

LANDSCAPE DESIGN STATEMENT



JULY 2026

Issue 2

FOXHOLE FARM, BOLNEY



Hill-Wood & Co

1

The Site & Background

FOXHOLE FARM, BOLNEY

Introduction

Hill-Wood & Co (Kent) Ltd have been commissioned by Cala Homes (Southern Home Counties) to prepare a Landscape Design Statement as part of a planning application for proposed development at Foxhole Farm, Bolney, West Sussex.



1.1

Introduction

FOXHOLE FARM, BOLNEY

Site Location and Description

The site is situated to the west of the village of Bolney, in the District of Mid Sussex in West Sussex.

Cowfold Road, part of the A272, provides vehicular access to the site to the south; there is an area of residential development known as Crosspost along and off from Cowfold Road to the south of the site. To the east of the site is the built up area of the village along The Street, beyond which is the A23 dual carriageway. To the north of the site is agricultural land and an area of woodland. Foxhole Farm is situated off the tree-lined Foxhole Lane in the west, with open countryside beyond.

The site is some 16.88ha in area, and currently comprises open pasture, separated in some areas by hedgerows, and bounded by hedgerows and established boundary trees to most of the perimeter.



1.2 Site Location & Description

FOXHOLE FARM, BOLNEY

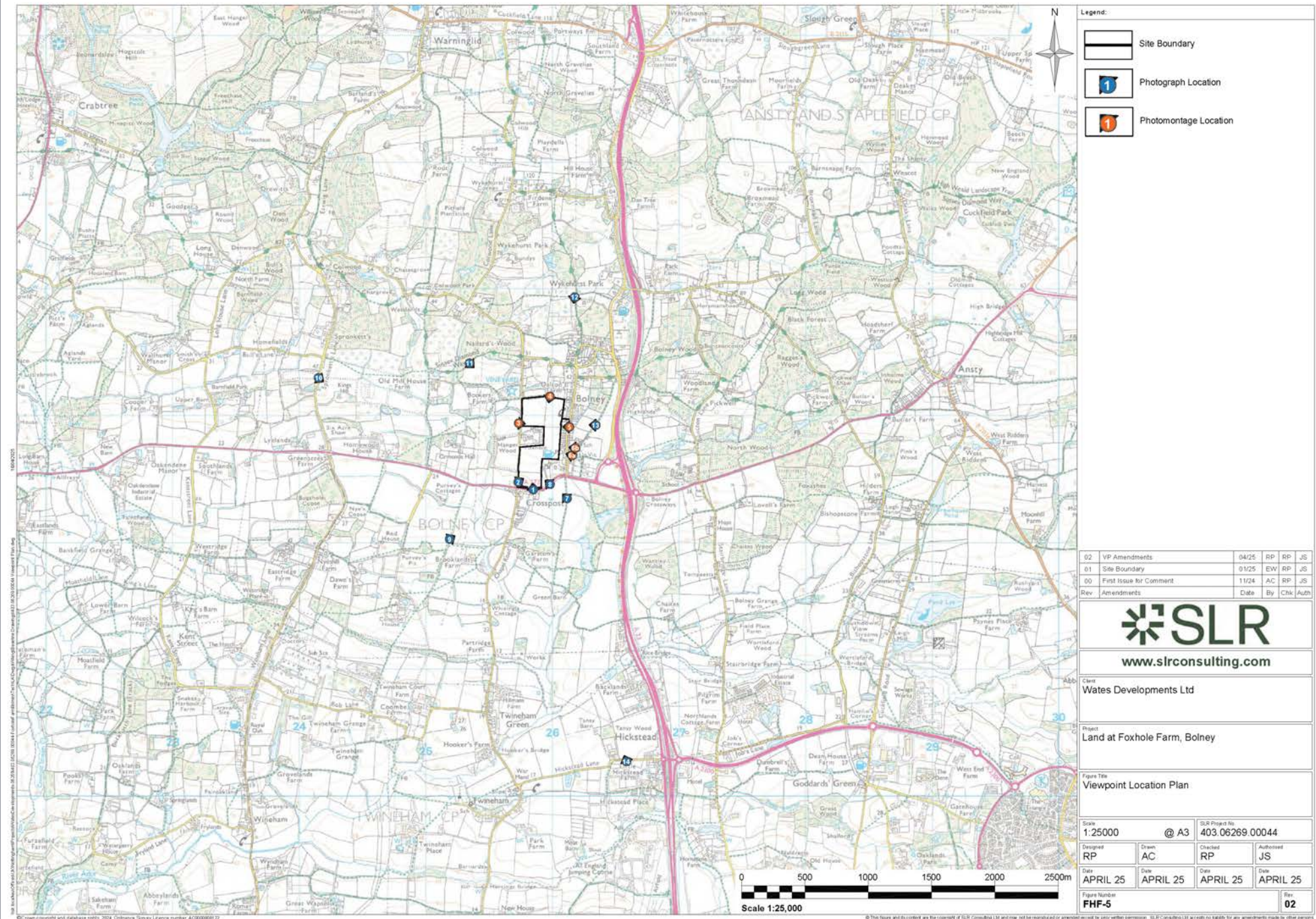
A Landscape and Visual Impact Assessment was carried out by SLR Consulting in July 2025.

