

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 06 September 2026 17:34:40 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 06/09/2026 5:34 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

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Customer Details

Address:	Redbrae 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:	1. Protect Existing Residents Through Better Buffering A key promise of the proposal is the provision of landscaping to soften the impact on neighbouring homes. However, the plans do not achieve this consistently. In several sections, the buffer narrows significantly due to the road route and extensive land reserved around Foxhole Farmhouse. The design should be

amended to provide meaningful separation along the full eastern boundary.

2. Move the Internal Road Away from Existing Homes

The development road currently passes unacceptably close to established residential properties. Since its final position remains subject to approval through Reserved Matters, there is an opportunity to adopt a less harmful alignment. Relocating the road towards the centre of the site would reduce disturbance and preserve the amenity of current residents.

3. Replace the Community Hub with a More Valuable Benefit

The proposed community hub duplicates facilities that already exist within Bolney. Rather than funding a competing venue, developer contributions could be redirected towards initiatives that offer wider community benefit, such as enhanced public transport or other locally identified priorities. If retained, the facility should be moved to a less prominent position within the southern parcel of the site.

4. Ensure Residents Have Real Input

The consultation process has not matched the significance of the development being proposed. Residents have been offered little opportunity to challenge assumptions or suggest alternative solutions. CALA should undertake comprehensive face-to-face engagement and demonstrate a willingness to adapt the scheme in response to local concerns.

5. Design Homes That Belong in Bolney

The proposed housing lacks the individuality and architectural character expected in a village setting. Standard catalogue designs may be cost-effective, but they do not reflect the appearance or heritage of Bolney. Revised designs should place greater emphasis on local character and place-making.

Kind regards