

Monday, 10 August 2026

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

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

Dear Sir/Madam,

DISCHARGE OF CONDITION NOS 7, 12, 16, 17, 26, 30, 36, 37 AND 41 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 7 (SUDs), 12 (Levels), 16 (Noise), 17 (Landscape around public apparatus); 26 (Travel Plan), 30 (Foul/Surface Water Disposal), 36 (Play Space), 37 (Boundary Treatment); and 41 (Allotments) 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 7

Prior to or in conjunction with the submission of the first Reserved Matters application for the development hereby permitted, details of a scheme for the disposing of surface water by a means of sustainable drainage system shall be submitted to and approved in writing by the Local Planning Authority in accordance with the approved drainage strategy and discharge rates as contained within the approved Flood Risk Assessment, Drainage Strategy and both addendums. The scheme shall be implemented in full in accordance with the approved details prior to first use of the development. The submitted details shall:

- Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharge from the site via a proposed Sustainable Drainage System and the measures taken to prevent pollution of the receiving surface waters.*
- Provide detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross*

sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.)

- *Demonstrates that the proposed surface water drainage system does not surcharge in the 1 in 1 critical storm duration, flood in the 1 in 30 plus climate change critical storm duration or the 1 in 100 plus climate change allowance critical storm duration*
- *Demonstrates that any flooding that occurs when taking into account climate change for the 1 in 100 plus climate change allowance critical storm event in accordance with NPPF does not leave the site uncontrolled via overland flow routes or occur in any vulnerable areas of development (e.g. pumping station or electricity station)*

The following documents has been submitted pursuant to this condition:

- 5968-003-001 RevB Drainage Technical Note by Robert West
- Drainage Technical Note Appendix A by Robert West
- Drainage Technical Note Appendix B by Robert West
- Drainage Technical Note Appendix C by Robert West
- Drainage Technical Note Appendix D by Robert West
- Drainage Technical Note Appendix E by Robert West
- 5968-003-118 Manhole Schedule by Robert West
- 5968-003-131 Greenfield runoff Calcs by Robert West
- 5968-003-201-A02 Drainage Layout 1 By Robert West
- 5968-003-202-A02 Drainage Layout 2 by Robert West
- 5968-003-203-A02 Drainage Layout 3 by Robert West
- 5968-003-221 Impermeable Area Plan 1 By Robert West
- 5968-003-222 Impermeable Area Plan 2 By Robert West
- 5968-003-223 Impermeable Area Plan 3 By Robert West
- 5968-003-411 Existing Exceedance Plan 1 by Robert West
- 5968-003-412 Existing Exceedance Plan 2 by Robert West
- 5968-003-413 Existing Exceedance Plan 3 by Robert West
- 5968-003-501 Proposed Drainage Details 1 by Robert West
- 5968-003-502 Proposed Drainage Details 2 by Robert West
- 5968-003-503 Proposed Drainage Details 3 by Robert West
- 5968-003-504 Proposed Drainage Details 4 by Robert West
- 5968-003-505 Proposed Drainage Details 5 by Robert West
- 5968-003-506 Proposed Drainage Details 6 by Robert West
- 5968-003-507 Proposed Drainage Details 7 by Robert West
- SW Drainage Calculation Northern parcel by Robert West
- SW Drainage Calculation Southern parcel by Robert West

Condition 12

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:

- 5968-003-101-A02 Proposed Levels Strategy 1
- 5968-003-102-A02 Proposed Levels Strategy 2
- 5968-003-102-A02 Proposed Levels Strategy 3

Condition 16

No development shall commence until a scheme that addresses the issues of acoustics, ventilation and overheating (AVO) has been submitted to and agreed in writing by the Local Planning Authority.

Good acoustic design shall be fully integrated into the scheme. The hierarchy of good acoustic design (GAD) shall be applied in descending order and the methods utilised shall be clearly outlined in an Acoustic Design Statement (ADS).

The scheme shall a) outline the level of noise exposure for each property and how the noise level within any domestic living room or bedroom, with windows open for normal ventilation, shall comply with the desirable internal noise levels as outlined in Table 2.1 of BS8233:2014 and b) outline how the noise level within any domestic bedroom, with windows open, shall not normally exceed 42 dB(A) LAFmax between 23:00 and 07:00, in line with WHO NNGL 2007.

