

Land at Foxhole Farm, Bolney
Statement of Community Involvement
August 2026

Prepared by Cratus Group



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Introduction

This Statement of Community Involvement (SCI) has been prepared by Cratus Group ('Cratus') on behalf of Cala Homes ('The Applicant') in support of a reserved matters planning application for Foxhole Farm, Bolney. Pre-application public engagement has been undertaken by Cratus on behalf of the Applicant in relation to the following description of the development.

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, 16, 26 & 41.

The site

The site is located to the west of The Street, north of the A272 Cowfold Road, and east of Foxhole Lane, Bolney.

It currently benefits from outline planning permission for residential development for up to 200 homes and a custom-built community building for local SEND needs (Kangaroos). The community building and custom build plots will come forward under separate reserved matters planning applications. The outline consent was granted by Mid Sussex District Council on the 18th November 2025.

The site boundary is depicted in Appendix 1.

Consultation process and objectives

Cratus was appointed by the Applicant to undertake a programme of consultation and engagement with the local community, elected representatives, and interested stakeholders in relation to the reserved matters planning application for Foxhole Farm, Bolney.

The Applicant felt that it was important that the local community, elected representatives, and interested stakeholders had the opportunity to engage with the proposals from an early stage in order to inform them of the plans and gain valuable feedback.

To this end, an appropriate programme of engagement and consultation has been undertaken, which has included a public consultation leaflet drop to properties close to the site. Engagement has also been undertaken with elected representatives at Bolney Parish Council and Mid Sussex District Council.

Background and approach

The process of consultation undertaken has been in accordance with both national and local guidance on best practice of pre-application consultation. The details of the guidance followed is listed below:

- The National Planning Policy Framework (2024)
- The Localism Act (2011)
- Mid Sussex District Council Statement of Community Involvement (2019)

National Planning Policy Framework (NPPF) (2024)

The NPPF sets out the Government's planning policies for England. The document states that applications which can demonstrate early, effective, and proactive engagement with communities

and other interested parties should be looked upon more favourably than those that cannot. It specifically sets out the following:

“Good quality pre- application discussion enables better coordination between public and private resources and improved outcomes for the community.

Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should, where applicable, provide sufficient information to demonstrate how their proposals will meet the design expectations set out in local and national policy, and should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.”

The consultation undertaken for this application follows guidance set out in the adopted NPPF (2024). The applicant understands that a revised NPPF is due to be published later in 2026.

The Localism Act (2011)

The Localism Act (2011) is intended to empower local communities to participate in the planning processes in their areas and the consultation process has accorded with the key principles established therein for consulting with the public. Principally, these are:

- The publication of the proposed application widely, to an extent that can be reasonably said to bring the proposed application to the attention of the majority of persons who live at, or otherwise occupy, premises in the vicinity of the land
- To make clear how interested persons may contact the applicant team should they wish to comment or collaborate in relation to the proposed development
- To give such information about the timetable to ensure that persons wishing to comment on the proposed development may do so in good time
- Have regard to the responses to consultation that have been made following the consultation process

Mid Sussex District Council Statement of Community Involvement (2019)

Cratus, on behalf of Cala, has conducted its community consultation work in line with the Council's own Statement of Community Involvement (2019) which states:

“The aim of consultation at this stage is to ‘front-load’ the process by encouraging discussion before a formal planning application is made. It should enable communities to have real influence over proposals before they are finalised. The process can help to identify improvements and overcome objections at a later stage.

Applicants undertaking consultation on major or significant developments are strongly advised to conform to the principles set out in the Council's Code of Practice 8, to demonstrate that the consultation prior to application has been effectively undertaken and to provide the Council with the results of the process.

Applicants are encouraged to engage with the Town or Parish Council in which the site falls and with any neighbouring affected parishes.

Applicants should also include elected District Councillors in early discussion of their proposals as guided by the Council's constitution.

Applications for major development should include a Community Involvement Plan including report of consultation as part of the submission material.

Community consultation process

The Applicant has conducted a consultation process which ensured that the local community were properly informed of the plans for the Land at Foxhole Farm, Bolney and had a chance to comment on the scheme.

The consultation process carried out by The Applicant comprised:

- A pre-submission meeting with Bolney Parish Council and follow-up discussions
- Approach to Cuckfield, Bolney & Ansty ward councillors, Mid-Sussex District Council
- Distribution of a consultation leaflet to 414 addresses
- The creation of a dedicated email address to allow residents to submit their feedback throughout the consultation period and ask questions of the project team

Stakeholder engagement

The Applicant met with Bolney Parish Council on Thursday, 11 June 2026 to discuss the reserved matters planning application and gather feedback.

