

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 06 September 2026 15:41:37 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 3:41 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:	Redbrae The Street Bolney
----------	---------------------------

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	1. A Better Consultation Process Is Needed A development of this scale will permanently alter the form of the village and affect the daily lives of many residents. Yet the consultation carried out to date has been limited and overly structured, providing little opportunity for meaningful discussion. CALA should hold public exhibitions and engagement events where residents can influence key aspects of the scheme.

2. Housing Design Should Respect Local Identity

The proposed homes appear to be drawn from standard housebuilder ranges rather than being designed specifically for Bolney. This approach risks creating a development that feels disconnected from its surroundings. Greater attention should be given to local architectural character and village context.

3. Reconsider the Need for a New Community Building

Bolney already has a successful village hall that serves the community well. Constructing an additional facility could dilute demand rather than enhance local provision. The Section 106 agreement should instead support projects identified by residents as genuine priorities. If the building remains part of the proposal, a location closer to the A272 would be more appropriate.

4. Strengthen Landscape Separation

The proposed buffer areas fail to provide consistent protection for neighbouring properties. By reducing the area allocated around Foxhole Farmhouse and reconsidering the road layout, a more effective landscaped boundary could be delivered.

5. Relocate the Road Alignment

Placing the road directly behind homes on The Street unnecessarily increases the impact of the development. Because the route is not yet fixed, there is scope to move it away from existing residents and into a less intrusive position within the site.

Kind regards