

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 06 September 2026 15:06:56 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 3:06 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:	Tertia 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:	Re roadways - there should be something in place to restrict vehicle speeds which should be consistent throughout the site. This is of particular importance to not encourage race track behaviour by electric scooters/bikes and should be taken into account with pathway material for the same reason. Any raised blockwork should be of the same material and colour and any hard landscaping should be in line. Drainage needs to be taken

into consideration as the soil may not absorb water very well. The gardens of the houses on the street backing onto this land flood regularly and this in itself is of concern and needs to be taken into account.

The houses should not be overlooking current properties and this needs particular attention also lighting not only should it not be intrusive to current residents but must take into account wildlife e.g. bats - this is right on top of a conservation area. We have dark skies in this village and this must not be hampered or the animal habitats. It is worrying that as a private road they will not comply with adoptable standard. Also covenants should be in place most definitely to not allow loft conversion that are visible from the historic area of The Street. We have a Grade 1 church and other buildings which need protection, together with views.

I am concerned about the proposed speed limit of 20mph - these are unadopted roads so how will this be monitored? Also some sort of screening for residents in the street from car headlights, noise, planting would not be sufficient and would block The Street residents view of the sun. The current positioning of the spine road is not acceptable and needs realigning.

The Council's landscape adviser asked for the houses to be pulled back from the footpath at the northern boundary, the developer however has chosen not to, meaning you will be overlooked when using the footpath. There is also the question of whether the houses face in or out, either way is not satisfactory. Moving to a more central area is the answer.

A further point is the positioning of the play areas and potential flooding for the gardens of housing backing onto them.

The scale of the development - this is inconsistent with a village of our size and it seems they are continually trying to up the amount of housing. The proposal for an additional 33 homes is not acceptable - this development is far too big for a village of this size.

Any further developments or additions to the District Plan should not be considered.

The footpath connecting the two parcels on the eastern side is recommended as shared use for cyclists

Kind regards