Topics discussed with the Parish Council both during the meeting and throughout the ongoing dialogue since the meeting include:

- Foul drainage strategy
- Rainwater harvesting
- Management of the pumping station
- Allotment provision
- Public Rights of Way
- Public transport and active travel
- Infrastructure delivery
- Sustainability
- Community building for Kangaroos
- Access and routes through the site
- Community use/picnic area and possible provision of outdoor gym space

The Applicant will continue to engage with Bolney Parish Council throughout the planning process.

Additionally, an invitation to meet and discuss the reserved matters planning application was issued to Cuckfield, Bolney & Ansty ward councillors on Mid Sussex District Council.

Community Consultation

In order to promote the community consultation and invite feedback on the reserved matters planning application, a leaflet was distributed to 414 properties in the surrounding area to the site. As well as a feedback form, the leaflet contained the following information:

- About Cala Homes
- The site and planning background

- The application proposals
- Contact details

The leaflet was mailed on 3 July 2026, with a follow up-leaflet containing a correction regarding contact details mailed on 15 July 2026. The distribution area can be viewed in Appendix 2. The leaflets can be viewed in Appendix 3 and 4 respectively.

The consultation period ran until 14 August 2026.

Feedback

A total of 20 completed feedback forms were mailed using our Freepost address. A further two emails were received via our inbox. The comments in the inbox raise similar points to what has been received via our feedback forms. The concerns focused on the traffic on the A272, and questioned the need for the development, play areas and cycle infrastructure.

The summary of the feedback forms is as follows.

1. What is your connection to Bolney?

All seven respondents identified themselves as local residents. Two provided additional information, explaining that they lived close to the site or on the A272 and expected to be directly affected by the proposals.

2. What type of accommodation do you feel is most needed in the local area?

Homes for first-time buyers were the most frequently selected option, chosen by three respondents. Affordable homes and smaller homes for people wishing to downsize were each selected by two respondents. Family homes and homes for older people were each selected once.

Three respondents did not select one of the listed housing types and instead questioned whether any additional housing was needed. Their comments referred to the limited facilities available within Bolney, the capacity of local infrastructure and concern that development of the proposed scale would change the rural character of the village.

3. What type of open space would you most like to see included?

Walking routes and tree planting or landscaped buffers were each selected by two respondents. Seating areas, a nature trail and another form of provision - tennis courts, were each selected once.

Four respondents did not select any of the listed options. Several comments stated that Bolney already benefits from surrounding countryside, public footpaths, a recreation ground and existing open spaces.

4. What are your views on the proposed play areas?

Six respondents provided an answer. One supported the inclusion of smaller play areas distributed throughout the development.

Another respondent suggested that the proposed space should be used for a different purpose.

A few questioned the need for further play provision, referring to existing facilities within the village.

Response to feedback

The Applicant has carefully considered the feedback received during the consultation process. It is noted that multiple comments related to the principle of development; however, this matter was established through the grant of outline planning permission and is therefore not revisited as part of this reserved matters application.

Nevertheless, where feasible and within the scope of the application, the proposals have been refined in response to stakeholder feedback. This includes the provision of a balanced mix of new homes to cater for a range of housing needs, the incorporation of seating areas throughout the landscaped public realm to encourage social interaction and accessibility, and the retention and enhancement of landscape buffers along the eastern boundary of the site to help mitigate potential impacts on neighbouring properties on The Street. These measures demonstrate the Applicant's commitment to delivering a high-quality development that responds positively to local feedback where possible.

Conclusion

A process of pre-application community engagement has been undertaken to support the submission of the reserved matters planning application at Foxhole Farm, Bolney.

A robust and policy compliant public consultation has been undertaken and feedback has been fed into the development of the outline planning application.

The Applicant has sought to deliver a final planning application which reflects the broad variety of consultation feedback received. The Applicant is confident that many of those concerns identified have been appropriately addressed through the development of the planning application or can be properly managed at a later stage in the development process.

