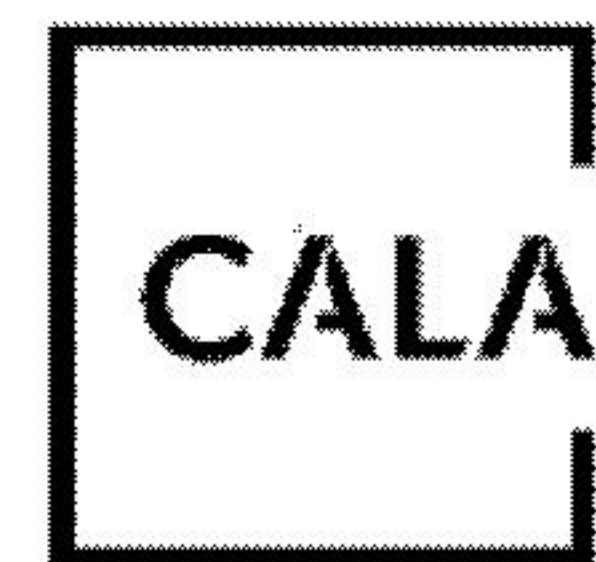
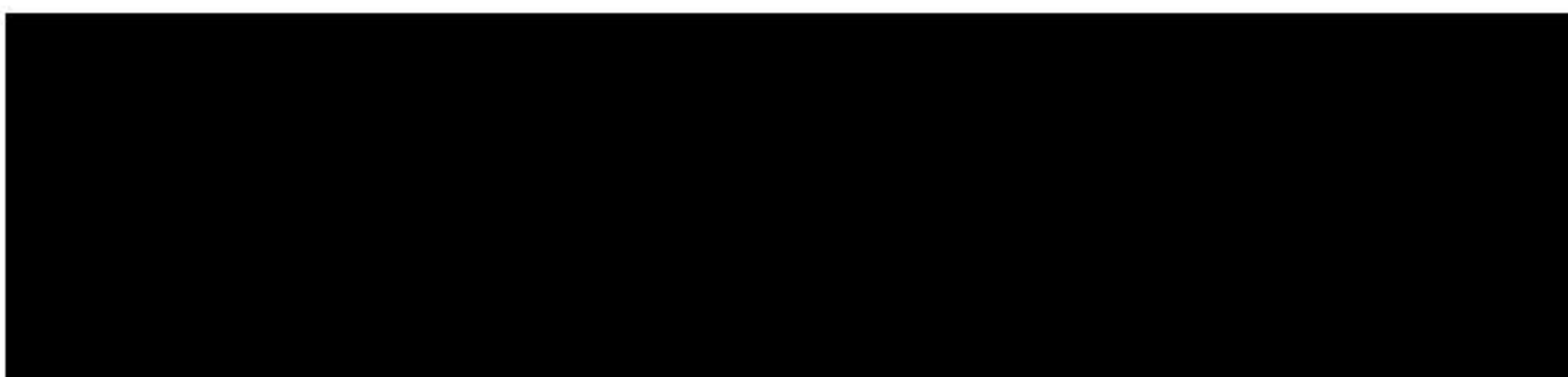




Friday, 02 October 2026

Joanne Fisher
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 Joanne,

Application for Discharge of S106 Obligations (Community Building) – DM/25/1129

Land at Foxhole Farm, Foxhole Lane Bolney, West Sussex.

On behalf of CALA Homes (South Home Counties) Ltd ("CALA"), please find an application to discharge the Community Building Specification and Community Building Management Plan pursuant to the Fifth Schedule Paragraphs 1 and 2 of the signed S106 Agreement (dated 18th November 2025) in respect of Land at Foxhole Farm, Foxhole Lane, Bolney ("the site").

Background

Outline planning permission (OPP) (DM/25/1129) was granted on the 18th November 2025 for *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.*

The OPP was subject to conditions and was accompanied by a S106 Agreement dated 18th November 2025. Schedule Five, Paragraph 1 and 2 requires the following:

The Owner covenants with the District Council to submit the Community Building Specification to the District Council and Kangaroos for approval prior to the submission of any Reserved Matters Application relating to the Community Building Land.