Where the standards in (a) or (b) above cannot be achieved following GAD and with windows open, only then shall the scheme show how those standards will be met with windows closed and how adequate ventilation and cooling will be provided.

and unless otherwise agreed in writing by the Local Planning Authority,

Where windows must remain closed to achieve acceptable internal noise levels, an overheating assessment must be undertaken in accordance with CIBSE. The cooling hierarchy shall be applied to the scheme.

The methods integrated into the design to prevent overheating shall be fully outlined in the AVO scheme, and no dwelling hereby permitted shall be occupied until the approved scheme has been implemented in full for that dwelling.

If as a last resort mechanical ventilation is to be used, it must be demonstrated that it still complies with internal noise levels while providing sufficient ventilation.

Any amendments to the scheme or alterations to it must be agreed in writing with the Local Planning Authority in advance.

All acoustic reports submitted in relation to the scheme shall include characterisation of uncertainty and shall demonstrate the adoption of good practice to minimise uncertainty.

The following documents have been submitted pursuant to this condition:

- Noise Impact Assessment

Condition 17

No development shall commence unless and until details of the landscaping proposals in proximity of public apparatus has been submitted to and approved in writing by the Local Planning Authority (in consultation with Southern Water). Works shall be carried out in accordance with the approved details.

The following documents have been submitted pursuant to this condition:

- 0817-26A-101B Landscape Strategy Plan 1 of 3 Hill Wood & Co
- 0817-26A-102B Landscape Strategy Plan 1 of 3 Hill Wood & Co
- 0817-26A-103B Landscape Strategy Plan 1 of 3 Hill Wood & Co
- 0817-26-A-11A Planting Plan 1 of 11 by Hill Wood & Co
- 0817-26-A-12A Planting Plan 2 of 11 by Hill Wood & Co
- 0817-26-A-13A Planting Plan 3 of 11 by Hill Wood & Co
- 0817-26-A-14A Planting Plan 4 of 11 by Hill Wood & Co
- 0817-26-A-15A Planting Plan 5 of 11 by Hill Wood & Co
- 0817-26-A-16A Planting Plan 6 of 11 by Hill Wood & Co
- 0817-26-A-17A Planting Plan 7 of 11 by Hill Wood & Co
- 0817-26-A-18A Planting Plan 8 of 11 by Hill Wood & Co
- 0817-26-A-19A Planting Plan 9 of 11 by Hill Wood & Co
- 0817-26-A-20A Planting Plan 10 of 11 by Hill Wood & Co
- 0817-26-A-21A Planting Plan 11 of 11 by Hill Wood & Co
- 0817-26-A-22A Planting Plan notes and schedules by Hill Wood & Co
- 0817-26-A-41A Hard Landscape Plan 1 of 3 by Hill Wood & Co
- 0817-26-A-42A Hard Landscape Plan 2 of 3 by Hill Wood & Co
- 0817-26-A-43A Hard Landscape Plan 3 of 3 by Hill Wood & Co
- 0817-26-A-31A Biodiversity LAP by Hill Wood & Co
- 0817-26-A-32A Farmyard LAP by Hill Wood & Co
- 0817-26-A-33A Natural Play LAP by Hill Wood & Co
- 0817-26-A-34A Creeper Crawlies LAP by Hill Wood & Co
- 0817-26-A-35A Tractor LEAP by Hill Wood & Co
- 0817-26-A-36A Combine Harvester LEAP by Hill Wood & Co

Condition 26

No part of the development shall be first occupied until the Framework Travel Plan (ITB16634-004D) has been submitted to and approved in writing by the Local Planning Authority. The Framework Travel Plan once approved shall thereafter be implemented as specified within the approved document. The Travel Plan shall be carried out in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority

The following documents have been submitted pursuant to this condition:

- Travel Plan

Condition 30

Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.

