

Notification of Planning Application

Sent to:
Neighbours listed below:

CONTACT: Joanne Fisher
PHONE: 01444 477330
EMAIL: joanne.fisher@midsussex.gov.uk
DATE: 12th May 2025

Dear Sir/Madam

Application No: DM/25/1129

Proposal: Outline application (appearance, landscaping, layout and scale reserved), for the erection of up to 200 residential dwellings, including affordable housing; a community building (use class F1) encompassing land for education provision, together with associated access, ancillary parking and landscaping; the creation of a vehicular access point from the A272 Cowfold Road, and pedestrian and cycle only access to The Street; and creation of a network of roads, footways, and cycleways through the site; together with the provision of countryside open space, children's play areas, community orchard, and allotments; sustainable drainage systems and landscape buffers.

Location: Land At Foxhole Farm, Foxhole Lane, Bolney, West Sussex

The above planning application has been received and an electronic copy can be viewed on our website **www.midsussex.gov.uk/planningregister**. You can also view the application on a computer at the Council office during normal office hours between 8.45 am and 5 pm Monday – Thursday and 8.45 am – 4 pm Fridays.

If you want to comment formally on this application, you can do this in writing via the Online Planning Register or you can also submit your comments by letter or by email to the case officer ensuring that you quote application reference number and full postal address. Your comments must be received before **2nd June 2025**. Relevant planning matters which can be considered are shown on the reverse of this letter.

All letters will generally be available to view on the Council's website within 5 working days of receipt. Letters will not be formally acknowledged due to the volume of correspondence received. Once made the decision on the application can be obtained by visiting the Online Planning Register.

Please be aware that any written submission you make to us will be available to the general public and may be referred to in reports concerning the proposal. For this reason, letters marked 'Confidential' cannot be considered.

Yours faithfully



Assistant Director Planning and Sustainable Economy

ADVICE ON COMMENTING ON PROPOSALS

Finding out about the Application

Try and view the submitted plans and forms before you contact the Council. Either view the plans online by visiting www.midsussex.gov.uk/planningregister, or at our offices in the Planning Reception. Your local town or parish council will also consider the application. Most have regular planning committee meetings and, if so, you may be entitled to go along to hear what is being said. It may also be possible for you to speak at the meeting and the clerk, I am sure, will be happy to advise. After the meeting, the planning committee will submit its recommendations to us for consideration alongside other submissions from interested parties.

If you don't understand any part of the proposal, please telephone the Case Officer (name and telephone number overleaf) to make an appointment.

What to Comment on

All comments we receive about a planning application will be considered, but only planning issues can be taken into account.

These might include:

- The effect of the proposed development on the appearance of the area;
- The quality of the design;
- Significant overbearing impact and loss of outlook;
- The economic benefits of the proposal
- Highway safety issues
- Loss of important trees
- Intrusion into the countryside
- Significantly increased noise and disturbance.

These do not include:

- Loss of view
- Loss of property value
- Loss of trade to a competitor
- Boundary and other disputes between neighbours
- Moral, religious issues

How to Comment on the Application

- Online Planning Register www.midsussex.gov.uk/planningregister. Your email address will automatically be removed from the information that is published on the website.
- By email to: planninginfo@midsussex.gov.uk
- By letter to the address overleaf

Please ensure that your comments include the application reference number and your name and address.

Decision

About 95% of all applications are decided upon by the Council's planning officers. However, if the proposal is particularly large or very controversial it will usually be referred to a planning committee formed of elected District Council members for a decision. The case officer, whose details are set out at the top of the letter will be able to explain the Council's decision making process to you.

If the application is to be determined by the planning committee and you have made representations you will receive written notification prior to the meeting of the date, time and venue for the meeting. Objectors and other interested parties can address the planning committee. The number of speakers is limited to a maximum of two supporters and two objectors. Each speaker is strictly limited to two minutes.

Mid Sussex District Council

List of consultations made

Neighbours notified for application DM/25/1129

Initial neighbour check date:

Signed:

Date received by Officer:

