

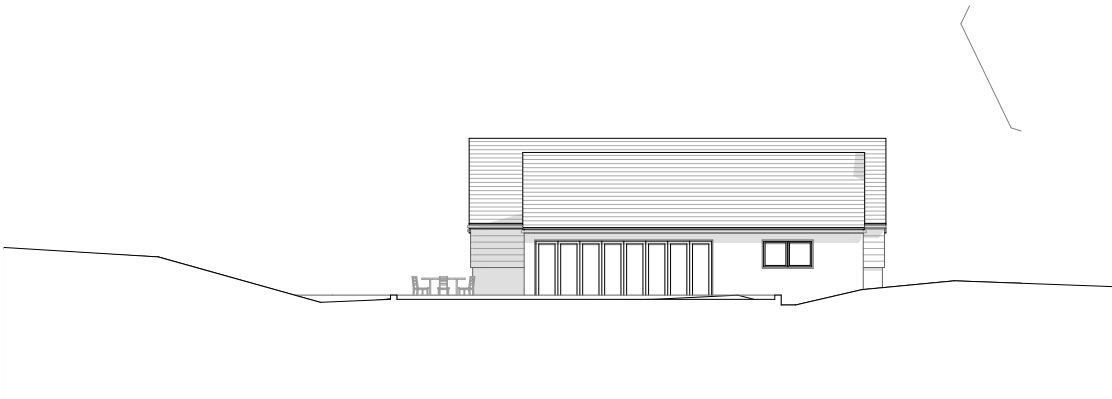
5.2 Key Pre App Comments

We had a pre-application meeting on 2 April 2026, during which the following points were raised:

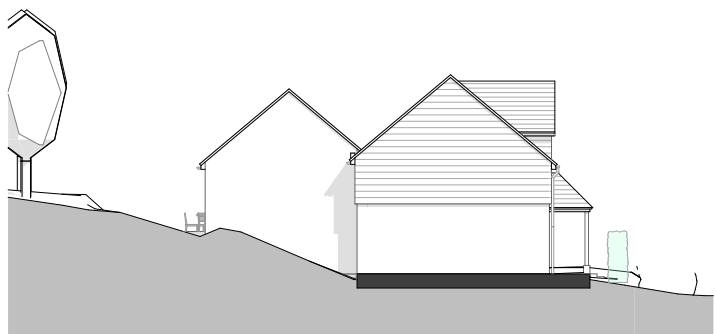
- The location of the proposed dwelling was considered to be positioned too far to the west and it was suggested that it could be moved approximately one metre to the east.
- The size of the patio was considered to be larger than desirable.
- The height of the dwelling was advised to be lower than the roof ridge of the Strawdust dwelling located to the right of the plot.
- Added a chimney and windows to the flank elevations as a comment we received was the proposed elevations looked plain.
- The original dormers were seen to be too large even though they provided a better quality of floorspace in the bedrooms.



Proposed East Elevation



Proposed North Elevation



Proposed West Elevation



Proposed South Elevation

Proposed Elevations submitted at Pre-App



Proposed Site Plan submitted at Pre-App

6.1 Energy Management

The dwelling is designed with a compact form to minimise heating and cooling demands. High-performance windows and doors reduce thermal bridging, while the building fabric follows Passivhaus principles to ensure maximum energy efficiency.

A fabric-first approach is prioritised over renewable technologies. However, should planning be approved, a cost-benefit assessment will determine whether a photovoltaic array could further support energy performance.

The layout follows a 5-metre daylighting rule, ensuring that all regularly occupied spaces receive good levels of natural light, reducing reliance on artificial lighting and enhancing comfort.

Low-energy lighting and A-rated appliances, including LEDs, minimise internal heat gains and support overall efficiency. Insulation and airtightness are complemented by passive strategies to prevent overheating, maintaining comfort during warmer months.

The building's windows are oriented to maximise the south-facing elevation, taking advantage of passive solar heat gain and thereby reducing reliance on electricity for heating.

