

Thursday, 06 August 2026

Mid Sussex District Council  
Planning Department  
Oaklands  
Oaklands Road  
Haywards Heath  
West Sussex  
RH16 1SS

**Tom Davies MRTPI**  
[Tomdavies@cala.co.uk](mailto:Tomdavies@cala.co.uk)  
07345 287575  
Cala South Home Counties Ltd  
Dorking Business Park  
Station Road, Dorking  
RH4 1HJ

Dear Sir/Madam,

**RESERVED MATTERS PLANNING SUBMISSION PURSUANT TO: DM/25/1129 / LAND AT FOXHOLE FARM, FOXHOLE LANE, BOLNEY, WEST SUSSEX**

On behalf of CALA Homes (CALA Management Ltd), I am pleased to enclose a submission for the approval of Reserved Matters pursuant to Planning Permission DM/25/1129 as approved on the 18<sup>th</sup> November 2025.

This application seeks:

*“Approval of reserved matters (appearance landscaping layout & scale) following outline approval of DM/2025/1129 for the erection of 198 dwellings (including 60 affordable) with associated landscaping, community orchard, public open space and infrastructure; and discharge of conditions 7, 12, 16, 17, 26, 30, 36, 37 & 41”.*

This application seeks approval of all the remaining matters (appearance, landscaping, layout and scale) and the discharge of relevant conditions.

This Reserved Matters Application includes the following:

- 198 dwellings including a mix of 1,2,3, 4 and 5 bedroom homes;
- 60 (30%) affordable housing;
- All units meet Nationally Described Space Standards;
- 20% M4(2) units as per condition 39;
- Sustainability measures including Air Source Heat Pumps, EVCP, low carbon bricks, PVs;
- Land to accommodate Biodiversity Net Gain;
- Local Areas of Play, Local Equipped Areas of Play, public open space, community orchard, Allotments and wildlife planting;
- Mix of dwelling types and materials within different ‘character areas’ - reflective of the local vernacular;
- Highways improvements (as listed in Condition 38) and internal cycle paths; and
- SuDS features including useable SUDS and a feature SUDS pond.
- Footpath connections to the existing PROW that runs alongside the northern boundary of the site and footpath connections on the eastern boundary of the site to The Street.
- 443 allocated parking spaces and 14 visitor bays

In addition, this application seeks to include details to discharge several Planning Conditions as listed on the Outline Planning Permission.

## Document List

The following documents are included with this application, informed by Mid Sussex's Validation List and correspondence with Officers during pre-application. These documents submitted also seek to satisfy several outstanding conditions.

