

Peter Davies

From: [REDACTED]
Sent: 01 September 2026 11:50
To: planninginfo
Subject: RMA ref no. DM/26/1961 - full submission including my address

[REDACTED]

So sorry - typo in the postcode now fix in the below...please use this email

Re-submitting this with address included....

Comments on RMA ref no. DM/26/1961

My address is: Downsview, The Street, Bolney, W.Sussex RH17 5QL

I have the following objections / things that we would like to see addressed in relation to the development:

1) Regarding the main 'spine' road across the development - The RMA clearly states that the final road routing is to be agreed through the Reserved Matters process. There is no reason for it to run along the East side which is immediately outside the rear gardens of existing houses on The Street, which is of huge detriment to residents and the character of the village due to light, noise and emission pollution and greater overlooking of existing houses/gardens. The East side of the site also has some of the highest ground, so moving the road closer to the main Foxhole farm, makes the traffic less visible for all. Therefore, moving the road alignment away from the eastern boundary into the centre of the site (closer to the existing main Foxhole Farm House) would make the development much less intrusive. The proposed road is even more intrusive than any normal road due to the proposal that the 'Community hub' building will be used by the Kangaroos charity which will require coach vehicles to come and go from it.

2) The Community Hub / Kangaroos building - Bolney residents made clear their objections to the proposed community hub when the outline application was launched by Wates as Bolney already has a substantial modern village hall which is our community hub. Creating a competing hall will undoubtedly result in each of them being less successful. The purpose of a Section 106 Agreement is to require a developer to fund or provide local improvements to offset the impact of a new building project. The existing s106 Agreement could be amended to remove CALA's obligation to provide a community hub and insert a different commitment in its place. CALA could then consult on what the Bolney community would prefer, for instance another community shuttle bus that would significantly improve local connectivity and directly benefit existing Bolney residents, or some leisure facilities that are not already available close to the village (tennis courts, a pool etc).

If the plot for the community hub is retained, which we understand it expected to be used as a dedicated home for the Kangaroos charity as previously proposed (which would be of little, if any direct benefit to Bolney residents), then it should be moved from the Eastern perimeter, which is the highest part of the site of the southern parcel, to be close to the A272. This will reduce traffic coming through/across most of the site, make access easier for those visiting it, make it closer to the children's play area and provide a focal point for that part of the development. Its current location will also obscure any views of the Grade I Listed church from the public footpath running from The Street to Foxhole Lane and, being on a high point, will be detrimental to the view from a number of vantage points around the village including heritage points.

3) The Buffer Zones - The RMA says that CALA will provide a 'buffer zone' along the whole of the site boundary behind The Street, to minimise impact on existing residents. This buffer zone is severely reduced across the back of several houses due to the routing of the road, which will connect the houses in the south of the development to those in the north, and because of a disproportionately large 'buffer zone' around the main/existing Foxhole Farm house. This zone around the main/existing Foxhole house needs to be reduced to allow the road to be rerouted closer to it, and a meaningful buffer zone placed along the whole of the eastern boundary which should be used for a mix of wild fields, planting, trees/orchards. As much of the site as possible should be left as 'countryside / parkland / wild / planted / as woods' as opposed to trying to fill lots of the space with purpose built play areas etc.

4) Nobody has assessed the effect on existing homes on the eastern boundary of the site. The developer's own landscape consultants say so as their Landscape Visual Assessment states that there is "likely to be some negative impact to residents living along the eastern boundary of the site", but that "the visual impact on these properties has not been assessed" because the appraisal only looked at views from public places. So the harm to the houses on The Street is admitted and unmeasured. Sections showing the new houses against the existing ones were drawn at the outline stage — they name Swallows, Little Foxhole, No. 14 and Walnut & Well Cottage — but that drawing says the heights shown on it are only indicative and "subject to detailed design at Reserved Matters stage", which is this stage, and no updated section has been provided now. I would like to request that the Council requires a proper assessment of the impact on existing homes on the Eastern boundary before it decides on the plans.

5) Individual House design - CALA are mainstream house builders and will build as cost-efficiently as possible, which means standardising their house designs. The proposals for the 198 houses are boring 'off the shelf' templates that are completely out of character with the rest of Bolney. CALA should be made to re-design their houses. This view is shared by Anna Kramarczyk-Dillon, the Architect / Urban Designer at MSDC. houses should also be screened with planting of trees and shrubs, to reduce noise and light pollution. As far as possible, houses and their driveways/parking should be on the 'inside' of the development with their gardens on the 'outside' to reduce over looking and be less intrusive to current residents.

6) Lighting - the development's lighting should be appropriate to the village's rural setting and respecting the site as a local habitat for wildlife - it should be as minimal and soft as possible.

7) Community Consultation - The consultation document offered to some Bolney residents contained questions that were narrow and prescriptive and gave no real opportunity for residents to question the proposals or suggest alternatives. For a development of nearly 200 homes, this level of consultation falls woefully short of what is normal and warranted. CALA should organise a face-to-face public consultation and listen to what residents would like to see. We want a say in the design and delivery of the development in order to soften the blow of what will be a generational change to the shape of Bolney and the lives of existing residents. An open conversation is the least that CALA can do.

Regards