This LVIA identified several key views that are most important to consider in the design development process, including when considering the landscape masterplan and any potential landscape mitigation that might be needed. For full details please see the SLR LVIA.

Overall Conclusion:

“In the short-term, a small number of Major/ Moderate and Negative effects would be experienced by both landscape and visual receptors which equate to important planning considerations. However, given the incorporation of landscape buffers on the periphery of the development parcels, built form being limited to be lower, more enclosed ground and an abundance of planting being proposed across the site, these landscape and visual effects, which are regarded as important planning considerations, would be highly localised and would progressively reduce in the long-term as the proposed planting establishes.”

“In addition, a large Countryside Open Space is proposed on the central, elevated ground which affords distant views across the surrounding countryside, and additional open space facilities such as allotments, community orchards, outdoor classroom, outdoor gym and a range of play facilities are also distributed throughout the site. Together these would cater to a wide range of residents, both existing and new.”



Extract from the LVIA showing viewpoint locations

1.3

Key Findings from previous LVIA

2

Site Analysis

Landscape Character Areas

The following is a brief assessment of the findings of the Landscape Character Study of the site and its surroundings. The findings of this report has informed the Landscape Masterplan to ensure that the site proposals reinforce, reflect and support the landscape character and setting of the subject site.

Natural England National Character Areas (2014)

The site is located wholly within National Character Area (NCA) 122, the High Weald, although very close to the boundary with NCA 121: Low Weald, which lies south of Cowfold Road.

Characteristics of NCA 122 that are of particular relevance to the site include the following:

- “A faulted landform of clays, sand and soft sandstones with outcrops of fissured sandrock and ridges running east-west...;
- A dispersed settlement pattern of hamlets and scattered farmsteads and medieval ridge top villages founded on trade and non-agricultural rural industries, with a dominance of timber-framed buildings with steep roofs often hipped or half-hipped, and an extremely high survival rate of farm buildings dating from the 17th century or earlier; • Ancient routeways in the form of ridge top roads and a dense system of radiating droveways, often narrow, deeply sunken and edged with trees and wildflower rich verges and boundary banks. Church towers ... on the ridges are an important local landmark...;
- An intimate, hidden and small scale landscape with glimpses of far-reaching views, giving a sense of remoteness and tranquillity yet concealing the highest density of timber framed buildings anywhere in Europe...;
- Strong feeling or remoteness due to very rural, wooded character. A great extent of interconnected ancient woods...;
- Extensive broadleaved woodland cover with a very high proportion of ancient woodland with high forest, small woods and shaws, plus steep valleys with gill woodland;
- Small and medium-sized irregularly shaped fields enclosed by a network of hedgerows and wooded shaws, predominantly of

medieval origin and managed historically as a mosaic of small agricultural holdings typically used for livestock grazing; and

- A predominantly grassland agricultural landscape grazed mainly with sheep and some cattle”.

