

Sarah Valentine

From: [REDACTED]
Sent: 06 September 2026 22:02
To: planninginfo; Joanne Fisher
Subject: Application No: DM/26/1961

[REDACTED]
To: Planning Department, Mid-Sussex District Council

Please accept this email as a response to the reserved matters for DM/26/1961. I have not been able to load the comments to the portal this weekend. My response is based on all the material that is currently available for public viewing on the portal as of today, which should include all formal responses on this matter.

Application No: DM/26/1961

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.

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

Details: Philip Davey, Mallards, The Street, Bolney, RH17 5PG

I am writing to state object to specific aspects of the Reserved Matters Application, and request that other matters are considered so that the plans can be improved. The current plans as they are fail to protect residents. They misrepresent the negative impact to the existing residents of The Street, with the location of the photographs and visual assessments chosen to support the developers' interests rather than being from more representative locations that would reflect the actual setting.

Much of the new development will be intrusive, with new buildings overlooking established homes, the proposal shows them built very close to these properties and will introduce unnecessary excess light and noise that will be detrimental to all.

There has been no meaningful active consultation with existing residents .

Overall Layout

The proposed boundary buffer behind The Street is severely compromised and inconsistent. The oversized buffer retained around the central Foxhole Farmhouse unfairly compresses the buffer zone behind existing properties and should be re-balanced to ensure a consistent visual and sound buffer along the eastern boundary.

The proposed new houses would be built very close to the boundary of existing properties on The Street and are orientated to overlook rear gardens, that are quite shallow, and bedrooms. The

new plans show increased density of housing on the boundaries, amplifying this impact, and new road design will encourage more traffic to drive freely around the development, rather than focusing on arriving at a specific address.

The shared layout would cause vehicle headlights to shine into existing houses & bedrooms on The Street. Strategies to reduce this impact need to be considered, including additional planting that is effective year-round and other screening methods where this impact is most pronounced. The included vehicle visibility splay diagrams on the portal only address intrusion of vehicle headlights into housing planned for the Foxhole development.

The houses on the boundaries of the northern development overlook existing properties as they are situated upslope, and any additional lighting will be intrusive to residents' home and bedrooms. A restriction on security lighting or motion sensor triggered lighting should be implemented, and a covenant to restrict all properties on the boundaries from building upwards, either loft conversion or other, to cap the intrusive nature of this development to the current design.

Road Access to A272

The entry point from the development to A272 is at a dangerous chaotic part of this primary route. If there is no significant redesign of this new entry point onto the A272, a further speed reduction to 30 mph should be considered on the A272. The 30mph restriction applied from the A272/ Street junction to the Ormonde Hall/Cider Tap/A272 junction should be

Internal Roads, Paths & flow within the Development

The internal roads & pathways should be designed to encourage a maximum vehicle speed of 20 mph. This would be consistent with the village, be safer and contribute to less noise intrusion into the new and existing houses.

Well-designed pathways within the development could provide safer access to Bolney Cross Service Station, avoiding the uneven, dangerous and unlit footpath along the A272. The pathways should be designed to link to the existing A272 pedestrian crossing, enabling safe passage to the service station for pedestrians, as well as enabling a safer entry for bikes to the nearby Bolney Chapel Road.

The pathways that make this connection should be widened & identified as multi-use pathways, for bikes and pedestrians, or a separate internal cycle path should be included parallel to footpaths. Similar provisions should be considered throughout the development.

Dark Skies & Intrusive lighting

Bats are nightly visitors to the gardens on the eastern boundary. Badgers also cross the northern most bounding gardens daily, crossing from The Street into Foxhole Farm fields. Additional new lighting could disrupt the established patterns of these animals.

There should be no street lighting on the boundaries of the new development and any lighting deemed critical on internal roads needs to be time and height restricted so that harm to wildlife is minimized. In addition, ancillary lighting, such as sensor triggered security lights should be restricted. This will maintain the village dark skies, protect the habitats of nocturnal animals & lessen the impact of light pollution into existing properties on The Street. A dark skies strategy would be consistent with what has been implemented in Magdalene Drive and Davey Drive

developments. Bats are daily visitors to our gardens, and badgers transit through here every night.

Flooding Risk

The proposed mitigations in this plan for flooding risk are welcome and essential for any new building. Ponding on the Foxhole Farm development area and in the rear gardens of The Street is common throughout a typical winter, and the threat of flooding is very tangible.

The depth of the introduced ponds to help capture runoff are however very shallow. Is there an opportunity to deepen and landscape these in a manner that encourages more wildlife and which will make them more effective to capture rain waters. Further detail on the associated planting for these features is required, and the impact on these new works on the drainage patterns for The Street as a whole.

Landscaping

All landscaping should be sensitive to the natural environment & needs to protect existing hedgerows along all the boundaries of development. The proposed planting needs to be increased to help generate the biodiversity cited as well as to help screen all residents from increased noise and light. The majority of the planting and existing fauna is deciduous, and additional mitigations need to be considered to enable year-round screening. The landscaping plan needs to protect established planting, trees and hedges that have been established for generations, and are important for local biodiversity.