

From: planninginfo@midsussex.gov.uk
Sent: 06 September 2026 19:54
To: Joanne Fisher
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 06/09/2026 7:54 PM.

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

[Click for further information](#)

Customer Details

Address:	Leacroft The Street Bolney
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Comments Details

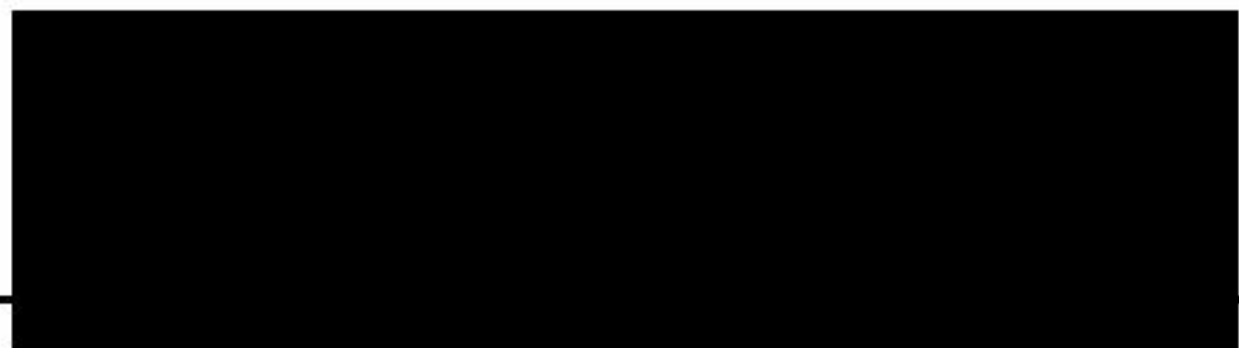
Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Hello, I am writing in relation to the RMA for Foxhole Farm, Bolney. Firstly, a few overarching feelings, which are not technical objections/observations but are top of my mind: 1) I have seen very little on the technical access junction to this development from the A272. I simply cannot see how it can be made safe with so much traffic traveling between a blind 90 degree bend to the east and a rapidly facing redline to the west. There will be a serious accident there early doors and MSDC should be help accountable for any injuries. 2) Looking at the overall design, there are simply too many houses on this site in relation to the related infrastructure. Water supply is subject to frequent outages and electricity failures happen weekly. WHO is accountable for checking the impact on existing residents for water

and power?

My specific observations on the RMA for Foxhole Farm are:

- 1) CONSULTATION: Cala Homes really MUST be forced to properly consult with existing residents. Their recent survey was a joke with very narrow and prescriptive questions. They should listen to residents concerns and respond empathetically. A face to face consultation must be insisted upon by MSDC, that is the least you can do.
- 2) BUFFER ZONES: the RMA says that Cala must provide buffer zones behind the houses to the western side of The Street. For many existing residents the buffer zone is trivial and the impact on residents lives and privacy will be significant. Buffer zones must be reinstated all down the western boundary and reduced around Foxhole farm. Why does a single existing building have such generous buffer zones? These should be reused to create more space for the road to move west, away from the boundary line.
- 3) ROAD ROUTING: The final road routing is clearly stated as being agreed at the RMA stage. The road must be moved west, away from the current boundary. The current routing, along with related street lighting, will severely impact many residents unnecessarily.
- 4) COMMUNITY HUB: Residents made it clear that they do not need a new community hub building. We already have an under-utilised new village hall just a few hundred metres away. Can Cala be relieved from their obligation to build a community hub and instead provide a service which is of use to all residents, old and new. Cala could consult residents on what they need, for example a frequent shuttle bus service to Haywards Heath/Horsham to improve connectivity.
- 5) COMMUNITY HUB LOCATION: The hub, if built, must be in the SOUTHERN parcel to minimise through traffic and congestion. It really should be close to the access point to minimise through traffic and create safety for people alighting at the hub. Can it please be moved.
- 6) HOUSE DESIGN: Cala are building dull 'cookie cutter' houses which are dull to look at and have no empathy with the existing village heritage. They are out of character with the current village design and this view is shared by the Urban Design team at MSDC (Anna Kramarczyk-Dillon).
- 7) SCREENING. This must be provided all along the eastern and northern boundaries in the form of bund mounds or trees. Existing residents privacy must be maintained and the new development should be hidden from the PROW to preserve privacy for the new residents and walkers alike.

Thank you for reading.



Kind regards