1. Covering Letter by CALA Homes;
2. Planning & Affordable Housing Statement by CALA homes
3. Statement of Community Involvement) by Cratus;
4. Energy Statement by AES Sustainability;
5. Arboricultural Implications report (including Tree Protection Plan) by SJA;
6. Noise Impact Assessment by Suono;
7. Heritage Compliance Statement by Smith Jenkins;
8. Biodiversity Gain Plan by Derek Finnie Associates;
9. HMMP by Derek Finnie Associates;
10. BNG Metric 2.0 by Derek Finnie Associates;
11. Landscape Design Statement by Hill Wood & Co;
12. Landscape Management Plan by Hill Wood & Co;
13. Landscape Visual Appraisal by Hill Wood & Co;
14. Lighting Scheme – Lighting Report by MMA Consulting;
15. Lighting Scheme – Lighting Design Document by MMA Consulting;
16. 0817-26A-101B Landscape Strategy Plan 1 of 3 Hill Wood & Co
17. 0817-26A-102B Landscape Strategy Plan 2 of 3 Hill Wood & Co
18. 0817-26A-103B Landscape Strategy Plan 3 of 3 Hill Wood & Co
19. 0817-26-A-11A Planting Plan 1 of 11 by Hill Wood & Co
20. 0817-26-A-12A Planting Plan 2 of 11 by Hill Wood & Co
21. 0817-26-A-13A Planting Plan 3 of 11 by Hill Wood & Co
22. 0817-26-A-14A Planting Plan 4 of 11 by Hill Wood & Co
23. 0817-26-A-15A Planting Plan 5 of 11 by Hill Wood & Co
24. 0817-26-A-16A Planting Plan 6 of 11 by Hill Wood & Co
25. 0817-26-A-17A Planting Plan 7 of 11 by Hill Wood & Co
26. 0817-26-A-18A Planting Plan 8 of 11 by Hill Wood & Co
27. 0817-26-A-19A Planting Plan 9 of 11 by Hill Wood & Co
28. 0817-26-A-20A Planting Plan 10 of 11 by Hill Wood & Co
29. 0817-26-A-21A Planting Plan 11 of 11 by Hill Wood & Co
30. 0817-26-A-22A Planting Plan notes and schedules by Hill Wood & Co
31. 0817-26-A-41A Hard Landscape Plan 1 of 3 by Hill Wood & Co
32. 0817-26-A-42A Hard Landscape Plan 2 of 3 by Hill Wood & Co
33. 0817-26-A-43A Hard Landscape Plan 3 of 3 by Hill Wood & Co
34. 0817-26-A-31A Biodiversity LAP by Hill Wood & Co
35. 0817-26-A-32A Farmyard LAP by Hill Wood & Co
36. 0817-26-A-33A Natural Play LAP by Hill Wood & Co
37. 0817-26-A-34A Creepie Crawlies LAP by Hill Wood & Co
38. 0817-26-A-35A Tractor LEAP by Hill Wood & Co
39. 0817-26-A-36A Combine Harvester LEAP by Hill Wood & Co
40. 5968-003-001 RevB Drainage Technical Note by Robert West
41. Drainage Technical Note Appendix A by Robert West
42. Drainage Technical Note Appendix B by Robert West
43. Drainage Technical Note Appendix C by Robert West
44. Drainage Technical Note Appendix D by Robert West
45. Drainage Technical Note Appendix E by Robert West
46. 5968-003-118 Manhole Schedule by Robert West
47. 5968-003-131 Greenfield runoff Calcs by Robert West
48. 5968-003-201-A02 Drainage Layout 1 By Robert West

49. 5968-003-202-A02 Drainage Layout 2 by Robert West
50. 5968-003-203-A02 Drainage Layout 3 by Robert West
51. 5968-003-221 Impermeable Area Plan 1 By Robert West
52. 5968-003-222 Impermeable Area Plan 2 By Robert West
53. 5968-003-223 Impermeable Area Plan 3 By Robert West
54. 5968-003-411 Existing Exceedance Plan 1 by Robert West
55. 5968-003-412 Existing Exceedance Plan 2 by Robert West
56. 5968-003-413 Existing Exceedance Plan 3 by Robert West
57. 5968-003-501 Proposed Drainage Details 1 by Robert West
58. 5968-003-502 Proposed Drainage Details 2 by Robert West
59. 5968-003-503 Proposed Drainage Details 3 by Robert West
60. 5968-003-504 Proposed Drainage Details 4 by Robert West
61. 5968-003-505 Proposed Drainage Details 5 by Robert West
62. 5968-003-506 Proposed Drainage Details 6 by Robert West
63. 5968-003-507 Proposed Drainage Details 7 by Robert West
64. SW Drainage Calculation Northern parcel by Robert West
65. SW Drainage Calculation Southern parcel by Robert West
66. 5968-003-011-A01 Coach tracking 1 by Robert West
67. 5968-003-012-A01 Coach tracking 2 by Robert West
68. 5968-003-011-A01 Coach tracking 3 by Robert West
69. 5968-003-021-A01 Fire Tracking 1 by Robert West
70. 5968-003-022-A01 Fire Tracking 2 by Robert West
71. 5968-003-023-A01 Fire Tracking 3 by Robert West
72. 5968-003-031 Refuse Tracking 1 by Robert West
73. 5968-003-032 Refuse Tracking 2 by Robert West
74. 5968-003-033 Refuse Tracking 3 by Robert West
75. 5968-003-041-A01 Tanker Tracking 1 by Robert West
76. 5968-003-042-A01 Tanker Tracking 2 by Robert West
77. 5968-003-043-A01 Tanker Tracking 3 by Robert West
78. 5958-003-051-A01 Visibility Splays 1 by Robert West
79. 5958-003-052-A01 Visibility Splays 2 by Robert West
80. 5958-003-053-A01 Visibility Splays 3 by Robert West
81. 5968-003-301 Proposed Road Long Sections 1 by Robert West
82. 5968-003-302 Proposed Road Long Sections 2 by Robert West
83. 5968-003-303 Proposed Road Long Sections 3 by Robert West
84. 5968-003-304 Proposed Road Long Sections 4 by Robert West
85. 5968-003-305 Proposed Road Long Sections 5 by Robert West
86. 5968-003-306 Proposed Road Long Sections 6 by Robert West
87. 5968-003-307 Proposed Road Long Sections 7 by Robert West
88. 5968-003-308 Proposed Road Long Sections 8 by Robert West
89. 5968-003-309 Proposed Road Long Sections 9 by Robert West
90. 5968-003-101-A02 Proposed Levels Strategy 1 by Robert West
91. 5968-003-102-A02 Proposed Levels Strategy 2 by Robert West
92. 5968-003-102-A02 Proposed Levels Strategy 3 by Robert West

