

Notification of Planning Application

Sent to:
Neighbours listed below:

CONTACT: Joanne Fisher
PHONE: 01444 477330
EMAIL: joanne.fisher@midsussex.gov.uk
DATE: 17th August 2026

Dear Sir/Madam

Application No: DM/26/1961

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.

Location: Land At Foxhole Farm, Foxhole Lane, Bolney, West Sussex

The above planning application has been received and an electronic copy can be viewed on our website **www.midsussex.gov.uk/planningregister**. You can also view the application on a computer at the Council office during normal office hours between 8.45 am and 5 pm Monday – Thursday and 8.45 am – 4 pm Fridays.

If you want to comment formally on this application, you can do this in writing via the Online Planning Register or you can also submit your comments by letter or by email to the case officer ensuring that you quote application reference number and full postal address. Your comments must be received before **7th September 2026**. Relevant planning matters which can be considered are shown on the reverse of this letter.

All letters will generally be available to view on the Council's website within 5 working days of receipt. Letters will not be formally acknowledged due to the volume of correspondence received. Once made the decision on the application can be obtained by visiting the Online Planning Register.

Please be aware that any written submission you make to us will be available to the general public and may be referred to in reports concerning the proposal. For this reason, letters marked 'Confidential' cannot be considered.

Yours faithfully



Eric Owens
Interim Assistant Director Planning and Sustainable Economy

ADVICE ON COMMENTING ON PROPOSALS

Finding out about the Application

Try and view the submitted plans and forms before you contact the Council. Either view the plans online by visiting www.midsussex.gov.uk/planningregister, or at our offices in the Planning Reception. Your local town or parish council will also consider the application. Most have regular planning committee meetings and, if so, you may be entitled to go along to hear what is being said. It may also be possible for you to speak at the meeting and the clerk, I am sure, will be happy to advise. After the meeting, the planning committee will submit its recommendations to us for consideration alongside other submissions from interested parties.

If you don't understand any part of the proposal, please telephone the Case Officer (name and telephone number overleaf) to make an appointment.

What to Comment on

All comments we receive about a planning application will be considered, but only planning issues can be taken into account.

These might include:

- The effect of the proposed development on the appearance of the area;
- The quality of the design;
- Significant overbearing impact and loss of outlook;
- The economic benefits of the proposal
- Highway safety issues
- Loss of important trees
- Intrusion into the countryside
- Significantly increased noise and disturbance.

These do not include:

- Loss of view
- Loss of property value
- Loss of trade to a competitor
- Boundary and other disputes between neighbours
- Moral, religious issues

How to Comment on the Application

- Online Planning Register www.midsussex.gov.uk/planningregister. Your email address will automatically be removed from the information that is published on the website.
- By email to: planninginfo@midsussex.gov.uk
- By letter to the address overleaf

Please ensure that your comments include the application reference number and your name and address.

Decision

About 95% of all applications are decided upon by the Council's planning officers. However, if the proposal is particularly large or very controversial it will usually be referred to a planning committee formed of elected District Council members for a decision. The case officer, whose details are set out at the top of the letter will be able to explain the Council's decision making process to you.

If the application is to be determined by the planning committee and you have made representations you will receive written notification prior to the meeting of the date, time and venue for the meeting. Objectors and other interested parties can address the planning committee. The number of speakers is limited to a maximum of two supporters and two objectors. Each speaker is strictly limited to two minutes.

Mid Sussex District Council

List of consultations made

Neighbours notified for application DM/26/1961

Initial neighbour check date:

Signed:

Date received by Officer:

Address	Ltr Sent
Flinders Cottage, The Street, Bolney, RH17 5QW,	17.08.2026
Fernwood Cottage, The Street, Bolney, RH17 5QW,	17.08.2026
The Coach House, Bolney Place, The Street, Bolney, RH17 5QW,	17.08.2026
Coach House Cottage, Bolney Place, The Street, Bolney, RH17 5QW,	17.08.2026
Three Monkey Design Ltd, Bolney Place, Cowfold Road, Bolney, RH17 5QT,	17.08.2026
Independant Aviation Group Ltd, Bolney Place, Cowfold Road, Bolney, RH17 5QT,	17.08.2026
Willow Tree Cottage, The Street, Bolney, RH17 5PG,	17.08.2026
Agates, The Street, Bolney, RH17 5PG,	17.08.2026
Berry House, The Street, Bolney, RH17 5PG,	17.08.2026
West Meadow, The Street, Bolney, RH17 5PG,	17.08.2026
Walnut And Well Cottage, The Street, Bolney, RH17 5QW,	17.08.2026
The Street House, The Street, Bolney, RH17 5QW,	17.08.2026
The Byre, The Street, Bolney, RH17 5PG,	17.08.2026
Swallows, The Street, Bolney, RH17 5PG,	17.08.2026
Rutherford House, The Street, Bolney, RH17 5PG,	17.08.2026
Redbrae, The Street, Bolney, RH17 5PG,	17.08.2026
Mallards, The Street, Bolney, RH17 5PG,	17.08.2026
Little Foxhole, The Street, Bolney, RH17 5PG,	17.08.2026
Leacroft, The Street, Bolney, RH17 5PG,	17.08.2026
Highgate, The Street, Bolney, RH17 5QL,	17.08.2026
Flat, Eight Bells Inn, The Street, Bolney, RH17 5QW,	17.08.2026
Eight Bells Inn, The Street, Bolney, RH17 5QW,	17.08.2026
Stephen Bowles Carpenter And Joiner, The Workshop, The Street, Bolney, RH17 5PE,	17.08.2026
Downsview, The Street, Bolney, RH17 5QL,	17.08.2026
Downland, The Street, Bolney, RH17 5PG,	17.08.2026
Green Oaks, The Street, Bolney, RH17 5PE,	17.08.2026
1 Bankside, Bolney, RH17 5QN,	17.08.2026
20 Bankside, Bolney, RH17 5QN,	17.08.2026
19 Bankside, Bolney, RH17 5QN,	17.08.2026
18 Bankside, Bolney, RH17 5QN,	17.08.2026
17 Bankside, Bolney, RH17 5QN,	17.08.2026

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16 Bankside,Bolney,RH17 5QN,	17.08.2026
15 Bankside,Bolney,RH17 5QN,	17.08.2026
14 Bankside,Bolney,RH17 5QN,	17.08.2026
13 Bankside,Bolney,RH17 5QN,	17.08.2026
12 Bankside,Bolney,RH17 5QN,	17.08.2026
11 Bankside,Bolney,RH17 5QN,	17.08.2026
10 Bankside,Bolney,RH17 5QN,	17.08.2026
9 Bankside,Bolney,RH17 5QN,	17.08.2026
8 Bankside,Bolney,RH17 5QN,	17.08.2026
7 Bankside,Bolney,RH17 5QN,	17.08.2026
6 Bankside,Bolney,RH17 5QN,	17.08.2026
5 Bankside,Bolney,RH17 5QN,	17.08.2026
4 Bankside,Bolney,RH17 5QN,	17.08.2026
3 Bankside,Bolney,RH17 5QN,	17.08.2026
2 Bankside,Bolney,RH17 5QN,	17.08.2026
Bramble Cottage,The Street,Bolney,RH17 5PG,	17.08.2026
Spirit Of The Downs,Unit 3 Bookers Vineyard,Foxhole Lane,Bolney,RH17 5NB,	17.08.2026
Unit 1, Bookers Vineyard,Foxhole Lane,Bolney,RH17 5NB,	17.08.2026
MPI Holdings Ltd,Part First Floor, Bolney Wine Estate,Foxhole Lane,Bolney,RH17 5NB,	17.08.2026
Bolney Wine Estate Ltd,Coffee Shop,Bolney Wine Estate,Foxhole Lane,Bolney, RH17 5NB,	17.08.2026
Bolney Wine Estate,Foxhole Lane,Bolney,RH17 5NB,	17.08.2026
Bookers Vineyard,Foxhole Lane,Bolney,RH17 5NB,	17.08.2026
Bookers Farm,Foxhole Lane,Bolney,RH17 5NB,	17.08.2026
Bookers Barn,Foxhole Lane,Bolney,RH17 5NB,	17.08.2026
Bolney Cross Service Station,Cowfold Road,Bolney,RH17 5QU,	17.08.2026
Morrisons Daily,Bolney Cross Service Station,Cowfold Road,Bolney,RH17 5QU,	17.08.2026
3 Diamond Cottages,Cowfold Road,Bolney,RH17 5QX,	17.08.2026
5 Diamond Cottages,Cowfold Road,Bolney,RH17 5QX,	17.08.2026
4 Diamond Cottages,Cowfold Road,Bolney,RH17 5QX,	17.08.2026
6 Diamond Cottages,Cowfold Road,Bolney,RH17 5QX,	17.08.2026
2 Diamond Cottages,Cowfold Road,Bolney,RH17 5QX,	17.08.2026
1 Diamond Cottages,Cowfold Road,Bolney,RH17 5QX,	17.08.2026
Clarendon House,Cowfold Road,Bolney,RH17 5QU,	17.08.2026
2 Chapel Cottages,Cowfold Road,Bolney,RH17 5QU,	17.08.2026
3 Chapel Cottages,Cowfold Road,Bolney,RH17 5QU,	17.08.2026
4 Chapel Cottages,Cowfold Road,Bolney,RH17 5QU,	17.08.2026