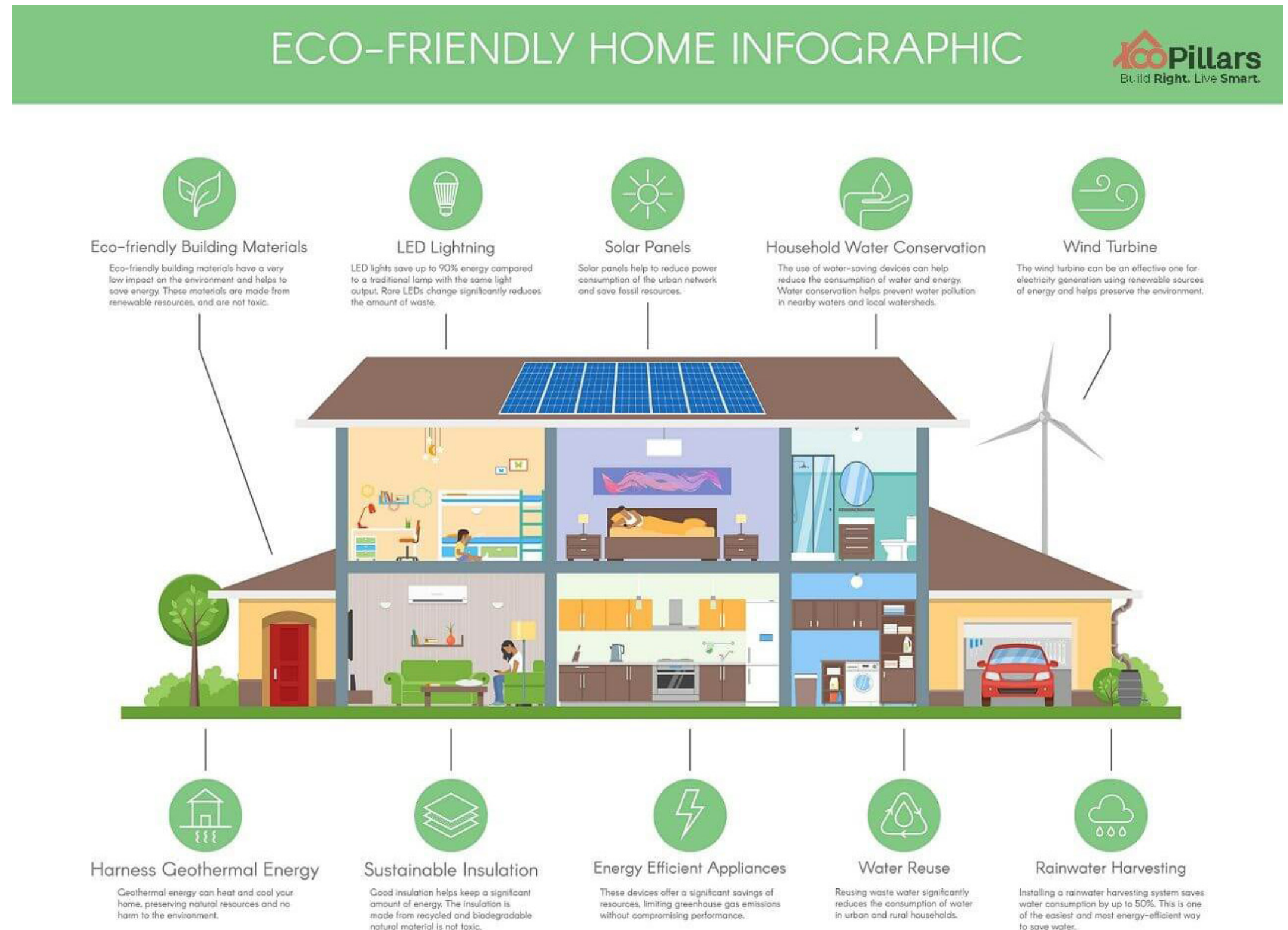


Image from 100 pillars.in

6.2 Water Management

Flood Risk and Water Management

Our Flood Risk Assessment and Surface Water Management Report (submitted with the application) supports the proposed construction of a single dwelling with associated access, parking and landscaping at land adjacent to Nightingales, Bolney.

The site lies entirely within Flood Zone 1 and is considered at low risk of flooding from all sources, including fluvial, surface water and groundwater.

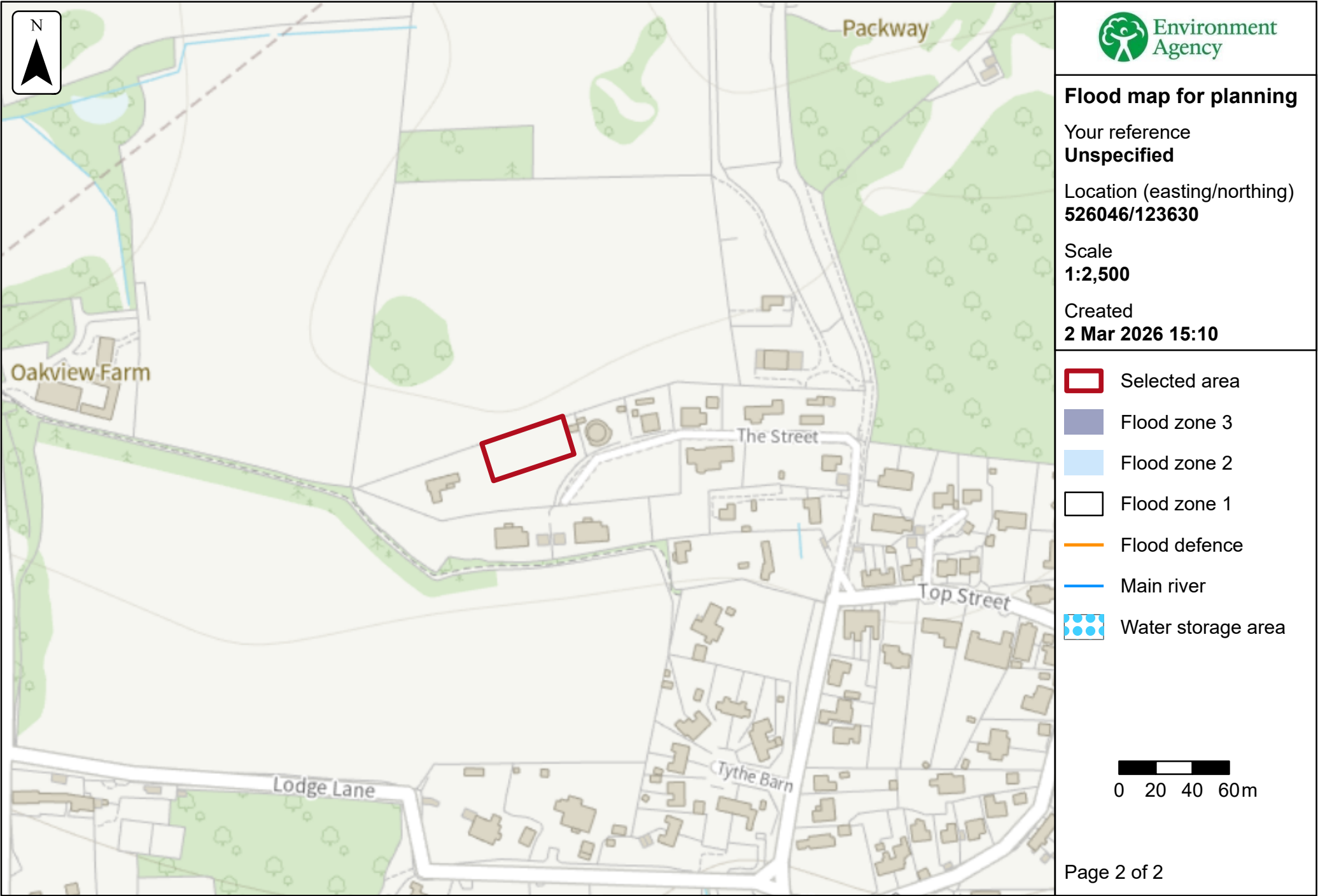
No evidence indicates that the nearby pond presents a flood risk to the site. A Sustainable Drainage System (SuDS) strategy is proposed, incorporating infiltration-led drainage, permeable paving and soft landscaping.

