

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 06 September 2026 13:54:03 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 1:54 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:	Daltons Farm 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:	I write to object to this application for the following reasons: Lack of community consultation - a leaflet was distributed to the local community in early July, requesting a response by 23rd July. This was extended to 14th August following an erroneous email address being stated on the initial leaflet. The consultation responses could therefore not have been fully considered within

the application as the application was received by the Council on 7th August. Furthermore the leaflet showed a masterplan without a key and two house images of a different Cala scheme with very limited further information on the proposed Foxhole Farm scheme. For a scheme of this size an exhibition of images attended by the developer in order that the local community could provide informed views would have been more appropriate. The consultation leaflet was also issued over a time when people are often on summer holidays.

Location of the community hub building - the proposed location is inappropriate for a number of reasons: it is not near one of the proposed play areas, which it should be if it is to be used the Kangaroos charity; it will affect the view of Grade I Listed St Mary Magdalene church from the PROW; and, given that there will a reasonable volume of traffic generated by its use it would be more sensibly located closer to the site entrance so traffic through the site is limited as much as possible.

Location of access road buffer zone - a buffer zone is proposed along the east side of the site. In some parts this is of sensible width and with planting but in other parts of the site this is virtually non-existent. A consistent approach with the buffering all along the eastern boundary would be more appropriate in order that the existing houses on the west side of The Street are not subject to excessive traffic noise and, in the dark headlights.

Location of the access road - the access road has been placed disproportionately close to the east boundary of the site when it could easily be placed at least further to the west. The gradients of the site do not constrain this. The placement of the road as proposed will also affect the view of St Mary Magdalene church from the PROW as noted above.

Community hub - I appreciate that the detailed design of this does not form part of the application but as has been previously pointed out Bolney already has a village hall which is well used. It does not make sense for a competing building to be constructed for a community use as there will not be sufficient demand for two premises.

Design of houses - this is formulaic and does not reflect the existing housing stock in Bolney and the surrounding area. This should be reconsidered.

Kind regards