The Owner covenants with the District Council to submit the Community Building Management Plan to the District Council and Kangaroos for approval prior to submission of any Reserved Matters Application relating to the Community Building Land.

The Community Building Specification is defined as:

Means the specification for the design, construction and use of the Community Building to be submitted to and approved in accordance with paragraph 1 of the FIFTH SCHEDULE.

The Community Building Management Specification is defined as:

Means the management plan for the Community Building to be submitted to and approved in accordance with paragraph 2 of the FIFTH SCHEDULE

Community Building Specification

The Community Building Specification has been agreed in advance with the Kangaroos following the signing of a letter of intent on the 19th March 2026, which can be provided on request.

The agreed specification is as follows:

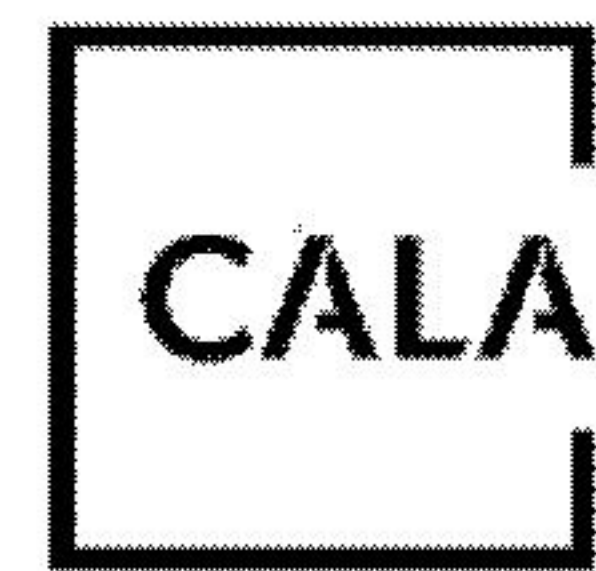
- The Community Building is to be one storey and approximately 425m² with a ground to ceiling height of c. 3m.
- The Community Building will be delivered up to shell in general accordance with “The Plan” (P20074-RFT-CH-00-DR-A-0121 Rev P02) and will include the following:
 - Reception;
 - Space for activity rooms;
 - Space for sensory rooms;
 - Office;
 - Kitchen;
 - Storage rooms
 - Installation of one kitchen, four WCs, Two Disability Discrimination Act 2005 compliant WCs and one changing places toilet;
 - Services to be provided to the building (electricity, mains water, surface water drainage, foul water drainage and internet/telecommunications);
 - Outdoor space to be laid out and fenced. This does not include the installation of the play equipment.
 - Carpark to be laid out with the parking spaces marked out
 - Accessible play area to be cleared and fenced.
 - Playing field to be cleared and fenced.

Community Building Management Plan

The Community Building will be managed by Kangaroos a registered charity who support children, teenagers and adults with severe learning disabilities including those with mobility issues, epilepsy, autism, challenging behaviour and complex medical needs.

Due to the difference in legislation regarding support for children, teenagers and adults, separate safeguarding policies and procedures will be put in place to ensure each individual receives the appropriate level of support.

To ensure Health and Safety is adhered to risk assessments and fire safety protocols will be put in place, the exact details of these will be confirmed once the final design of the community building has received planning approval.



The Kangaroos have the following insurances in place to ensure the appropriate cover is in available, should it be needed:

- Professional Liability of £5 Million
- Employers & Public Liability (including Office Insurance) of £10 Million
- They plan to get £10 Million building insurance once the community building has been constructed

This application seeks to satisfy the requirements of these obligations and once discharged will allow for a Reserved Matters Application to come forward for the Community Building.

I would be grateful if you could confirm receipt of this application and I look forward to receiving formal notification of validation in due course.

Thank you

Your Sincerely



Tom Davies MRTPI
Planning Manager
Cala Homes (South Home Counties)