The development can be safely accommodated without increasing flood risk elsewhere and complies with relevant planning policy.

Water Efficiency

The proposed dwelling will comply with Building Regulations Part G (2010) and will incorporate water-efficient fittings, including dual-flush 2/4 litre WCs and aerated taps and shower heads. These measures are intended to limit potable water consumption to less than 105 litres per person per day.

There are no watercourses or natural water sources within or adjacent to the site. However, the potential to reduce reliance on mains water through rainwater harvesting will be considered as part of the development’s sustainable water management approach.



© Environment Agency copyright and/or database rights 2026. All rights reserved. © Crown copyright and database rights 2026 Ordnance Survey licence number AC0000807064.

6.3 Drainage Strategy

A proportionate surface water drainage strategy has been developed in accordance with the drainage hierarchy and current SuDS guidance. The report identifies infiltration-led drainage as the preferred approach, subject to confirmation through site-specific BRE 365 infiltration testing, which can be secured by condition as part of the planning process.

The proposals retain a substantial proportion of permeable landscaped area and incorporate SuDS measures intended to manage runoff at source, ensuring that post-development runoff rates do not exceed existing greenfield conditions and that the development does not increase flood risk elsewhere.

Overall, the report concludes that the proposed development is acceptable in flood risk and drainage terms and accords with the requirements of national and local planning policy.

For further information please see the report produced by Base Energy submitted along with the application.

6.4 Landscape Strategy

The proposed dwelling has been sited to respect existing tree root protection areas and designed as a split-level property to respond sensitively to the site's natural topography, which rises from the south-west to the north-east.

Hard Landscape

The driveway and parking area will be surfaced with Ecodeck seeded with a grass mix, preserving the rural character of the site. The existing unmade track serving 'Nightingales' will be retained in its current form. Patio areas and stepped terracing around the house will be finished in natural stone paving of a traditional style, reflecting the local vernacular.

Boundary Treatment

New native mixed-species hedgerows will be established either side of post-and-rail fencing along the eastern and western boundaries, enhancing biodiversity and providing containment and privacy. Rabbit spiral guards will be used to protect and aid establishment.

Three native trees will be planted on the western boundary to provide additional screening from the neighbouring property to the west. The northern boundary, adjacent to the AONB, benefits from existing mature vegetation which will be retained, providing effective natural screening. The southern boundary facing the track will remain open of planting but defined by a post-and-rail fence.

Soft Landscape

Garden areas will be laid to lawn with planting beds around the parking area and house curtilage. All planting will use native or wildlife-beneficial species throughout.

All the existing trees will be retained as part of the scheme. For Ecological strategy refer to report produced by Arbtech submitted with application.



6.5 Landscape Strategy

Biodiversity and Ecological Planting

The planting strategy adopts a ‘matrix planting’ approach, with a naturalistic palette of muted ochres, oranges, and purples. Planting beds on the banked slopes around the parking area and the southern elevation will comprise a layered combination of:

Ground-cover species — including *Ajuga reptans*, *Thymus serpyllum*, *Lotus corniculatus*, and *Fragaria vesca*, to suppress weeds, retain soil moisture, prevent erosion on clay slopes, and support overwintering insects.

Mid-to-tall perennials — including *Achillea*, *Echinacea purpurea*, *Helenium*, *Geranium*, *Rudbeckia*, and *Eryngium*, providing structural variety and a continuous flowering succession from late spring through autumn.

Structural grasses — including *Sesleria autumnalis* and *Deschampsia cespitosa* ‘Goldtau’, with tall airy species such as *Verbena bonariensis* and *Centaurea nigra* to provide a naturalistic, meadow-like character.

Spring bulbs — including *Crocus tommasinianus*, *Narcissus pseudonarcissus*, *Fritillaria meleagris*, and *Scilla siberica*, providing early nectar for pollinators and early season colour.

Seed heads and plant structure will be retained through winter to provide habitat and food for birds and beneficial insects, with the scheme designed to support pollinators — including bees, butterflies, and hoverflies — from February through to October.

Ecological Summary

The landscape strategy prioritises biodiversity net gain through the use of native and wildlife-beneficial species, native mixed hedgerow planting, retention of existing boundary vegetation, and a structured planting scheme that provides year-round ecological value. The proposals are considered appropriate to and consistent with the rural and AONB-adjacent character of the site.

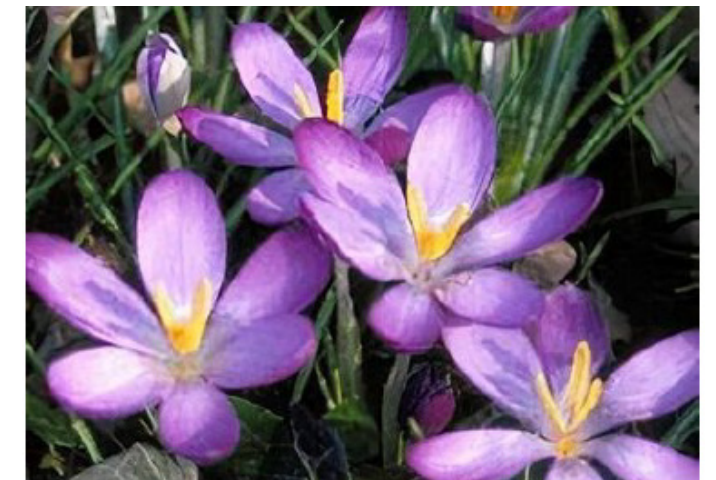
For further information please see the Landscape Plan produced by Landscape Perspective submitted along with the application.