#### FULL ARCHITECTURE PACK INCLUDING:

93. Design and Access Statement;
94. Site Location Plan;
95. Coloured Site Layout (CSL01);
96. Black and White Layout (SL01);
97. Affordable Housing Plan (AHL.01);
98. Dwelling and Boundary Material Plan (DBML.01);
99. Parking Allocation Plan (PAL.01);
100. Storey Heights Plan (SHL.01);
101. Refuse Collection Plan (RCL.01);
102. Street Scene AA BB CC (SE.01 REV A);
103. Street Scene DD EE FF (SE.02 REV A);
104. Street Scene GG HH (SE.02 REV A)

105. Abingdon Plans & Elevations 1 Brick (HT.AB.PE1, REV A);
106. Abingdon Plans & Elevations 2 Brick (HT.AB.PE2, REV A);
107. Bath Elevations – Brick (HT.BA.E1, REV A);
108. Bath Elevations – Brick (HT.BA.E2, REV A);
109. Bath Elevations – Tile Hanging (HT.BA.E3, REV A);
110. Bath Floorplans (HT.BA.P, REV A);
111. Bellflower Floorplans & Elevations 1 Brick (HT.BE.END.PE1, REV A);
112. Bellflower Floorplans & Elevations 2 Brick (HT.BE.END.PE2, REV A);
113. Bellflower Floorplans & Elevations Brick Mid (HT.BE.MID.PE1, REV A);
114. Blackthorn Plans & Elevations – Brick (HT.BL.END.PE, REV A);
115. Bungalow Elevations (HT.BU.E, REV A);
116. Bungalow Floorplans (HT.BU.P, REV A);
117. Clover Floorplans & Elevations 1 Brick (HT.CL.END.PE1, REV A);
118. Clover Floorplans & Elevations 1 Brick (HT.CL.END.PE2, REV A);
119. Clover Floorplans & Elevations Brick Mid 1 (HT.CL.MID.PE1, REV A);
120. Daisy Elevations 3 Tile Hanging (HT.DA.DET.E3, REV A);
121. Daisy Elevations 4 Tile Hanging (HT.DA.DET.E4, REV A);
122. Daisy Floorplans (HT.DA.DET.P, REV A);
123. Daisy Floorplans & Elevations 1 Brick (HT.DA.END.E1, Rev A);
124. Daisy Floorplans & Elevations 2 Brick (HT.DA.END.E2, REV A);
125. Esher Elevations 1 Brick (HT.ES.DET-1-E1, REV A);
126. Esher Elevations 2 Tile Hanging (HT.ES.DET-E2, REV A);
127. Esher Elevations 3 Tile Hanging (HT.ES.DET-E3, REV A);
128. Esher Boarding 4 (HT.ES.DET-E4, REV A);
129. Esher Floorplans (HT.ES.P, REV A);
130. Guelder Detached Elevations 1 Brick (HT.GU.DET.E1, REV A);
131. Guelder Detached Elevations 2 Brick (HT.GU.DET.E2, REV A);
132. Guelder Detached Floorplans (HT.GU.DET.P, REV A)
133. Guelder End Floorplans & Elevations 1 Brick (HT.GU.END.PE1, REV A);
134. Guelder End Floorplans & Elevations 2 Brick (HT.GU.END.PE2, REV A);
135. Heather End Floorplans & Elevations 1 Brick (HT.HE.END.PE1, REV A);
136. Heather End Floorplans & Elevations 2 Brick (HT.HE.END, PE2, REV A);
137. Maisonette Elevations Block Brick (HT.MA.E1, REV A);
138. Maisonette Floorplans Block (HT.MA.P, REV A)
139. Maisonette Detached Elevations Brick (HT.MAIS.E1, REV A);
140. Maisonette Detached Floorplans (HT.MAIS.P, REV A);
