

Peter Davies

From: [REDACTED]
Sent: 07 September 2026 14:08
To: planninginfo
Subject: DM/26/1961 - FOXHOLE FARM DEVELOPMENT

[REDACTED]

Dear Planning Department,
We refer to the Reserved Matters Application for the reference DM/26/1961 - FOXHOLE FARM DEVELOPMENT.

We list our comments and opinions within this email after finding that it was not possible to do on the Mid Sussex Planning Portal due to an issue with the website.

1. Community Consultation.

We did not respond to the consultation document issued by Cala Homes because, We found that the questions asked were engineered to provide answers that shut down discussion beyond what suited Cala Homes. We feel that any large development such as Foxhole farm should provide the opportunity for the local residents to openly discuss with the developer their thoughts and comments of what the residents would like to see. Cala should be required to organise a face to face public consultation. This is a matter of the utmost importance in view of the huge impact the development will have on Bolney during its various stages from construction to completion and ultimate occupation.

2. Buffer Zones.

Cala indicate the provision of a buffer zone to minimise the impact of the development to existing residents. However, the buffer zone provided is reduced across the back of several existing houses due to the routing of the road within the development. This should be rectified by reducing the disproportionate buffer zone around the Foxhill Farm house, in order to allow the road to be rerouted away from the eastern boundary, providing the means for an acceptable buffer zone to the whole of the Eastern boundary.

3. The Road.

The Reserved Matters Application states that the final routing of the development road is to be agreed through the Reserved Matters Application. As we state in my comment for the Buffer Zone, the road should be rerouted so that it does not run close to the rear gardens of any of the existing houses on The Street, thus reducing the huge impact of the development to the residents that reside in the houses that back onto the eastern boundary of the development.

4. The Community Hub.

During the initial planning phase, myself and many of the residents questioned why a Community Hub was being provided by the development when Bolney already has a substantial modern village hall and community hub. We consider that it would be far more beneficial to Bolney if the obligation on the developer to provide a community hub was removed and amended to provide an equal benefit to the community, which could be agreed at a face to face public consultation.

5. Design of the Dwellings.

Cala are a large scale house builder who's main objective is to build the cheapest houses in the fastest time. As a result their houses are usually standardised designs which are repetitive, dull and lacking in character, typical of urban housing estates.

Cala should be made to design their houses to reflect the location of the development within the countryside next to the characterful old village of Bolney, so that it does not look like an out of place urban development.

These are our comments, which we trust will be considered by the council planners during the reserved matters application.