Elements of NCA 121: Low Weald which are of relevance to the site context include the following:

- “Broad, low-lying, gently undulating clay vales with outcrops of limestone or sandstone providing local variation;
- A generally pastoral landscape Land use is predominantly agricultural but with urban influences;
- Field boundaries of hedgerows and shaws (remnant strips of cleared woodland) enclosing small, irregular fields and linking into small and scattered linear settlements along roadsides or centred on greens or commons;
- Small towns and villages are scattered among areas of woodland, permanent grassland and hedgerows on the heavy clay soils where larger 20th-century villages have grown around major transport routes;
- Frequent north–south routeways and lanes;
- The Low Weald boasts an intricate mix of woodlands, much of it ancient, including extensive broadleaved oak over hazel and hornbeam coppice, shaws, small field copses and tree groups, and lines of riparian trees along watercourses. Veteran trees are a feature of hedgerows and in fields; and
- Many small rivers, streams and watercourses with associated watermeadows and wet woodland”.

West Sussex Landscape Character Assessment (2005)

At a county scale the site is classified as being part of the High Weald Fringes landscape character area (HW4), but with most of the landscape to the south of Cowfold Road being within the Eastern Low Weald character area (LW10).

Key characteristics of LCA HW4 of particular relevance to the site include the following:

- “Wooded, often confined rural landscape of intimacy and complexity partly within the High Weald Area of Outstanding Natural Beauty (AONB);
- Long views over the Low Weald to the down;
- Significant woodland cover, a substantial portion of it ancient, and a dense network of shaws, hedgerows and hedgerow trees;
- Pattern of small, irregular-shaped assart fields and larger fields;
- Network of lanes, droveways, tracks and footpaths; and
- Some busy lanes and roads including A and B roads bounding the area to the west, and other roads crossing north to south, including the A23 Trunk Road”.

Landscape Management Guidelines for this character area include the following:

- “Maintain and restore the historic pattern and fabric of the woodland and agricultural landscape for scenic, nature conservation and recreational purposes;
- Protect existing views from the area and avoid skyline development;
- Plan for long-term woodland regeneration, the planting of new broad-leaved woodlands, appropriate management of existing woodlands, and reduce rhododendron invasion and bracken cover in woodlands and on heathland;

- Extend existing woodland areas rather than creating new woodland features, reinforcing existing, distinctive landscape patterns;
- Increase tree cover in and around villages, agricultural and other development including along the approach roads to settlements and along busy urban routes;
- Conserve and replant single oaks in hedgerows to maintain succession and replant parkland trees;
- Conserve, strengthen and manage existing hedgerows and hedgerow trees and replant hedgerows where they have been lost;
- Conserve species-rich meadows and road verges;
- Seek to protect the tranquil and historic character of rural lanes and manage road verges to enhance their nature conservation value; and
- Minimise the effects of adverse incremental change by seeking new development of high quality that sits well within the landscape and reflects local distinctiveness”.

LCA LW10, Eastern Low Weald, to the south of the site, is described as having the following characteristics which are of particular relevance to the site context:

- “Gently undulating low ridges and clay vales;
- Views dominated by the steep downland scarp to the south and the High Weald fringes to the north;
- Arable and pastoral rural landscape, a mosaic of small and larger fields, scattered woodlands, shaws and hedgerows with hedgerow trees; and
- Mix of farmsteads and hamlets favouring ridgeline locations, strung out along lanes”.

**Mid-Sussex Landscape Character Assessment
(November 2005)**

At a District scale the site is identified as part of the High Weald Fringes landscape character area (LCA 10), and as per the West Sussex assessment, this extends southwards to Cowfold Road. Beyond Cowfold Road, the landscape is identified as part of the Hickstead Low Weald (LCA 4).

