

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 07 September 2026 10:57:20 UTC+01:00
To: "Joanne Fisher" <joanne.fisher@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/26/1961

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 07/09/2026 10:57 AM.

Application Summary

Address:	Land At Foxhole Farm Foxhole Lane Bolney West Sussex
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.
Case Officer:	Joanne Fisher

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Customer Details

Address: Oakmead The Street Bolney Haywards Heath West Sussex

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I wish to object to the proposals. The access road between the two sites is far too close to the houses on The Street. It needs to be pushed back further towards the western end of the site so that it does not so close to the existing houses. I gather that an objection to this is that the access road would be visible from Bolney Church. You would

have to climb the church tower to see this and it's only open a handful of days per year.

The connecting road is also impacting the buffer zone between several houses on The Street meaning that it is too close to existing houses. Moving the connecting road further West help alleviate some of the annoyance of having this development.

The community hub designated for the Kangaroo's charity is too close to existing properties on The Street and should be re-sited. The noise and traffic flow to this site will not be acceptable to local residents.

Many local residents objected to the Community Hub in the initial planning phase as it will compete with the existing village hall. This will be detrimental to both as there is only so much demand for a rural village hall. Kangaroo's will need to raise funds through letting it out which could take existing business away from our existing hall. The existing hall employs a full time manager as well as having a thriving cafe. Perhaps Cala should build them a facility in a more suitable location so the existing amenity is unaffected. This current plan offers no benefit to existing Bolney residents.

The "survey" sent out by Cala to canvas residents opinion asked leading questions and had very little value for the community. I would ask that local residents have the chance to have an open and flowing discussion with Cala. This is the least that could be done as the development is nearly doubling the village in size. As this is a generational change, the least that Cala could do is engage in a more meaningful way so the local community can help shape the future of the village and look at better ways to integrate those who will be moving into the new dwellings. With the new Kangaroo's hall and open areas planned, these will compete with the existing areas in the village and a new situation will be created. As the development is approved, at least let the local community help shape the development to create a harmonious environment for everyone in Bolney, new residents and existing.

Kind regards