

Peter Davies

From: [REDACTED]
Sent: 04 September 2026 06:46
To: planninginfo
Subject: Fw: Letter of Representation DM/26/1962 and DM/26/1961 Objection [REDACTED]
[REDACTED]

Sent from [Outlook for iOS](#)

From: [REDACTED]
Sent: Wednesday, September 2, 2026 18:34
To: planninginfo@midsussex.gov.uk/planningportal <planninginfo@midsussex.gov.uk/planningportal>
Cc: [REDACTED]
Subject: FW: Letter of Representation DM/26/1962 and DM/26/1961 Objection [REDACTED]

From: [REDACTED]
Sent: 02 September 2026 17:30
To: 'planninginfo@midsussex.gov.uk/planningportal' <planninginfo@midsussex.gov.uk/planningportal>
Subject: Letter of Representation DM/26/1962 and DM/26/1961 Objection [REDACTED]

Dear Sir/Madam

I tried to lodge this objection twice on the planning portal this evening but an error message appeared. Plesae register it for me.

[REDACTED]
Morningside
Lodge Lane
Bolney
Haywards Heath
West Sussex
RH175RR

I am a local resident.

Applications DM/26/1961 and 1962 – Approval of Reserved Matters and Discharge of Conditions.
From [REDACTED] Morningside, Lodge Lane, Bolney , West Sussex RH175RR.

I object to both the Reserved Matters and Discharge of Conditions Applications and my reasons are set out below.

Design of Houses

1. I find the design of the houses to be unimaginative and boxy and they do not represent the more attractive designs found throughout Bolney. There should be more variation and character to the designs so that this new development brings character to this site.

Parking Provision

2. There is inadequate parking provision for visitors, 14 visitor spaces for 198 homes is patently inadequate and will lead to parking on the estate roads (thereby hindering access for emergency vehicles) and visitors' vehicles will spill out onto Bolney Street which is already overcrowded.

Access Road Position

3. The north/south access road should be moved to the west and its visibility should be obscured from the existing houses in Bolney by means of bunding and planting. It should be moved towards Foxhole Farm itself.

Kangaroo Hub

4. This building must be moved to the south of the site, it makes no sense to have it in the north part of the site. In its currently proposed location staff, visitors and deliveries will have to travel through the whole estate to access it. This would involve many vehicle movements along the access road which makes no sense to the users or the other residents there being unnecessary safety issues as well as noise and environmental issues.

Buffer Zones and planting in general

5. Buffer zones should be increased in size/width so as to provide adequate screening for the existing houses on the west side of The Street. There seems to be ample space to do this and this space should be taken advantage of.
6. Planting should include indigenous species only and not include toxic, non native species such as cherry laurel and Portuguese laurel as proposed. These species must be excluded and replaced with native non invasive alternatives.

Public Right of Way 44Bo

7. Development should be kept away from this path so that users may enjoy it and to the extent possible views to the south. The buffer zone should be widened here and it should not be overlooked by houses.
8. There seems to be a proposal that there should be cycle access onto this footpath which cannot be permitted, it is not a bridleway and cycles are not permitted to use it. Barriers should be incorporated to prevent anything other than foot access.

External Lighting

9. Outside Lighting must be at a level and nature and time of use which does not disturb or impact upon wildlife, particularly bats. It seems that this has not been addressed by the developer. Lighting should accord with ILP Guidance Note GN08/23 (Bats and Artificial Lighting).

Foxhole Lane

10. Foxhole Lane is identified by the High Weald National Landscape as an ancient routeway and is therefore protected by the policies of the High Weald Management Plan. It should be protected from intrusive developments such as this one. The proposed building adjacent to Foxhole Lane should be moved eastwards away from it and the buffer increased.

Crime

11. Unfortunately crime remains an issue which has to be addressed and it seems that no attempt has been made to do so in this development. There appears to be no secured by design or crime prevention statement which should have been prepared to address this issue.

Statutory Consultees

12. At the time of writing this there are many outstanding responses from the above and I shall make further submissions in due course.