Lotus corniculatus



Geranium pratense



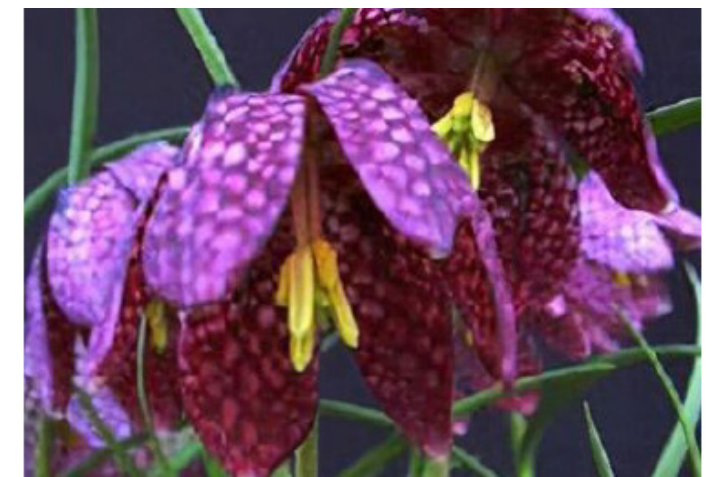
Crocus tommasinianus



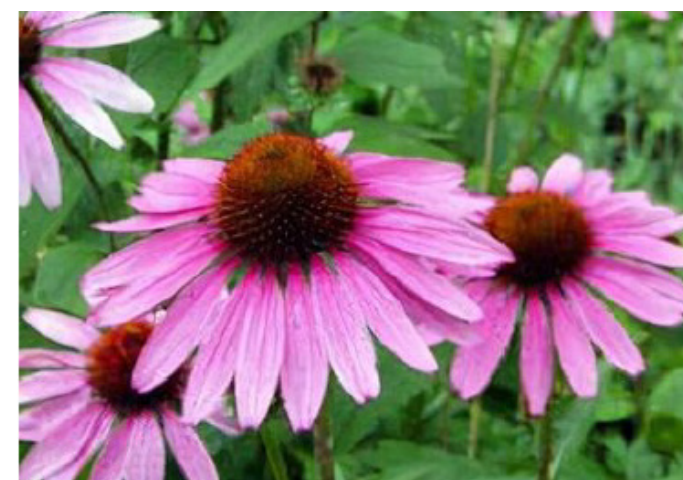
Ajuga reptans



Deschampsia cespitosa



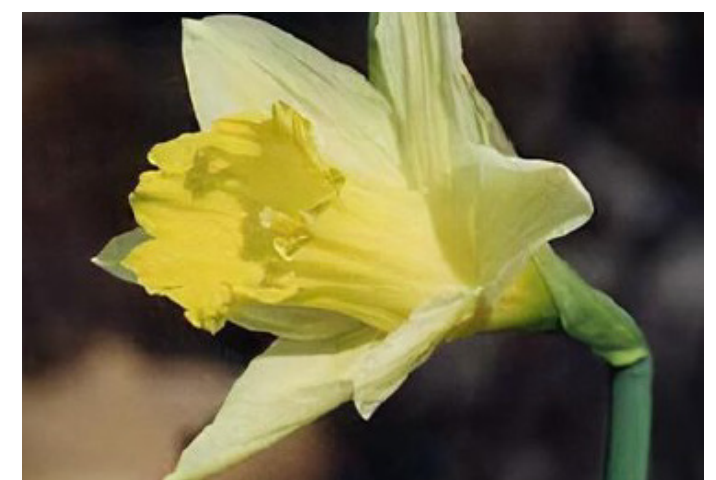
Fritillaria meleagris



Echinacea purpurea

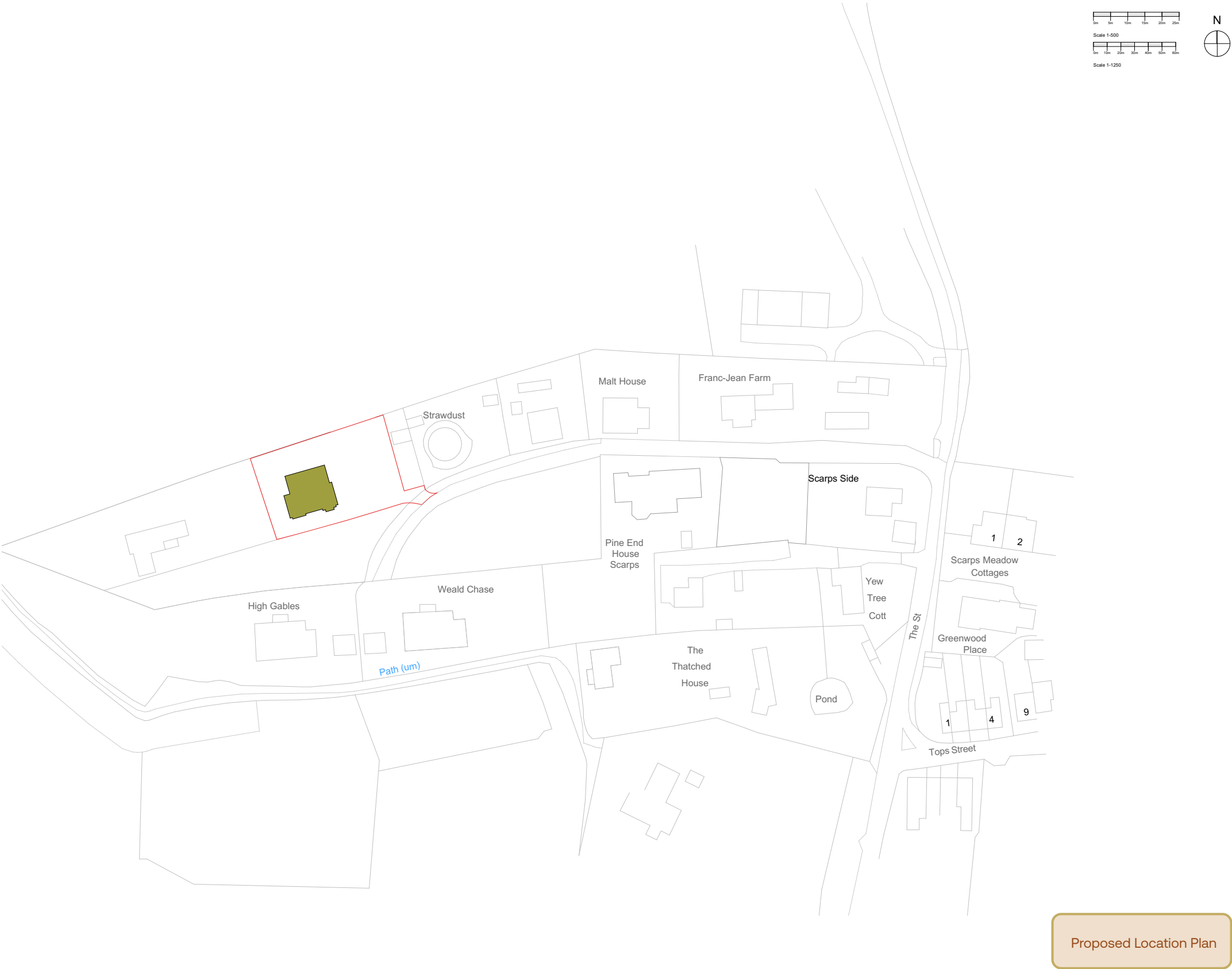


Sesleria autumnalis



Narcissus pseudonarcissus

7.1 Proposed Location Plan



7.2 Proposed Scale and Massing

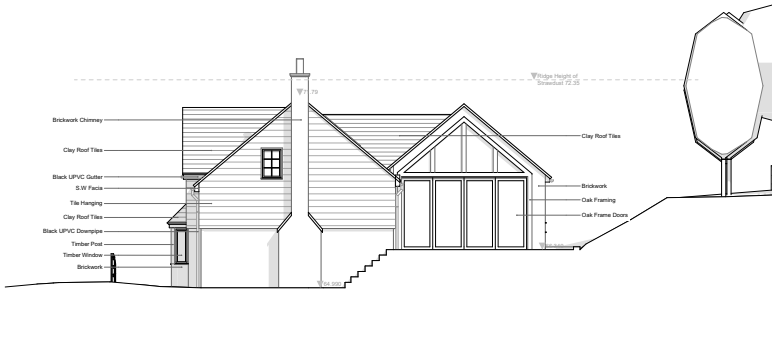
The proposed dwelling has been carefully sited within the south-west quadrant of the plot. Its position has been informed by the need to avoid encroachment into the Tree Root Protection Area (TRPA), respond to the established footprint patterns of surrounding dwellings, and take account of the site’s topography.

This approach minimises potential impacts on retained trees, reflects the prevailing settlement pattern, and enables the provision of appropriate private amenity space. In doing so, the proposal accords with Policy BOLT1 of the Bolney Neighbourhood Plan, which supports development that respects the character and layout of the village.