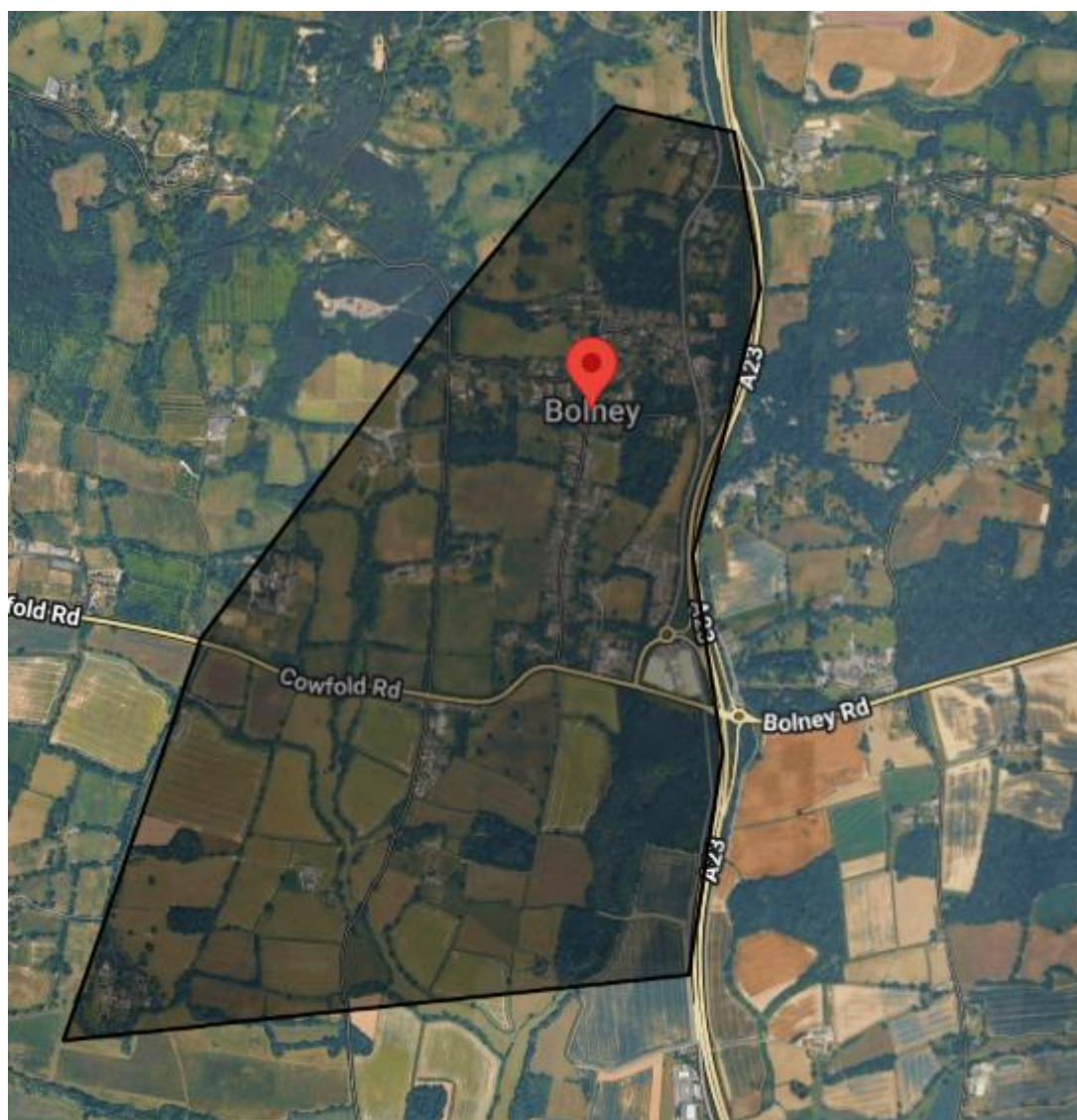
The Applicant will continue to engage with the local community until the planning application has been determined, to ensure residents, stakeholders and community groups remain informed as the application progresses.

Appendices

Appendix 1 – Site boundary and masterplan



Appendix 2 – Leaflet distribution area



Public Consultation



LAND AT FOXHOLE FARM, BOLNEY



Cala Homes is bringing forward detailed proposals for new homes at Foxhole Farm, Bolney.

The site already benefits from Outline Planning Permission for residential development. Cala Homes is now preparing a Reserved Matters Application, which will set out the detailed design of the new homes, landscaping, layout, scale, parking, play space, drainage, internal roads and associated infrastructure.

The community building and two custom and self-build plots (highlighted by the red lines around them) are shown for illustrative purposes only. Separate Reserved Matters Applications will be submitted for these elements in due course.

