

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 06 September 2026 17:13:42 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 5:13 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. Meaningful Community Involvement Must Come First Residents have been presented with a consultation exercise that appears designed to gather limited responses rather than encourage genuine discussion. For a scheme of almost 200 dwellings, this falls well below reasonable expectations. CALA should arrange open public consultation events and work collaboratively with residents to identify improvements and

alternatives before the plans progress further.

2. The Community Hub Does Not Address Local Needs

When the original outline application was submitted, residents made it clear that Bolney already possesses an effective community facility. Constructing another hall would duplicate existing provision rather than address the pressures created by new development. A more appropriate use of developer contributions would be projects that improve village life for current and future residents. Should the hub remain, relocating it to the southern part of the site would be a more logical and less intrusive solution.

3. The Proposed Road Causes Unnecessary Harm

The current road alignment places traffic immediately adjacent to the rear boundaries of existing homes. Since the route is not fixed at this stage, there is an opportunity to relocate it further into the site. Doing so would reduce impacts on neighbouring properties and create a more balanced layout.

4. Buffer Zones Need to Be Consistent

The promised landscape buffer is undermined by design choices elsewhere in the proposal. Large areas surrounding Foxhole Farmhouse and the route of the internal road reduce separation distances for several existing residents. A revised layout should provide a continuous buffer along the site's eastern edge.

5. The Architecture Requires Greater Ambition

Bolney's character has evolved over generations and deserves a development that respects its setting. The current proposals rely on standardised designs commonly seen across the country and fail to establish a strong local identity. A redesign should be required to ensure the new homes better complement the village.

Kind regards