Address	Ltr Sent
Ms Mia Walker-Dimery Aglands Farm,Picts Lane,Cowfold,RH13 8AN	
MAS Technicae Group Ltd,Bolney Place,Cowfold Road,Bolney, RH17 5QT,	07.05.2025
The Music Room,Bolney Place,The Street,Bolney,RH17 5QW,	07.05.2025
HH Group,Bolney Place,Cowfold Road,Bolney,RH17 5QT,	07.05.2025
Blue Coral,Bolney Place,Cowfold Road,Bolney,RH17 5QT,	07.05.2025
Blackman Terry Accountants,Bolney Place,Cowfold Road,Bolney,RH17 5QT,	07.05.2025
Pendle Cottage,The Street,Bolney,RH17 5QW,	07.05.2025
Upper Garstons,Cowfold Road,Bolney,RH17 5QT,	07.05.2025
Pure Crete,Bolney Place,Cowfold Road,Bolney,RH17 5QT,	07.05.2025
Ilios Travel Ltd,Bolney Place,Cowfold Road,Bolney,RH17 5QT,	07.05.2025
Flinders Cottage,The Street,Bolney,RH17 5QW,	07.05.2025
Fernwood Cottage,The Street,Bolney,RH17 5QW,	07.05.2025
The Coach House,Bolney Place,The Street,Bolney,RH17 5QW,	07.05.2025
Coach House Cottage,Bolney Place,The Street,Bolney,RH17 5QW,	07.05.2025
Three Monkey Design Ltd,Bolney Place,Cowfold Road,Bolney,RH17 5QT,	07.05.2025
Independant Aviation Group Ltd,Bolney Place,Cowfold Road,Bolney,RH17 5QT,	07.05.2025
Willow Tree Cottage,The Street,Bolney,RH17 5PG,	07.05.2025
Agates,The Street,Bolney,RH17 5PG,	07.05.2025
Berry House,The Street,Bolney,RH17 5PG,	07.05.2025
West Meadow,The Street,Bolney,RH17 5PG,	07.05.2025
Walnut And Well Cottage,The Street,Bolney,RH17 5QW,	07.05.2025
The Street House,The Street,Bolney,RH17 5QW,	07.05.2025
The Byre,The Street,Bolney,RH17 5PG,	07.05.2025
Swallows,The Street,Bolney,RH17 5PG,	07.05.2025
Rutherford House,The Street,Bolney,RH17 5PG,	07.05.2025
Redbrae,The Street,Bolney,RH17 5PG,	07.05.2025
Mallards,The Street,Bolney,RH17 5PG,	07.05.2025
Little Foxhole,The Street,Bolney,RH17 5PG,	07.05.2025
Leacroft,The Street,Bolney,RH17 5PG,	07.05.2025
Highgate,The Street,Bolney,RH17 5QL,	07.05.2025
Flat, Eight Bells Inn,The Street,Bolney,RH17 5QW,	07.05.2025

Mid Sussex District Council

List of consultations made

Eight Bells Inn, The Street, Bolney, RH17 5QW,	07.05.2025
Stephen Bowles Carpenter And Joiner, The Workshop, The Street, Bolney, RH17 5PE,	07.05.2025
Downsview, The Street, Bolney, RH17 5QL,	07.05.2025
Downland, The Street, Bolney, RH17 5PG,	07.05.2025
Green Oaks, The Street, Bolney, RH17 5PE,	07.05.2025
1 Bankside, Bolney, RH17 5QN,	07.05.2025
20 Bankside, Bolney, RH17 5QN,	07.05.2025
19 Bankside, Bolney, RH17 5QN,	07.05.2025
18 Bankside, Bolney, RH17 5QN,	07.05.2025
17 Bankside, Bolney, RH17 5QN,	07.05.2025
16 Bankside, Bolney, RH17 5QN,	07.05.2025
15 Bankside, Bolney, RH17 5QN,	07.05.2025
14 Bankside, Bolney, RH17 5QN,	07.05.2025
13 Bankside, Bolney, RH17 5QN,	07.05.2025
12 Bankside, Bolney, RH17 5QN,	07.05.2025
11 Bankside, Bolney, RH17 5QN,	07.05.2025
10 Bankside, Bolney, RH17 5QN,	07.05.2025
9 Bankside, Bolney, RH17 5QN,	07.05.2025
8 Bankside, Bolney, RH17 5QN,	07.05.2025
7 Bankside, Bolney, RH17 5QN,	07.05.2025
6 Bankside, Bolney, RH17 5QN,	07.05.2025
5 Bankside, Bolney, RH17 5QN,	07.05.2025
4 Bankside, Bolney, RH17 5QN,	07.05.2025
3 Bankside, Bolney, RH17 5QN,	07.05.2025
2 Bankside, Bolney, RH17 5QN,	07.05.2025
Bramble Cottage, The Street, Bolney, RH17 5PG,	07.05.2025
Spirit Of The Downs, Unit 3 Bookers Vineyard, Foxhole Lane, Bolney, RH17 5NB,	07.05.2025
Unit 1, Bookers Vineyard, Foxhole Lane, Bolney, RH17 5NB,	07.05.2025
MPI Holdings Ltd, Part First Floor, Bolney Wine Estate, Foxhole Lane, Bolney, RH17 5NB,	07.05.2025
Bolney Wine Estate Ltd, Coffee Shop, Bolney Wine Estate, Foxhole Lane, Bolney, RH17 5NB,	07.05.2025
Bolney Wine Estate, Foxhole Lane, Bolney, RH17 5NB,	07.05.2025
Bookers Vineyard, Foxhole Lane, Bolney, RH17 5NB,	07.05.2025
Bookers Farm, Foxhole Lane, Bolney, RH17 5NB,	07.05.2025
Bookers Barn, Foxhole Lane, Bolney, RH17 5NB,	07.05.2025
Bolney Cross Service Station, Cowfold Road, Bolney, RH17 5QU,	07.05.2025
Morrisons Daily, Bolney Cross Service Station, Cowfold Road, Bolney, RH17 5QU,	07.05.2025