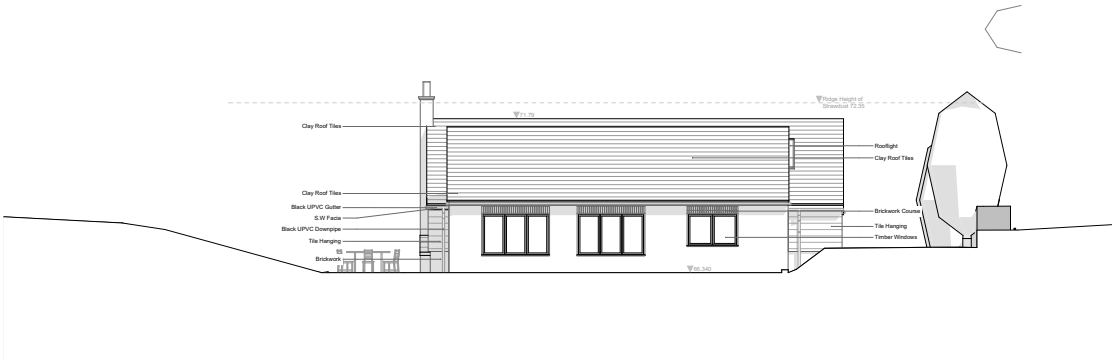
The retention of mature trees along the northern boundary provides effective natural screening. Furthermore, the principal elevation is positioned approximately 26 metres from the nearest dwelling to the south, thereby preventing overlooking and safeguarding residential privacy. This arrangement accords with Policy DP26 (Design) of the Mid Sussex District Plan, which requires development to protect residential amenity.

The proposal comprises a two-storey, 3-bed + study, split-level detached dwelling with a ridge height of 7.5 metres. The scale and massing are consistent with neighbouring properties, ensuring the dwelling integrates appropriately within the surrounding streetscape and preserves the rural character of the village. The proposal therefore aligns with Policy BOLT2 of the Neighbourhood Plan and relevant district-wide design guidance.

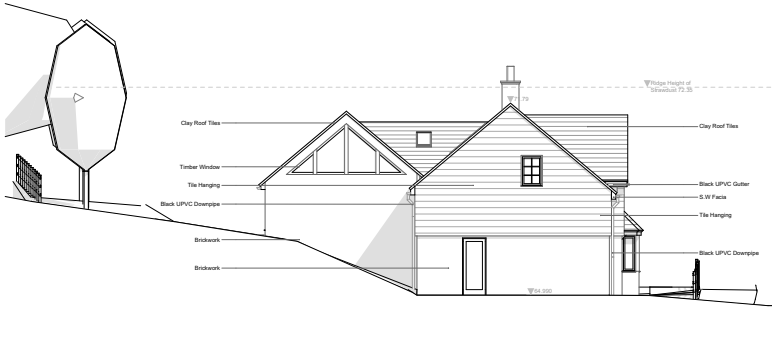
Overall, the siting, scale and landscaping strategy demonstrate a sensitive and contextually responsive approach, whilst meeting the requirements of both local and neighbourhood planning policy.