141. Poplar Elevations 1 Brick (HT.PO.E1, REV A);
142. Poplar Elevations 2 Tile Hanging (HT.PO.E2, REV A);
143. Poplar Elevations 3 Weatherboard (HT.PO.E3, REV A);
144. Poplar Elevations 4 Brick (HT.PO.E4, REV A);
145. Poplar Elevations 5 Tile Hanging (HT.PO.E5, REV A);
146. Poplar Elevations 6 Weatherboard (HT.PO.E6, REV A);
147. Poplar Floorplans (HT.PO.P, REV A);
148. Type L Elevations 1 Weatherboard (HT.TL.E1, REV A);
149. Type L Elevations 2 Weatherboard (HT.TL.E2, REV A);
150. Type L Floorplans (HT.TL.P, REV A);
151. Walnut Elevations 1 Tile Hanging (HT.WA.E1, REV A);
152. Walnut Elevations 2 Brick (HT.WA.E2, REV A);
153. Walnut Elevations 3 Tile Hanging (HT.WA.E3, REV A);
154. Walnut Elevations 4 Weatherboard (HT.WA.E4, REV A);
155. Walnut Floorplans (HT.WA.P, REV A);
156. Wayfaring Elevations 1 Brick (HT.WF.E1, REV A);
157. Wayfaring Elevations 2 Tile Hanging (HT.WF.E2, REV A);
158. Wayfaring Elevations 3 Brick (HT.WF.E3, REV A);
159. Wayfaring Elevations 4 Weatherboard (HT.WF.E4, REV A);
160. Wayfaring Elevations 5 Tile Hanging (HT.WF.E5, REV A);
161. Wayfaring Floorplans (HT.WF.P, REV A);
162. Willow Elevations 1 Brick (HT.WI.E1, REV A);
163. Willow Elevations 2 Brick (HT.WI.E2, REV A);

- 164. Willow Elevations 3 Weatherboard (HT.WI.E3, REV A);
- 165. Willow Floorplans (HT.WI.P, REV A);
- 166. Yew Elevations 1 Brick (HT.YE.E1, REV A);
- 167. Yew Elevations 2 Brick (HT.YE.E2, REV A);
- 168. Yew Floorplans (HT.YE.P, REV A)

### **Planning Conditions**

41 Planning Conditions were placed on the Outline Application which included compliance, pre-commencement, pre-reserved matters and pre-occupation requirements. Full details of the Conditions being discharged alongside the RMA, and the accompanying documents are listed within section 7 of the Planning Statement. Yet, for clarity the following Conditions are being sought for approval:

- Condition 7 (SUDs);
- Condition 12 (Levels);
- Condition 16 (Noise);
- Condition 17 (Landscape around public apparatus);
- Condition 26 (Travel Plan);
- Condition 30 (Foul/Surface Water Disposal);
- Condition 36 (Play Space);
- Condition 37 (Boundary Treatment); and
- Condition 41 (Allotments);

### **Application Fee**

The fee for this application is a total of £61,677.00. This payment has been made via the Planning Portal. I look forward to discussing the application with you in due course. If you have any queries or require any additional information, please do not hesitate to contact me.

Yours sincerely,

A solid black rectangular box used to redact the signature of Tom Davies.

**Tom Davies MRTPI**  
Planning Manager