The proposals would deliver 198 new homes, including 30% (approximately 60) affordable homes, alongside new open space, play areas, landscaping, walking and cycling connections and associated infrastructure. The scheme has been designed to respond to the setting of

Bolney and the surrounding landscape, with new homes arranged around green spaces, planting, play areas and pedestrian routes.

Cala Homes' proposals include:



198 new homes, including a mix of 1,2,3 and 4+ bedroom homes to meet different local housing needs



Sustainable wildlife-friendly drainage features, helping manage water naturally across the site



30% (approximately 60) will be affordable homes for local families to help meet housing need in the area



New pedestrian and cycle connections into the village to encourage active travel and better connections



New landscaped open spaces across the site, designed to provide attractive places for walking, play and informal recreation



Car and cycle parking for residents and visitors



New play areas for children and families, including a large equipped play space and smaller play areas throughout the development



At least 10% Biodiversity Net Gain

About Cala Homes

Cala Homes is one of the country's leading residential developers and has over 40 years experience building new homes. Cala has a commitment to providing exceptionally well designed and constructed homes in which people aspire to live.

Cala's commitment to delivering quality housing schemes has also been commended in previous years by its gold and silver recognitions at the 2019 'What House? Awards, including best luxury development, best apartment scheme, and best interior design, as well as the 'Best New Homes Development' accolade at the Surrey Property Awards in 2018 and 2023, which is determined by votes from the public and industry professionals. This demonstrates the Group's ability and expertise in delivering vibrant new communities and excellent design in a range of housing schemes.

Cala Homes has a strong planning track record in Sussex and has a reputation for delivering well-designed, sustainable communities that integrate carefully with their surroundings.



Images of existing Cala homes in Folly Heights, Farnham



Have your say

We would like to hear your views on the proposals before the Reserved Matters Application is submitted to Mid Sussex District Council.

Please provide your feedback using the details below by:

July 23 2026

Contact us

0203 026 3229

info@foxholefarm.co.uk

FREEPOST: CRATUS COMMUNICATIONS
(no further address details or stamps required)

Feedback Form



We would like to hear your views on the proposals for **Foxhole Farm, Bolney.**



Please use this form to provide feedback on the proposals.

1. What is your connection to Bolney?

- | | | |
|---|---|---|
| ☐ Local resident | ☐ Local business or work locally | ☐ Elected representative |
| ☐ Local community group representative | | ☐ Other [please specify] |

2. What type of accommodation do you feel is most needed in the local area?

- | | | |
|---|--|---|
| ☐ Affordable homes | ☐ Homes for first-time buyers | ☐ Family homes |
| ☐ Smaller homes for those downsizing | ☐ Homes for older people | ☐ Other [please specify] |

3. What type of open space would you most like to see included? Please select up to three.

- | | | |
|---|--|---|
| ☐ Natural play areas | ☐ Nature trail | ☐ Walking routes |
| ☐ Seating areas | ☐ Community orchard | ☐ Tree planting and landscaped buffers |
| ☐ Other [please specify] | | |

4. What are your views on the proposed play areas?

5. How likely would you be to use new pedestrian and cycle connections into Bolney?

- | | | |
|--------------------------------------|--|-----------------------------------|
| ☐ Very likely | ☐ Likely | ☐ Not sure |
| ☐ Unlikely | ☐ Very unlikely | |

6. Do you have any other comments?

7. Would you like to be kept updated about the proposals?

- | | |
|------------------------------|-----------------------------|
| ☐ Yes | ☐ No |
|------------------------------|-----------------------------|

Data Protection: Data will be collected and held securely by Cratus Group Ltd on behalf of Cala Homes in accordance with the latest GDPR standards. Anonymised comments may be shared with the Local Planning Authority as part of a future planning application. More information is available at cratus.co.uk/privacy-policy

Public Consultation



LAND AT FOXHOLE FARM, BOLNEY



We recently sent you a leaflet noting that we are preparing a Reserved Matters Application for Land at Foxhole Farm, Bolney, and asked for your views on the emerging proposals.

We've been made aware that the email address on the leaflet was incorrect, for which we apologise.

The correct email address is

info@foxholefarmconsultation.co.uk

Contact us

You can also contact us on the phone or by post, and these details remain the same as the leaflet:

-  **0203 026 3229**
-  info@foxholefarmconsultation.co.uk
-  **FREEPOST: CRATUS COMMUNICATIONS**
(no further address details or stamps required)

We would like to hear your views on these proposals. Please use the form in our leaflet to provide your feedback and we look forward to hearing from you.

We have also extended the deadline for the consultation from 23 July 2026 to 14 August 2026.