

Sarah Valentine

From: [REDACTED]
Sent: 06 September 2026 21:03
To: Joanne Fisher; planninginfo
Cc: sara davey
Subject: Response to RMA Ref No. DM/26/1961

[REDACTED]

To: Planning Department, Mid Sussex District Council

RMA Ref No. DM/26/1961

Land at Foxhole Farm, Bolney

Sara Davey

Mallards, The Street, Bolney, West Sussex. RH17 5PG

Attachments in separate email:

1. Title Plan
2. Flooding Photos

I live in Bolney. I reside at Mallards which is situated on the west side of The Street. Our garden is about 10 metres in depth from the back of the house to our rear boundary which extends for about 50 metres in a northerly direction to the public footpath linking The Street and Foxhole Lane. The boundary comprises of a natural deciduous hedgerow. We have a small stream extends from said footpath in the north and exist on the southwest corner near our property. It can vary from being a torrent following rain to being a boggy ditch in drought months. I have attached in a separate email the HM Land Registry Title Plan for reference. These facts are pertinent as regards the matters which I comment on below.

I acknowledge that OPP for 198 dwellings has been given but believe that the current detailed layout and design fails to protect the local residential character of the village.

Flood Risk

Evidence has previously been submitted by households on the Eastern Boundary of the Northern area of the proposed development of persistent and significant flooding (copies in separate email). The development will greatly exacerbate the existing problem due to the increase in hard standing. The general topography of the land which slopes down from three sides within the Foxhole field is such that it creates a pond behind Mallards, Swallows and Rutherford House (the three houses which back onto the Northeast corner of Foxhole) The area of flooding extends the entire length of all three gardens extending up to the footpath which runs along the northern border of the field. I refer you to the Cala DAS Plan doc. Part 1 page 25 which confirms the slope of the land on the Northeast boundary of the development and thereby reaffirms my assertions as regards increased future flood risk.

It is not clear from the submitted detail that the drainage strategies suggested by Cala will address the increased risk sufficiently. The drainage feature particularized on the diagrammatical representation of the Northern Area development suggests that a ditch 0.5M in depth will be constructed. With the increased risk of flooding due to the development and the more extreme weather trend any proposed flooding defenses should be more robust rather than just the bare minimum.

Details concerning the drainage ditch and the landscaping on the eastern boundary are inadequate. There is no provision for a meaningful drainage strategy in the actual Northeast corner (please note that there is a stream/brook immediately the other side of the footpath).

Specifics regarding landscaping materials near the drainage ditch need to be provided. Quite simply, more landscaping with trees and shrubs should be included along the northeast border to ensure excess water is dealt with in an environmentally conscious manner as well as manmade drainage features.

The materials used for landscaping on the Foxhole site will also impact how well the site drains and the potential flooding risk to adjacent existing properties. Cala have failed to fully particularize the substructure and surface materials of the roads and paths. These matters should be included in the Discharge of Conditions 7 but are not. Whilst Cala may state that they have dealt with the anticipated additional run off there is a very real risk that they will simply displace the water runoff and cause more flooding to the existing neighbouring properties and in particular those situated on the western side of the Street. This would create a “nuisance”.

Additionally, assurances as regards the upkeep, maintenance and regular servicing of all drainage pipes/features etc have not been adequately set out or addressed – quite simply unless responsibilities in this regard are specifically particularized, poor practice will result.

Loss of Privacy and Amenity

Cala’s Street Scene F – F provides a pictorial representation of the houses that will face directly onto the existing houses that lie on the west side of The Street.

The proposed new houses unreasonably cause a loss of privacy and amenity for the existing houses on The Street. They do this as follows:

Orientation and Layout

The orientation of the proposed new houses is such that they will face the existing houses almost square on; this has implications for privacy and for disturbance caused by car headlights and security cameras/lights. The layout Cala seek to establish is also out of character with the village.

In Cala’s Design and Access Statement Part 1 dated August 2026 page 24 - section relating to “Constraints” item 9 states “Eastern Boundary: protect amenity and avoid overlooking of rear gardens along the western side of The Street”.

If you refer to the original layout proposed when OPP was sort by Wates page 29 of the aforementioned document, it is clear that fewer houses, more sympathetically orientated were proposed on the development on the Eastern boarder of the northern Foxhole site. By increasing the number of houses along this boundary and orientating them to face directly the existing houses on the western side of the street Cala have not had any regard to the constraints which they themselves have identified. Indeed, Cala’s own design team tried to push back against the proposed layout to no avail.

The initial layout on page 29 is more in keeping with the village appearance – small cul-de-sac developments and is a more fluid, less intrusive layout with less loss of amenity to existing dwellings. The proposed layout lacks character and has no regard for the detrimental visual impact that it will have on the neighbouring properties.

The re-orientation of the proposed new dwellings depicted on Street Scene F – F would go some way to dealing with the issue of intrusive lighting from car headlights and security lights and the loss of amenity.

Inconsistent and Inadequate Buffering

Cala lists avoiding overlooking of the rear gardens on The Street as a design aim but appears to rely on boundary planting to achieve it. The existing Buffer and planting plan is insufficient to achieve Cala's own aim as we and many other households on The Street west side will be overlooked. These new homes should be designed out rather than merely relying on bare minimum screening.