The key characteristics and land management guidelines of LCA 10 are the same as those identified in the West Sussex assessment for LCA HW4 (see 4.2.2, above).

The assessment notes that there is a “dispersed historic settlement pattern” in the area, and that “villages are few and small”, with limited suburban development.

The key characteristics of LCA 4 include the following:

- “Alternating west-east trending low ridges;
- Views dominated by the steep downland scarp to the south and the High Weald fringes to the north;
- Arable and pastoral rural landscape, a mosaic of small and larger fields, scattered woodlands, shaws and hedgerows with hedgerow trees;
- Quieter and more secluded, confined rural landscape to the west, much more development to the east, centred on Burgess Hill;
- Biodiversity in woodland, meadowland, ponds and wetland; and
- Crossed by north-south roads including the A23 Trunk Road, with a rectilinear network of narrow rural lanes...”.

**Mid Sussex Landscape Capacity Assessment
(HDA, July 2007)**

This study aims to assess the capacity of landscapes around settlements to accommodate residential development. The concept of assessing the capacity of a landscape to accommodate development is now somewhat dated, having been replaced by the Natural England Guidance on Landscape Sensitivity Assessment (2019). Nevertheless, this document makes judgements about landscape sensitivity and landscape value which are of relevance to this LVA.

Within this assessment the site is classified as Landscape Capacity Area 60: Bolney Sloping High Weald. The landscape sensitivity of parcel 60 within which the site is located is assessed as being “moderate”, the third of five categories, with some intact parkland, generally low boundary loss, and development perceived as being “slightly” inconsistent with settlement form.

Landscape value is assessed as being “substantial”, the second of five categories. It is important to note in this context that part of this evaluation is based upon the assessment parcel being “partly AONB” as well as the area being defined as “setting to AONB”.

Overall capacity for development is thus assessed as being “low”, which is the seventh of nine categories. Of the 75 assessment parcels considered, 20 have a capacity lower than the site, and 39 sites have the same capacity as the site. Only 16 sites have a higher capacity than the site. Paragraph 5.2.2 states that “a low or negligible rating for landscape capacity indicates that development would have a significant effect on the character of the landscape as a whole and/or on the setting to the existing settlement or outstanding assets within the District”.

