

MID SUSSEX DISTRICT COUNCIL

Oaklands
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

24 February 2026

Dear Andrew Marsh,

**UPDATE ON LAND WITHIN PROPOSED SITE ALLOCATION DPA14
FOXHOLE LANE, BOLNEY, HAYWARDS HEATH RH17**

On behalf of our client, Greenplan Designer Homes, and given the Mid Sussex District Plan Review examination hearings have resumed today, we thought it would be helpful to provide an update in respect of the above site and our client's intentions to bring forward new housing development on the part of site allocation DPA14 that is not part of outline permission DM/25/1129.

We note in the Council's response to the Inspector's Initial Letter IDJB-01 (Council document *MS-TP2: Housing*) reference is made, at paragraph 2.14, to planning permission being granted for site DPA14. Additionally the accompanying table (Table 5 at paragraph 2.18 of the *MS-TP2: Housing* document), which sets out the "*Latest position on draft allocations*" states, in regard to DPA14, that "*DM/25/1129 Outline planning permission granted for up to 200 residential dwellings Approved: 18th November 2025*".

MS-TP2 then confirms at paragraph 2.19 that taking permissions referred to in Table 5 into account, the Council considers the total housing supply from allocations to be a minimum of 7,262, and the supporting table ("*Table 6: Revised Yields*") continues to list allocation DPA14 (Land at Foxhole Farm, Bolney) as having a capacity ("*yield*") of 200 at submission and as at January 2026. Throughout *MS-TP2*, allocation DPA14 is therefore treated as consented at a fixed yield of 200 dwellings.

As I am sure you will appreciate, but for the avoidance of any doubt, outline planning application/permission DM/25/1129 does not cover the whole of allocation DPA14. There remains a separate parcel of land within the DPA14 allocation boundary that is still to come forward. Our client, Greenplan Designer Homes, is preparing a scheme for this remaining part of the allocation.

On a realistic and deliverable basis, the land can accommodate between 9 and 13 additional dwellings. These would be in addition to the 200 dwellings approved under DM/25/1129.

The parcel comprises a range of underutilised agricultural buildings, some unused and some used for equestrian purposes. As the development permitted under DM/25/1129 is implemented, associated land and equestrian facilities will be lost and these buildings will become redundant. Bringing this remaining part of site allocation DPA14 forward is therefore a practical, efficient and appropriate use of the land within the DPA14 allocation boundary.

Whilst this letter is not intended to be a site promotion letter, but rather a clarification based on the existing proposed allocation, we nevertheless considered it may be useful to provide a brief overview of the key matters the Council considers when assessing and confirming site deliverability, and an brief outline of how the 'remaining' part of site allocation DPA14 aligns with those matters.

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- **Planning context and allocation fit:** The land sits within the defined DPA14 allocation boundary and its development would be consistent with the principle of the allocation as submitted.
 - **Relationship with the permitted DM/25/1129 scheme:** The proposal is intended to complement the consented layout of the approved neighbouring scheme and will not prejudice delivery of the 200 dwelling expected to be delivered by DM/25/1129. It will not compromise strategic connections or any on-site infrastructure required by the wider allocation. It is a separate development to DM/25/1129.
 - **Land control and delivery intent:** Greenplan Designer Homes is currently actively promoting the site and intends to progress it through appropriate pre-application engagement with the Council followed by submission of a planning application later this year.
 - **Access and movement:** Our client has agreed access arrangements with the promoter of the wider development (Wates) to secure direct pedestrian and cycle connectivity into Bolney. Highways checks have also been undertaken to confirm that vehicular access via Foxhole Lane is safe and appropriate for the anticipated movements.
 - **Utilities and wastewater:** Our client has agreed with the promoters of DM/25/1129 that utilities and wastewater from this site can be connected to it. The development permitted by DM/25/1129 will therefore come forward with enough capacity to accommodate the utility/drainage requirements of our client's proposed development.

For your information, we enclose illustrative plans showing the 'additional' parcel within DPA14 and its relationship to the development already approved under DM/25/1129.

In light of the above, we ask that the Council's evidence and statements moving forward acknowledge that DPA14 can accommodate more than the 200 dwellings currently cited in MS-TP2 and associated examination updates.

Put simply, if the Wates scheme remains at 200 dwellings, then the DPA14 allocation is capable of accommodating 209 to 213 dwellings in total when the whole allocation is taken into account.

We trust this clarification may also assist the Council in demonstrating that it is maximising deliverable housing supply over the plan period, on the basis of accurate and up to date information.

We would be grateful if this clarification could be reflected in any forthcoming update note or hearing statement, so that the examination record accurately distinguishes between the consented element (up to 200 dwellings) and the remaining deliverable land within the allocation (9 to 13 dwellings).

Should you have any questions or require any clarification, please do not hesitate to contact me.

Yours sincerely,

Andrew Metcalfe

Managing Director | MPlan (Hons) MRTPI

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PRELIMINARY ISSUE

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REV	AMENDMENT	BY	CHECK	DATE
01		CM	DP	24.02.26



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SCALE 1:1250 @ A1



Key

- Site Boundary
- Planning Permission (DM/25/1129)
- DPA14 Boundary

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ARCHITECTS

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CLIENT	PROJECT	TITLE	DRAWING NUMBER	REV
Greenplan Designer Homes Limited	Foxhole Farm, Bolney	Sketch layout 02	Y3388_SK05p1	