

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 06 September 2026 15:43:56 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 3:43 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. The Development Should Better Reflect Bolney The proposed housing lacks the distinctive character expected in a village environment and instead relies on generic, repeated house types. Residents and design professionals alike have questioned whether the scheme is appropriate for its setting. CALA should produce a more bespoke architectural response. 2. Existing Community Facilities Should Be Supported, Not

Duplicated

Bolney already benefits from a modern village hall that functions as the centre of community activity. Creating a second facility risks splitting users and reducing the effectiveness of both venues. Developer contributions would be better directed towards infrastructure or services that address genuine local needs. Should a community building remain, it should be positioned in the southern section of the development.

3. Road Placement Requires Revision

The proposed road alignment has a disproportionate impact on existing residents because it runs immediately behind established properties. Since the alignment remains subject to detailed approval, CALA should explore alternative routes that minimise disruption and integrate more successfully with the wider development.

4. Buffer Zones Must Deliver Real Protection

The landscape buffers proposed in the application are inconsistent and, in places, inadequate. The combination of the current road layout and the extensive area allocated around Foxhole Farmhouse leaves some residents with far less protection than others. A continuous and meaningful buffer should be provided along the entire eastern boundary.

5. Residents Deserve Genuine Participation

The consultation undertaken so far has not reflected the significance of a development that will reshape Bolney for generations. Local people have been given limited opportunities to influence the proposals or put forward alternatives. CALA should commit to open, face-to-face engagement and demonstrate that community views can genuinely shape the final outcome.

Kind regards