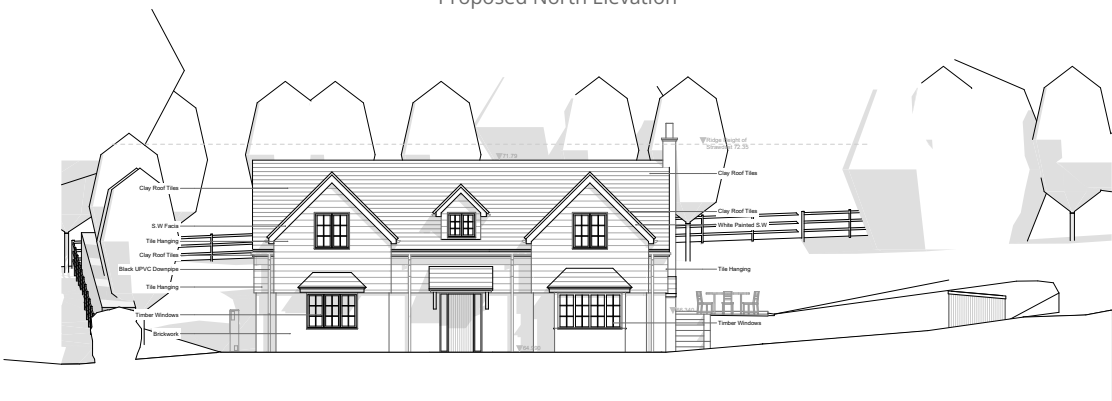
Proposed East Elevation



Proposed North Elevation



Proposed West Elevation



Proposed South Elevation

Proposed Elevations



Proposed Streetscape

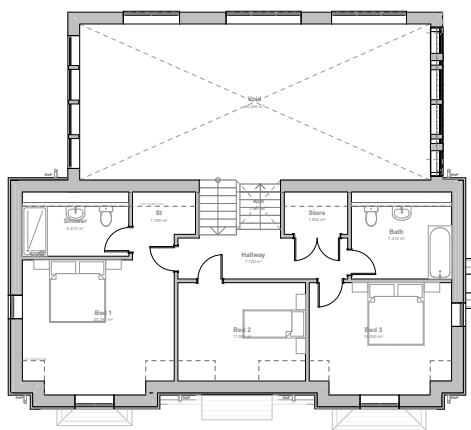
7.3 Proposed Layout

The proposed 3-bed + study dwelling providing high-quality, well-proportioned accommodation.

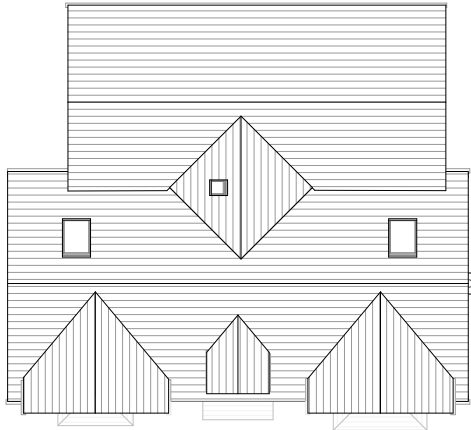
The home comprises a living room, snug, spacious kitchen/dining area, utility room, and wet room, with a ground-floor footprint of 164 m², a first-floor area of 97 m², and a total floor area of approximately 261 m². Built-in storage exceeds the minimum requirements, in accordance with the Nationally Described Space Standards, supporting Bolney Neighbourhood Plan Policy BOLT1, which seeks dwellings that provide sufficient internal space for current and future occupants.

Our Patio area has also been reduced from the initial 73.2 square meters to 39.1 square meters as a result of our pre-app engagement.

