

From: [REDACTED]
Sent: 07 September 2026 17:54
To: planninginfo; Joanne Fisher
Subject: Comments on Reserved Matters Application: DM/26/1961 (198 Dwellings Foxhole , Bolney)

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Please take these comments into consideration on the above application:

1. **Inadequate Community Consultation**

The applicant's pre-application consultation was narrow, prescriptive, and failed to offer meaningful engagement for a generational development of nearly 200 homes. CALA must undertake a robust, face-to-face public consultation to allow residents genuine input into the design and layout, ensuring the scheme appropriately integrates with the existing village fabric.

2. **Deficiencies in Buffer Zones and Layout**

The proposed eastern buffer zone behind The Street is severely and unacceptably compromised. The internal road layout prioritises an oversized buffer around the single Foxhole Farm house at the direct expense of existing residents. The buffer around Foxhole Farm should be reduced to allow the internal spine road to be rerouted, securing a meaningful, continuous landscape buffer along the entire eastern boundary to protect residential amenity.

3. **Detrimental Internal Road Alignment**

The proposed road routing runs immediately adjacent to the rear gardens of existing properties on The Street. This alignment causes substantial detriment to neighbour amenity and village character. As road layout is a reserved matter for agreement now, the alignment must be shifted westward into the centre of the site to mitigate privacy and noise impacts.

4. **Relocation or Substitution of the Community Hub**

The proposed community hub risks undermining Bolney's existing, viable village hall. A Section 106 deed of variation should be explored to substitute this facility with infrastructure of genuine local benefit, such as a community shuttle bus. If retained, the hub must be relocated from the highest point of the site to the southern parcel near the A272. This would contain traffic, place it adjacent to the children's play area, and prevent the built form from obscuring protected views of the Grade I Listed church from the public footpath.

5. **Out-of-Character Housing Design**

The proposed dwellings rely on generic, standardised 'off-the-shelf' designs that fail to reflect or respect Bolney's distinct architectural vernacular. The applicant must revise the house types to deliver a high-quality scheme that aligns with local character, a concern explicitly shared by the MSDC Architect and Urban Designer, Anna Kramarczyk-Dillon.

Regards,

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