Mid Sussex District Council

List of consultations made

3 Diamond Cottages,Cowfold Road,Bolney,RH17 5QX,	07.05.2025
5 Diamond Cottages,Cowfold Road,Bolney,RH17 5QX,	07.05.2025
4 Diamond Cottages,Cowfold Road,Bolney,RH17 5QX,	07.05.2025
6 Diamond Cottages,Cowfold Road,Bolney,RH17 5QX,	07.05.2025
2 Diamond Cottages,Cowfold Road,Bolney,RH17 5QX,	07.05.2025
1 Diamond Cottages,Cowfold Road,Bolney,RH17 5QX,	07.05.2025
Clarendon House,Cowfold Road,Bolney,RH17 5QU,	07.05.2025
2 Chapel Cottages,Cowfold Road,Bolney,RH17 5QU,	07.05.2025
3 Chapel Cottages,Cowfold Road,Bolney,RH17 5QU,	07.05.2025
4 Chapel Cottages,Cowfold Road,Bolney,RH17 5QU,	07.05.2025
1 Chapel Cottages,Cowfold Road,Bolney,RH17 5QU,	07.05.2025
2 Brookside,Cowfold Road,Bolney,RH17 5QX,	07.05.2025
1 Brookside,Cowfold Road,Bolney,RH17 5QX,	07.05.2025
Providence Chapel,Cowfold Road,Bolney,RH17 5QU,	07.05.2025
The Oaks,Cowfold Road,Bolney,RH17 5QU,	07.05.2025
Moorings,Cowfold Road,Bolney,RH17 5QU,	07.05.2025
Pippins,Cowfold Road,Bolney,RH17 5QU,	07.05.2025
Foxhole Farm,Foxhole Lane,Bolney,RH17 5NB,	07.05.2025
Dr Anthony Bond Pippins,Cowfold Road,Bolney,RH17 5QU	
Mr and Mrs Paula Hallett The Old Stables,Cross Colwood Lane,Bolney,RH17 5RY	
Mr Peter Gasson Flat2,Park Court,Burgess Hill,RH15 8EY	

Consultees	Ltr Sent
Parish Consultation	07.05.2025
WSCC - Minerals And Waste	07.05.2025
Conservation Officer - Emily Wade	07.05.2025
Contaminated Land	07.05.2025
Environmental Protection	07.05.2025
MSDC - Housing Enabling Team	07.05.2025
Leisure - Planning And Development	07.05.2025
Planning Policy	07.05.2025
Trees And Landscape	07.05.2025
Architect / Urban Designer - Anna Kramarczyk	07.05.2025
WSCC County Planning Officer	07.05.2025
WSCC Rights Of Way Officer	07.05.2025
WSCC Drainage Strategy Team (Surface Water Drainage)	07.05.2025

Mid Sussex District Council

List of consultations made

WSCC Highways	07.05.2025
West Sussex Fire And Rescue Service	07.05.2025
Ecology - Essex County Council	07.05.2025
Landscape - Essex County Council	07.05.2025
Nature Space Partnership	07.05.2025
Active Travel England (ATE)	07.05.2025
Environment Agency - Sussex Area Office	07.05.2025
South East Water	07.05.2025
Southern Water Services (Sussex)	07.05.2025
Sussex Police - Designing Out Crime Team	07.05.2025
Sussex Police - Joint Commercial Planning Manager	07.05.2025
NHS Sussex - Simon Clavell-Bate	07.05.2025
National Highways	07.05.2025

Site Notices	Printed
Site Notice - CA, LB	08.05.2025
Site Notice - CA, LB	07.05.2025
Site Notice - Majors, Departure, ROW, ES	07.05.2025
Site Notice - Majors, Departure, ROW, ES	08.05.2025