

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 04 September 2026 11:22:41 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 04/09/2026 11:22 AM.

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: 1 paynesfield bolney haywards heath

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I am writing to formally object to/comment on the Reserved Matters Application for the Foxhole Farm development (DM/26/1961). I recognise that the principle of development and the provision of 198 homes have already been established through the outline planning permission. My comments therefore focus specifically on the detailed design and layout matters that remain to be

determined through this Reserved Matters application. I strongly urge Mid Sussex District Council to require significant amendments to the current proposals in order to reduce the impact of the development on existing residents and to ensure that the scheme is properly integrated into the character of Bolney.

1. Meaningful community consultation

I am concerned that the consultation undertaken by CALA Homes has not provided residents with a sufficiently meaningful opportunity to engage with the detailed design of a development of this scale.

The consultation material provided to some residents contained relatively narrow and prescriptive questions, rather than allowing the community to properly consider the proposals and suggest alternatives.

Given that this development will represent a significant and long-term change to the village, I believe CALA Homes should undertake a genuine, face-to-face public consultation before the detailed design is finalised.

Existing residents should have a meaningful opportunity to comment on matters such as the layout, landscaping, road alignment, boundary treatments and appearance of the homes.

2. Protection of existing residents - buffer zones

The application refers to a buffer zone along the site boundary behind The Street, intended to minimise the impact of the development on existing properties.

However, the proposed layout appears to significantly reduce this protection in places, particularly where the internal road is routed close to the rear gardens of existing homes.

I ask the Council to require a meaningful and continuous buffer along the eastern boundary.

The disproportionately large buffer around the existing Foxhole Farm house should be reconsidered so that the internal road can be moved away from the eastern boundary and further into the development.

This would provide a substantially better separation between the new development and existing residents and would help mitigate overlooking, noise, traffic and the wider visual impact of the scheme.

3. Internal road alignment

The proposed road alignment is a particular concern.

As the final road routing is being considered through this Reserved Matters application, I believe there is an opportunity to substantially improve the scheme by moving the road away from the eastern boundary.

Running a road immediately outside the rear gardens of existing properties on The Street would have a significant impact on residents and would be detrimental to the rural character of this part of Bolney.

The road should instead be routed further into the centre of the development. This would create greater separation from existing properties, reduce the direct impact of vehicle movements and

allow a more appropriate landscape buffer to be maintained along the eastern boundary.

I therefore ask the Council to require CALA Homes to reconsider the proposed alignment before approving the Reserved Matters application.

4. Community hub

I also have concerns regarding the proposed community hub. Bolney already has a substantial and modern village hall which serves as an established community facility. Residents previously expressed concerns about creating a competing facility, and I do not believe the current proposal adequately demonstrates that an additional community hub would provide the greatest benefit to the existing community.

I therefore ask the Council and CALA Homes to reconsider whether the existing Section 106 commitment could be amended to provide an alternative facility or improvement that would deliver a more direct and demonstrable benefit to Bolney residents.

One potential alternative would be improved community transport, such as an additional community shuttle bus, which could provide meaningful improvements to local connectivity.

If the community hub is retained, its proposed location should also be reconsidered. Moving it to the southern parcel, closer to the A272, would help reduce traffic travelling through the development, place it closer to the children's play area and create a more appropriate focal point for that part of the site.

The current position is also of concern because the building could obscure views of the Grade I Listed church from the public footpath between The Street and Foxhole Lane. This important visual relationship should be protected.

5. Quality and character of the individual houses

Finally, I have serious concerns about the architectural quality and local distinctiveness of the proposed houses.

The current proposals appear heavily reliant on standardised, 'off-the-shelf' house types. In my view, this approach does not adequately reflect the established character and architectural qualities of Bolney.

The development should not simply consist of standard house designs repeated across the site. The Reserved Matters stage provides an important opportunity to ensure that the detailed design, materials, roof forms, elevations, scale and detailing of the homes respond positively to the local context.

I understand that this concern has also been raised by Anna Kramarczyk-Dillon, Architect/Urban Designer at Mid Sussex District Council.

I therefore ask the Council to require CALA Homes to substantially improve and diversify the house designs so that the development is more sympathetic to the character of Bolney.

Conclusion

I appreciate that the number of homes and the principle of development are not matters that can be reconsidered through this Reserved Matters application. My objection is instead directed towards ensuring that the detailed design and layout cause the

minimum possible harm to existing residents and the character of Bolney.

In particular, I ask Mid Sussex District Council to:

- require a more meaningful and transparent consultation with local residents;
- secure a substantial and continuous buffer along the eastern boundary;
- require the internal road to be moved further into the site and away from existing properties on The Street;
- reconsider the need, location and community benefit of the proposed community hub;
- protect important views towards the Grade I Listed church; and
- require significantly better, more locally appropriate and distinctive house designs.

I respectfully request that these matters are carefully considered before the Reserved Matters application is determined.

Kind regards