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List of consultations made

1 Chapel Cottages,Cowfold Road,Bolney,RH17 5QU,	17.08.2026
2 Brookside,Cowfold Road,Bolney,RH17 5QX,	17.08.2026
1 Brookside,Cowfold Road,Bolney,RH17 5QX,	17.08.2026
Providence Chapel,Cowfold Road,Bolney,RH17 5QU,	17.08.2026
The Oaks,Cowfold Road,Bolney,RH17 5QU,	17.08.2026
Moorings,Cowfold Road,Bolney,RH17 5QU,	17.08.2026
Pippins,Cowfold Road,Bolney,RH17 5QU,	17.08.2026
Foxhole Farm,Foxhole Lane,Bolney,RH17 5NB,	17.08.2026
Equivalent Engineering Ltd,Units 1 To 4,Crossport Industrial Park,Cowfold Road,Bolney,Haywards Heath,West Sussex,RH17 5QU,	17.08.2026
Honeywood,Foxhole Lane,Bolney,Haywards Heath,West Sussex,RH17 5NB,	17.08.2026
Daltons Farm,The Street,Bolney,Haywards Heath,West Sussex,RH17 5PG,	17.08.2026
MAS Technicae Group Ltd,Bolney Place,Cowfold Road,Bolney, RH17 5QT,	17.08.2026
The Music Room,Bolney Place,The Street,Bolney,RH17 5QW,	17.08.2026
HH Group,Bolney Place,Cowfold Road,Bolney,RH17 5QT,	17.08.2026
Blue Coral,Bolney Place,Cowfold Road,Bolney,RH17 5QT,	17.08.2026
Blackman Terry Accountants,Bolney Place,Cowfold Road,Bolney,RH17 5QT,	17.08.2026
Pendle Cottage,The Street,Bolney,RH17 5QW,	17.08.2026
Upper Garstons,Cowfold Road,Bolney,RH17 5QT,	17.08.2026
Pure Crete,Bolney Place,Cowfold Road,Bolney,RH17 5QT,	17.08.2026
Ilios Travel Ltd,Bolney Place,Cowfold Road,Bolney,RH17 5QT,	17.08.2026

Consultees	Ltr Sent
Parish Consultation	17.08.2026
Environmental Protection	17.08.2026
MSDC - Housing Enabling Team	17.08.2026
Parks And Landscapes Team	17.08.2026
Trees And Landscape	17.08.2026
Architect / Urban Designer - Anna Kramarczyk	17.08.2026
MSDC - Waste Management	17.08.2026
WSCC Drainage Strategy Team (Surface Water Drainage)	17.08.2026
WSCC Highways	17.08.2026
Ecology - Essex County Council	17.08.2026

Site Notices	Printed
Site Notice - CA, LB	17.08.2026

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List of consultations made

Site Notice - Majors, Departure, ROW, ES	17.08.2026