello, I am writing in relation to the RMA for Foxhole Farm, Bolney.

Firstly, a few overarching feelings, which are not technical objections/observations but are top of my mind:

- 1) I have seen very little on the technical access junction to this development from the A272. I simply cannot see how it can be made safe with so much traffic traveling between a blind 90 degree bend to the east and a rapidly facing redline to the west. There will be a serious accident there early doors and MSDC should be fully aware of the risks that WSCC appear to have sanctioned.
- 2) Looking at the overall design, there are simply too many houses on this site in relation to the existing infrastructure, including transport and utilities. Water supply is subject to frequent outages and electricity failures happen weekly. WHO is accountable for checking the impact on existing residents for water and power?

My specific observations on the RMA for Foxhole Farm are:

- 1) CONSULTATION: Cala Homes really really MUST be forced to properly consult with existing residents. Their recent survey was a joke with very narrow and prescriptive questions. They

should listen to residents concerns and respond empathetically. A face to face consultation must be insisted upon by MSDC, that is the least Cala can do.

2) **BUFFER ZONES:** the RMA says that Cala must provide buffer zones behind the houses to the western side of The Street, between them and the proposed arterial road. For many existing residents the buffer zone is trivial and the impact on residents lives and privacy will be significant. Buffer zones must be reinstated all down the western boundary and reduced around Foxhole farm. Why does a single existing building (Foxhole Farm) have such generous buffer zones when so many are suffering from minimal buffer zones. The space provided by reducing the buffer zone around the FF building should be reused to create more space for the road to move west, up the slope, away from the boundary line with The Street.

3) **ROAD ROUTING:** The final road routing is clearly stated as being agreed at the RMA stage. The road must be moved west, away from the current boundary. The current routing, along with related street lighting and related noise, will severely impact many residents unnecessarily. There is no downside in re-routing the main arterial road West.

4) **COMMUNITY HUB:** Residents made it clear that they do not need a new community hub building. We already have an under-utilised new village hall just a few hundred metres away. Can Cala be relieved of the obligation to build a community hub and instead provide a service which is of use to all residents, old and new. Cala could consult residents on what they need, for example a frequent shuttle bus service to Haywards Heath/Horsham to improve connectivity.

5) **COMMUNITY HUB LOCATION:** The hub, if built, must be in the SOUTHERN parcel to minimise through traffic and congestion. It really should be close to the access point to minimise through traffic and create safety for people alighting at the hub. Can it please be moved.

6) **HOUSE DESIGN:** Cala are building dull 'cookie cutter' houses which lack character, are boring to look at and have no empathy with the existing village character and heritage. They are out of character with the current village design and this view is shared by the Urban Design team at MSDC (Anna Kramarczyk-Dillon).

7) **SCREENING.** This must be provided all along the eastern and northern boundaries in the form of bund mounds or trees. Existing residents privacy must be maintained and the new development should be hidden from the PROW to preserve privacy for the new residents and walkers alike.

Thank you for reading.

[REDACTED]