

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 06 September 2026 15:38:52 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 3:38 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. Improve the Road Layout The Reserved Matters Application confirms that the final alignment of the main access road remains open for consideration. There is no justification for placing this route directly behind existing homes on The Street when alternative alignments exist. Relocating the road towards the centre of the

site would significantly reduce noise, disturbance and visual intrusion while helping preserve the character of the village.

2. Create Effective Boundary Buffers

Although CALA proposes a landscaped buffer along the eastern boundary, the current plans fail to deliver this consistently. In several locations, the buffer is compromised by the road alignment and by the excessive amount of land reserved around Foxhole Farmhouse. Revising this arrangement would allow a meaningful and continuous buffer to be established for all neighbouring properties.

3. Engage Properly with Residents

The consultation undertaken so far has not provided residents with a genuine opportunity to influence the proposals. The questions distributed to some households were highly restrictive and offered little scope for feedback or alternative ideas. Given the scale of a development approaching 200 homes, CALA should hold public meetings and actively involve residents in shaping the scheme. A development of this magnitude will have lasting consequences for Bolney, and local people deserve a meaningful voice in the process.

4. Rethink the Community Hub Proposal

Bolney already benefits from a well-established and modern village hall that successfully serves as the community focal point. Introducing a second facility risks dividing usage and weakening both venues. Instead, the Section 106 agreement should be reviewed to allow alternative community benefits that residents actually want, such as improved transport links or additional local services. If a hub remains part of the scheme, it would be more appropriately located in the southern section of the site near the A272, where it would generate less traffic through the development and better serve recreational facilities.

5. Deliver Housing That Reflects Bolney's Character

The proposed house designs rely heavily on standard housebuilder templates and do little to reflect the distinct character of Bolney. Residents have expressed concerns that the scheme lacks individuality and local identity. CALA should revisit the architectural approach and produce designs that are more sympathetic to the village context, a concern also raised by Mid Sussex District Council's urban design team.

Kind regards