The following documents have been submitted pursuant to condition:

- 5968-003-001 RevB Drainage Technical Note by Robert West
- Drainage Technical Note Appendix A by Robert West
- Drainage Technical Note Appendix B by Robert West
- Drainage Technical Note Appendix C by Robert West
- Drainage Technical Note Appendix D by Robert West

- Drainage Technical Note Appendix E by Robert West
- 5968-003-118 Manhole Schedule by Robert West
- 5968-003-131 Greenfield runoff Calcs by Robert West
- 5968-003-201-A02 Drainage Layout 1 By Robert West
- 5968-003-202-A02 Drainage Layout 2 by Robert West
- 5968-003-203-A02 Drainage Layout 3 by Robert West
- 5968-003-221 Impermeable Area Plan 1 By Robert West
- 5968-003-222 Impermeable Area Plan 2 By Robert West
- 5968-003-223 Impermeable Area Plan 3 By Robert West
- 5968-003-411 Existing Exceedance Plan 1 by Robert West
- 5968-003-412 Existing Exceedance Plan 2 by Robert West
- 5968-003-413 Existing Exceedance Plan 3 by Robert West
- 5968-003-501 Proposed Drainage Details 1 by Robert West
- 5968-003-502 Proposed Drainage Details 2 by Robert West
- 5968-003-503 Proposed Drainage Details 3 by Robert West
- 5968-003-504 Proposed Drainage Details 4 by Robert West
- 5968-003-505 Proposed Drainage Details 5 by Robert West
- 5968-003-506 Proposed Drainage Details 6 by Robert West
- 5968-003-507 Proposed Drainage Details 7 by Robert West
- SW Drainage Calculation Northern parcel by Robert West
- SW Drainage Calculation Southern parcel by Robert West

Condition 36

No dwellings shall be occupied until details of the play area(s) have been submitted to and approved by the Local Planning Authority. The details shall include the layout, drainage, equipment, landscaping and fencing of the areas, a timetable for implementation and arrangements for future management. Development shall be carried out in accordance with the approved details and the approved play area(s) shall thereafter be permanently retained as such.

The following documents have been submitted pursuant to this condition:

- 0817-26-A-31A Biodiversity LAP by Hill Wood & Co
- 0817-26-A-32A Farmyard LAP by Hill Wood & Co
- 0817-26-A-33A Natural Play LAP by Hill Wood & Co
- 0817-26-A-34A Creepie Crawlies LAP by Hill Wood & Co
- 0817-26-A-35A Tractor LEAP by Hill Wood & Co
- 0817-26-A-36A Combine Harvester LEAP by Hill Wood & Co
- Landscape Management Plan

Condition 37

Prior to the occupation of any dwelling or building subject of this permission, details of proposed screen walls/fences shall be submitted to and approved by the Local Planning Authority and no dwellings shall be occupied until such screen walls/fences associated with them have been erected.

The following documents have been submitted pursuant to this condition:

- Dwelling and Boundary Material Plan (DBML.01)

Condition 41

Prior to or concurrently with the submission of the first of the reserved matters application for residential development, an Allotments Proposal shall be submitted to the Local Planning Authority. The Proposal shall detail the need for the site to deliver allotments in the area identified in the illustrative masterplan. Where a need is identified the Proposal shall further set out details of the proposed programme for the delivery of the area for the allotments, together with proposals for future management of the allotment area. Where a need is not identified proposals for incorporation of the allotments into the wider countryside open space shall be submitted to the Local Planning Authority.

No development apart from enabling works agreed in writing by the Local Planning Authority shall commence until such time as the Allotments Proposal has been approved in writing by the Local Planning Authority.

The programme shall only be implemented in accordance with the approved details.

It is unclear why allotments were included at the OPP stage, as following our recent discussions with Bolney Parish Council they have confirmed that there is no demand for allotments locally and therefore do not want to take on the ownership. In our discussions with them, they also mentioned that in their representations on MSDC emerging Local Plan they have always stated they did not want to take on the ownership of the allotments (evidence can be provided on request).

In our experience when allotments are under control of the Management Company, residents of the development often don't want them, and they can become an eyesore when they are left unattended and liable to attract rats. Through our ongoing discussions with the Parish Council they have asked if an alternative community use could be provided instead like a picnic area or an outdoor gym and we would be keen to know what MSDC's view is on this, so we can provide something that will actually be used.

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,

A solid black rectangular box used to redact the signature of Tom Davies.

Tom Davies MRTPI
Planning Manager