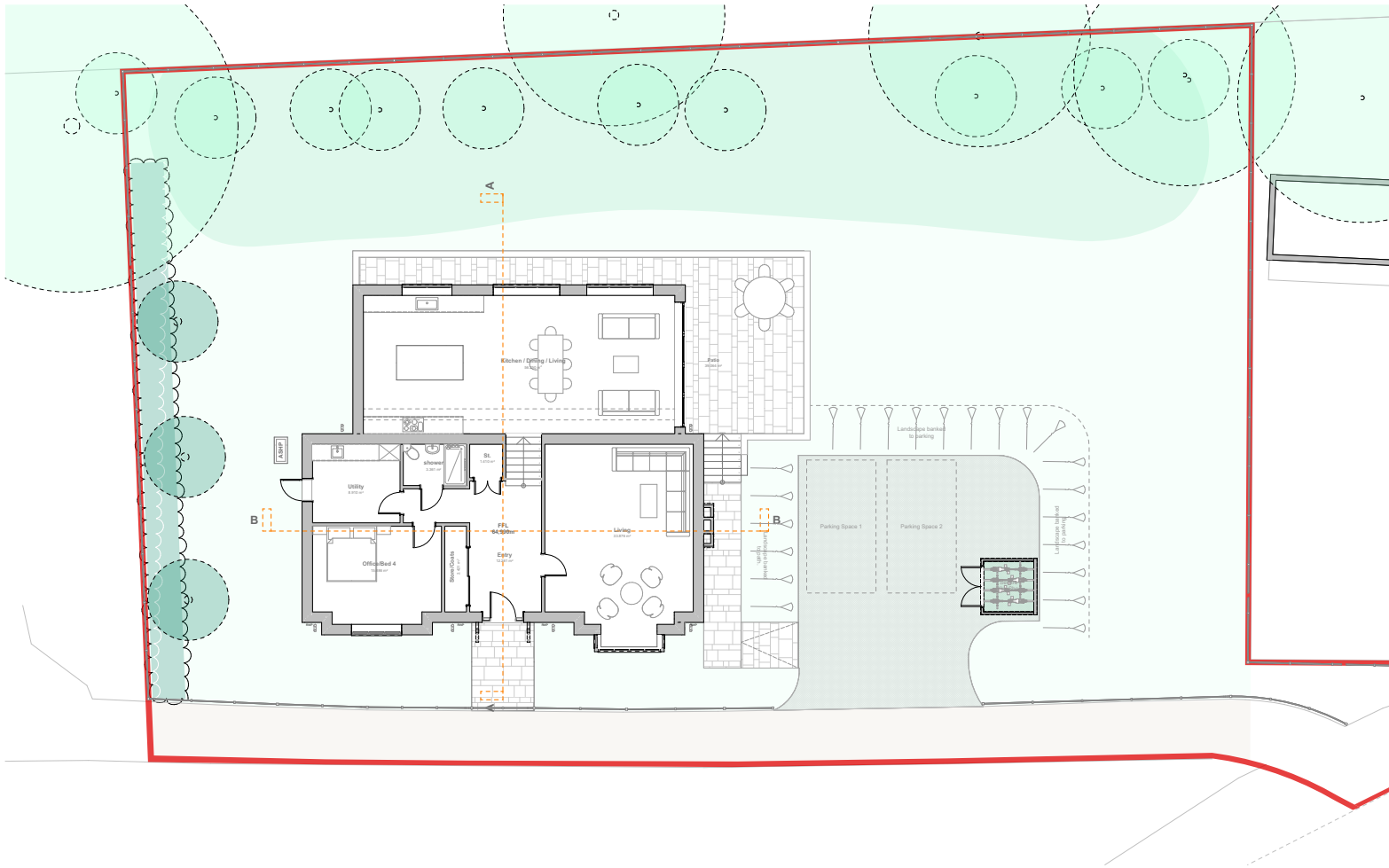
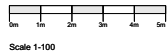
The proposal is consistent with Mid Sussex District Plan Policy DP26, delivering high-quality, functional, and adaptable housing that meets local standards and the needs of residents.



Proposed First Floor



Proposed Roof Plan



Proposed Ground Floor

Proposed Plans

7.4 Design Precedents

This page highlights the local materials that have been used around the local area of the site. This has served as inspiration for the proposed elevations.



1 - 1 Paynesfield - Brickwork and Tile Hanging



3 - 35 The Street Bolney - Dormer windows flush with external wall.



2 - 35 The Street Bolney - Rural feeling off street entry.



4 - Pine End, The Street - Brick and Tile Hanging.



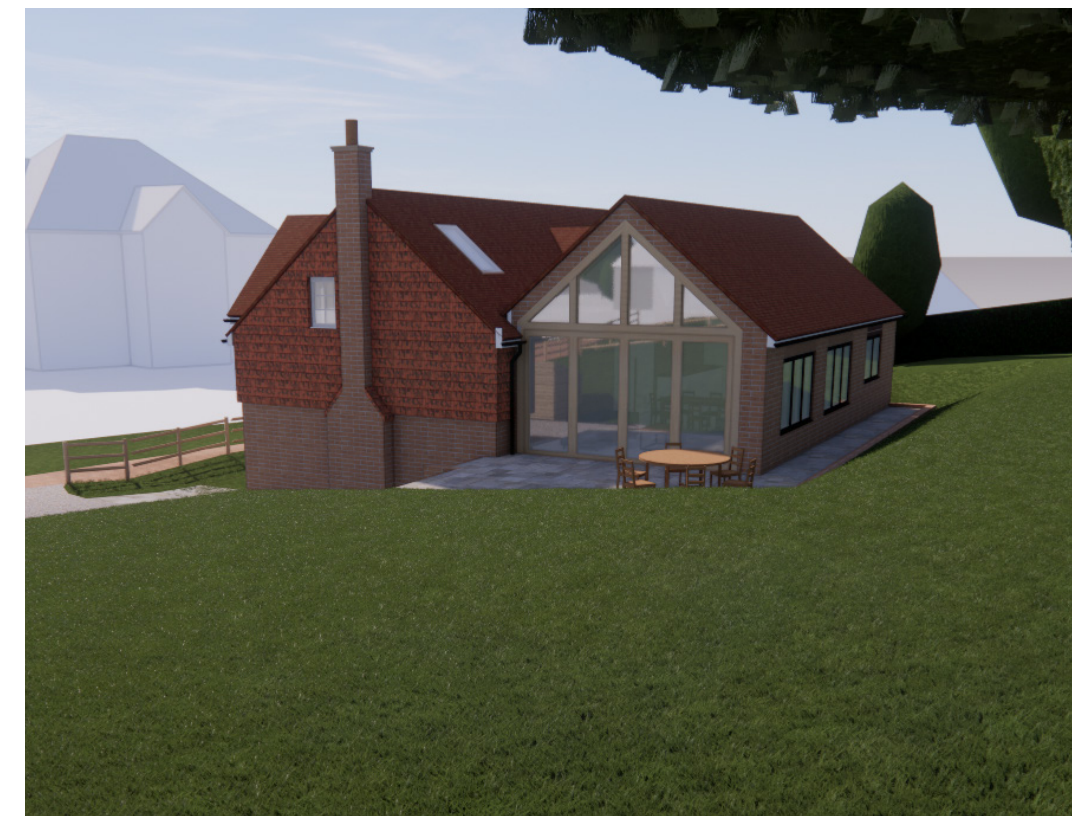
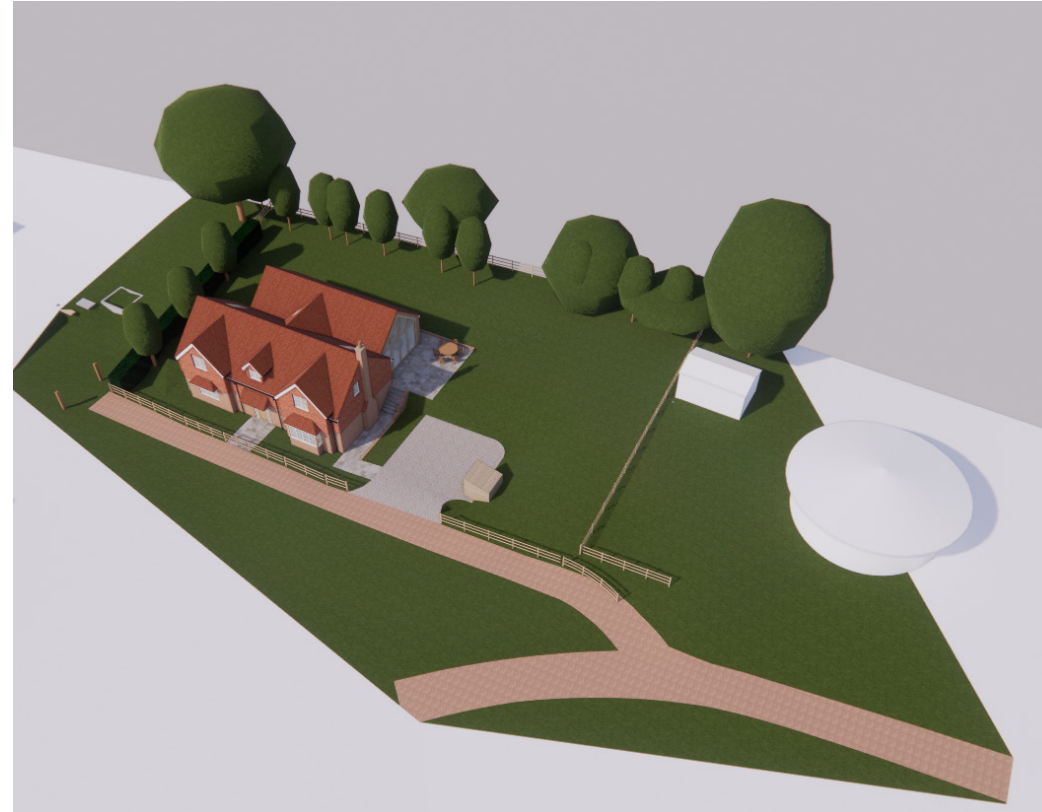
Map of Bolney

