

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 07 September 2026 17:48:34 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 5:48 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:	Downsview 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:	1) Cala must undertake proper consultation with residents The consultation leaflet distributed by Cala to only a limited number of houses in Bolney contained questions that were clearly prescriptive and gave no opportunity for residents to question the proposals or suggest alternatives. CALA should organise a face-to-face public consultation and listen to a wider group of residents.

This development will have an enormous long-term impact on the village, so an open conversation between CALA and residents must take place.

2) The Buffer Zones

The RMA says that CALA will provide a 'buffer zone' along the whole of the site boundary behind The Street, to minimise impact on existing residents. This buffer zone is totally inadequate across the back of several houses due to the routing of the estate/spine road and because of a disproportionately large 'buffer zone' around the main Foxhole Farm house. The zone around the Foxhole house needs to be reduced to allow the road to be rerouted to a more central position, and a proper meaningful buffer zone placed along the whole of the eastern boundary.

3) The Road

The RMA clearly states that the final road routing is to be agreed through the Reserved Matters process. There is no reason for it to run immediately outside the rear gardens of existing houses on The Street, which is of huge detriment to residents (i.e. increased pollution and reduced privacy) and to the character of the village. Moving the road alignment away from the eastern boundary into the centre of the site would make the development much less intrusive.

4) Kangaroos (also being called 'The Community Hub')

Housing the Kangaroos charity within the Foxhole Farm development is of zero direct benefit to Bolney residents. The existing s106 Agreement should be amended to remove CALA's obligation to provide a 'community hub' or a dedicated building for Kangaroos, and insert a different commitment in its place. CALA could then consult on what the Bolney community would prefer, for instance another community shuttle bus, which would directly benefit existing Bolney residents.

If the Kangaroos/community hub is retained, then it should be moved from what is the highest part of the site to the southern parcel, nearest to the A272. This will reduce traffic coming through the site, make it closer to the children's play area and provide a focal point for that part of the development.

5) Individual House design

The proposals for the 198 houses are 'off the shelf' templates that are completely out of character with the rest of Bolney. CALA should be made to re-design their houses. I note this view is shared by Anna Kramarczyk-Dillon, the Architect / Urban Designer at MSDC.

Kind regards