The proposed landscaping does little to mitigate the loss of privacy. The proposed houses are on higher ground than the existing dwellings. I refer you to Cala – DAS Part 1, page 13 which includes a photo of the "East Boundary – towards The Street". This photo is not taken from the high ground location where the F – F houses will be built; it is taken from a more westerly location on the other side of the high ground/hillock. In the circumstances Cala have misrepresented the actual views and impact of the proposed houses Street Scene F – F.

The proximity of the proposed houses is too close. The proposed boundary buffer behind The Street is severely compromised and inconsistent. An oversized buffer is retained around the central Foxhole Farmhouse – this is completely out of proportion, and the buffering should be rebalanced.

Increasing the size of the buffer zone as well as increasing the number and heights of plants and trees should be included in the landscaping plan. Certainly, out boundary with the development is a deciduous hedgerow and this provides no real cover during the late Autumn, winter and early spring months. A natural, evergreen hedge set back from existing garden boundaries should be included.

The developers own Landscape Consultants have admitted in their Landscape Visual Assessment that there is "likely to be some negative impact to residents living along the eastern boundary of the site" and that "the visual impact on these properties has not been assessed" because they only looked at views from public places. In the circumstances the Landscape Visual Assessment is of little meaningful value and the developers have not discharged their duty and complied with their obligations.

As the occupant of Mallards which backs onto the field, Cala's omission to provide a meaningful, professionally prepared LVIA needs rectifying. Residents are willing to work collaboratively with the developers. Many would still welcome meaningful engagement.

House design

The developers acknowledge that they have a duty to ensure that the design of the proposed housing is in keeping with the existing dwellings and feel of the surrounding village.

The pitch of the roofs of the proposed new houses is extremely steep. Put simply, the height of these buildings exceeds those along the historic "Street". This means three things: the new houses are not in keeping with the existing dwellings and the modern estate houses will be more visible from The Street. Thirdly, the height of the dwellings impacts the privacy of those houses that border the development and particularly those along the western side of The Street

To ensure that the unique character of the village is not lost, the design quality of the housing should be addressed to provide a more bespoke solution which complements the village. I note that the MSDC Urban Designer/Architect expressed these exact concerns.

Additionally, along The Street there are no houses with loft conversions or dormer windows. Again, I would ask that specific provision in the form of Restrictive Covenants be placed on those

dwelling in the new estate which are visible from The Street. It is important that these new dwellings are sold with full disclosure of their limitations.

Lighting

At present houses which back onto the Foxhole Farm development have the benefit of dark skies. The proximity and lighting design of the development will create excess light pollution.

The street lighting is 4000K near the hedgerows on the northern and eastern boundary. There is a natural hedgerow extending the length of the garden of Mallards (over 50 metres in length), which houses a variety of wildlife. Street lighting of 4000K is the incorrect type of lighting for these areas. The outline permission recorded over 8,400 bat passes in this area including rare species that are very sensitive to light. The current lighting proposals do not comply with Cala Homes' obligation to accommodate and not destroy the habitat or disrupt the feeding areas of the wildlife which inhabits the hedgerows.

There should not be any street lighting on the spine road to the rear of the properties on the western side of The Street. Recent developments in Bolney – Magdalene and Davey Drive do not have street lighting, and this would be the appropriate approach to the Foxhole development.

Landscaping features like, earth banking ("bunding") to block headlights should also be considered on the Northeast boundary of the development.

Landscaping -Other matters

Cala's landscapers have included a planting scheme around the Kangaroos area that includes toxic plants and berries. Elsewhere on the site they have included plants which are considered "invasive species". Their planting scheme needs to be reconsidered.

Layout and Design

The connectivity of the Southern and Northern parcels and in turn both these areas to the existing village is cumbersome and unclear in the proposed layout. The layout and design of the houses in both parcels lacks distinctiveness and is not in keeping with the unique feel of the village. To summarise the layout and lack of cohesiveness between the two parcels of the development and the village will do little to enhance village life and a rural village feel for the perspective residents and existing ones.

Roads and Speed limit of roads

Although it is not clear whether the roads will be formally adopted, they should be constructed to the appropriate standard so that the Local Council is not responsible for additional works and cost to bring them up to standard.

If the main road linking the South and North parcels cannot be moved further west, then a site wide speed limit should be imposed to minimise disruption and noise to existing households.

Further clarification relating to footpath and cycling lanes should be provided – ideally separate paths would be created rather than a multi-use path.

Link to A272

The site should link up with the pedestrian crossing on the A272 for both walkers and cyclists.

Proposed Change of Use - Allotments

If Cala wish to dispense with providing allotments due to anticipated poor uptake but truly wish to contribute to enriching village community life then I suggest they look at a range of alternatives: Pétanque pitches, lawn bowls, tennis or padel courts. Cala could even consider collaborating with the community who live in the local area to ascertain how the “allotment” area could be put to better use. A Restrictive Covenant to limit any house building on this designated area should be considered.

Many thanks for considering these important issues.

Regards,