7.5 Materials and Appearance

The proposed dwelling will be finished with a brick on the ground floor, Hanging tiles to the first floor, white painted timber windows, a black painted timber front door, white rear sliding doors, and clay tile roofing.

These materials reflect the traditional local vernacular and ensure the building sits harmoniously within the village context. The palette and detailing have been carefully chosen to respond to surrounding properties and the rural character of Bolney, supporting Bolney Neighbourhood Plan Policy BOLT1, which seeks new development that respects the scale, character, and appearance of the village, and Mid Sussex District Plan Policy DP26 (Design and Amenity), which encourages high-quality design that integrates positively with its setting.

The careful selection of finishes, proportions, and roof form ensures the dwelling complements the existing streetscape while maintaining a clear identity as a modern, functional home. This approach ensures that the appearance of the building reinforces local character, preserves the village aesthetic, and aligns with the design-led principles set out in both the Bolney Neighbourhood Plan and district planning policy.



7.6 Materials

Representational images of material palette.



Windows - White Painted Timber Windows



Landscaping - Mixed Native Hedge



Landscaping - Raised Garden Beds Tanalised Timber



Roofing - Clay Tiles



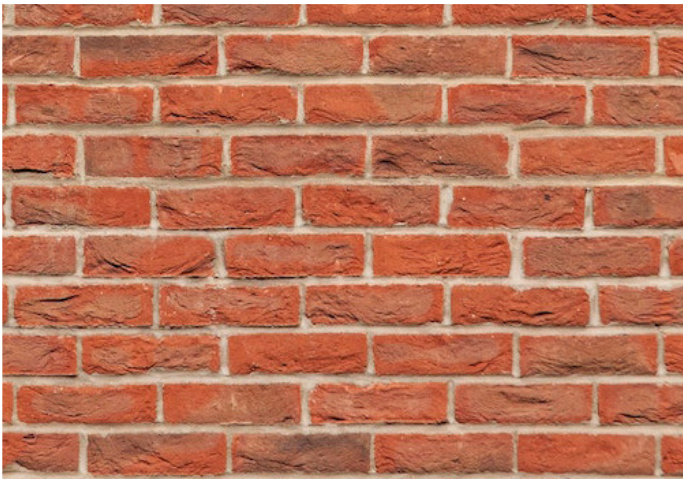
Fencing - Post and Rail Agricultural Fencing



Landscaping - Grass Driveway



Walls - Tile Hanging (Close Up)



Walls - Brickwork



Landscaping - Permeable Paver

8.1 Access and Parking

The existing site access is located on the southern boundary, formed by the access track to Nightingales further west of the site.

The proposed development aims to position the primary access close to the dwelling, accessed via the road to the south. This provides good visibility and a safer, more straightforward connection to The Street, in accordance with Bolney Neighbourhood Plan Policy BOLT3 and Mid Sussex District Plan Policy DP21 (Transport).

Parking is proposed to the east of the dwelling, comprising a large space sufficient for two cars. This arrangement removes the need for on-site turning and reduces pressure on on-street parking, while remaining sympathetic to the rural setting.

The parking space will be made up of pea shingle designed to encourage draining. East of the parking space will also be secure lockable cycle storage shed.

There is no formal pedestrian footpath in this part of Bolney, reflecting the area's rural character with grassed verges and informal routes. The proposal does not alter this arrangement.

Overall, the access and parking arrangements provide a safe and practical solution that integrates well with the surrounding area and aligns with both neighbourhood and district planning policies.

The track along the eastern boundary of the site, which also functions as a public footpath, will remain unchanged and unaffected by the proposed works.

