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Sent: 21 August 2026 23:56:19 UTC+01:00
To: "Joanne Fisher" <Joanne.Fisher@midsussex.gov.uk>; "Steven King" <Steven.King@midsussex.gov.uk>
Subject: DM/26/1961 Land At Foxhole Farm, Foxhole Lane, Bolney, West Sussex Urban Obs

Hi Jo

Please see below key points regarding Layout for Foxhole Farm (subject to Steve review).

DM/26/1961

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

There are some improvements compared to the original proposal; however, several aspects have not been improved and, in some cases, have become less successful.

- Layout has now more dead ends and weakened pedestrian connectivity.
- Pedestrian routes to Bolney are fundamental to the success of the scheme, yet there is little evidence of how these routes will function, what the user experience will be, or how they have been designed to encourage movement and connectivity.
- While the development is not overly dense, it appears too uniform and lacks focal points, hierarchy, and moments of distinction.
- The role of the Community Hub is unclear, particularly in relation to the spaces surrounding it. The previous design demonstrated much greater consideration of how the building would define and activate adjacent spaces, function as a gateway to the new development, and create a sense of arrival. Furthermore, its importance as a landmark and wayfinding element for people approaching from the south has not been explained. These design principles appear to have been lost.
- Similar concerns apply to the wider layout. The curvature of the main spine road in the previous design was intentional and discussed in great detail at the preapplication stage, helping to create legibility and guide movement towards the northern parcel. As people moved through the development, key landscape features, particularly the larger trees, provided visual cues and reinforced orientation. This sense of legibility has now been lost. Once within the southern parcel, there is little awareness of the connection to the existing village or the route towards the northern parcel. The road should gently curve and, upon reaching the open space, provide clear visual references to the village and the connection between the two parcels. Instead, these views are blocked by the avenue of trees, poor alignments, and weakened visual links. The second parcel feels detached and secluded. Overall, the layout lacks distinctiveness, making it difficult to understand one's position within both the development and the wider landscape.



Outline Stage (Previous Design) Layout, Marked in RED are key wayfinding elements that help with legibility of the Layout



Proposed Layout showing key wayfinding elements from a previous scheme which are now lost.

- The landscape treatment appears generic and overly reliant on standard catalogue-style playground equipment. The relocation of these elements suggests a lack of understanding of the surrounding landscape context. While the scheme successfully removes the apartment blocks, which were inappropriate and overly urban for this setting, it has paradoxically made what was originally a landscape-led project feel more urbanised and less responsive to its rural environment. Although the revised scheme is not far removed from the original design, it represents a noticeable dilution of its core principles.
- Architecture does not reflect the strongest qualities of Bolney, which has a unique and special character that should be referenced and reinforced.

Anna Kramarczyk-Dillon

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My working days are Monday, Wednesday and Thursday