

Friday, 02 October 2026

Tom Davies MRTPI

Mid Sussex District Council
Planning Department
Oaklands
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Cala South Home Counties Ltd
Dorking Business Park
Station Road, Dorking
RH4 1HJ

Dear Sir/Madam,

DISCHARGE OF CONDITION NO 25 RELATING TO PLANNING APPLICATION DM/25/1129 AT LAND AT FOXHOLE FARM, FOXHOLE LANE, BOLNEY, WEST SUSSEX

On behalf of CALA Homes (CALA Management Ltd), I am pleased to enclose an application for the discharge of condition 25 (Plot Passports) pursuant to Planning Permission DM/25/1129 as approved on the 18th November 2025.

The description of development of the Outline Planning Permission (OPP) is as follows:

'Outline application (appearance, landscaping, layout and scale reserved), for the erection of up to 200 residential dwellings, including affordable housing; a community building (use class F1) encompassing land for education provision, together with associated access, ancillary parking and landscaping; the creation of a vehicular access point from the A272 Cowfold Road, and pedestrian and cycle only access to The Street; and creation of a network of roads, footways, and cycleways through the site; together with the provision of countryside open space, children's play areas, community orchard, and allotments; sustainable drainage systems and landscape buffers'

This application seeks to discharge the following conditions:

Condition 25

No reserved matters shall be submitted in respect of the self / custom build dwellings unless and until a design code and plot passport in relation to the two self / custom build plots detailing the parameters of future development for each plot has been submitted to and approved by the Local Planning Authority. These documents shall include (but not be limited to) the following information:

- a) Palette of materials for external appearance of dwelling including windows;*
- b) Parameters on height and positioning on the plot*
- c) Details on boundary treatment*
- d) Information on performance and sustainability requirements.*

Each plot should follow the design code and plot passport in the submission of any reserved matters application. No development shall take place unless and until details of the existing and proposed site levels have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details.

The following documents have been submitted pursuant to this condition:

- Design Code and Plot Passport

Application Fee

The fee for this application is a £309 and will be paid shortly. I look forward to discussing the application with you in due course. If you have any queries or require any additional information, please do not hesitate to contact me.

Yours sincerely,