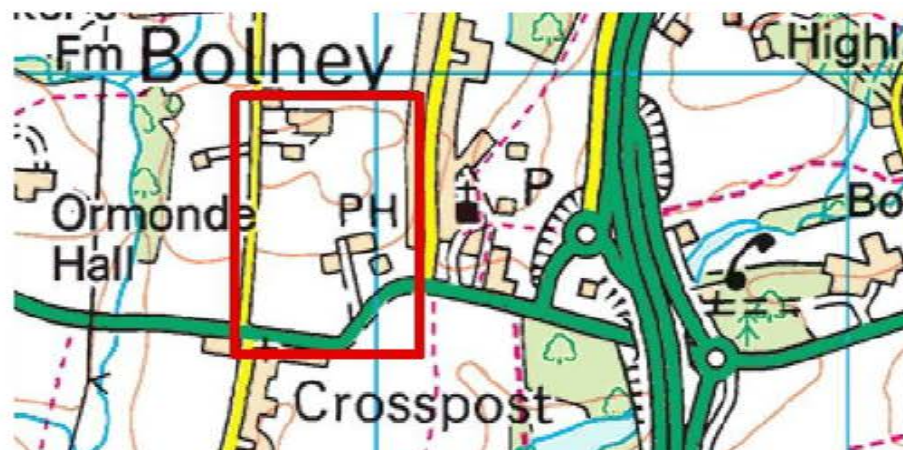
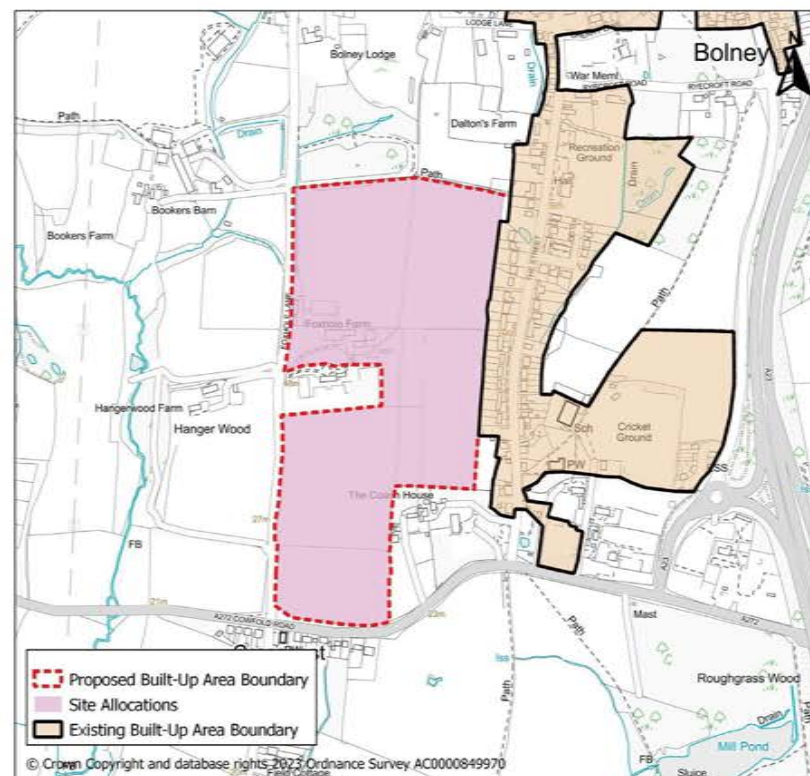
**Capacity of Mid Sussex District to
Accommodate Development (LUC, June 2014)**

This study aimed to update the assessment of the capacity of landscapes around settlements to accommodate development, but also included additional areas and used slightly different criteria. The assessment scale for capacity judgements is also simplified, with only a five point scale (compared with the nine point scale in the 2007 assessment). Drawing FHF-3 summarises the classifications provided by this assessment, but further details are set out below.

The application site remains part of assessment parcel 60: Bolney Sloping High Weald, and yet again is partly within the High Weald National Landscape (AONB). This assessment also assesses the landscape sensitivity of the parcel as “moderate” and landscape value as “substantial”. However, due to the changes in the assessment scale the capacity of this assessment parcel is assessed as being “Low/Medium”. Of the 80 parcels assessed, 20 have a lower capacity than the site, and 42 have the same capacity as the site. Only 18 sites have a higher capacity than the site.

Paragraph 3.15 of the study states that “it is important to note that these scores are only indicative of potential capacity and would need to be tested through more detailed assessment at the site-specific level when proposals for specific development locations are known”.

DPA14: Land at Foxhole Farm, Bolney			
The boundary shown on the site map below represents the extent of the site inclusive of all built development and any mitigation requirements (e.g. landscape buffers or open space) listed within the policy requirements.			
Allocation		Housing	
SHELAA:	1120	Settlement:	Bolney
Gross Site Area (ha):	18.4	Number of dwellings:	200
Infrastructure		On-site: - Land for education provision - Community facility - Community working hub - Allotments - Informal outdoor space including community orchard and country park Financial contributions towards the provision of: - Sustainable Transport - Education - Library - Local Community Infrastructure - Emergency Services - Play area - Health - Other outdoor provision - Outdoor sports Provision of: - Sustainable transport measures - Highway works - Sewerage network upgrades	



209

Extract from The Regulation 19 Submission District Plan 2021-2039

FOXHOLE FARM, BOLNEY

The Submission District Plan 2021-2039 was published for Regulation 19 consultation between the 12th January and the 23rd February 2024.

The site is allocated within the draft local plan for 200 dwellings under policy 'DPA14: Land at Foxhole Farm, Bolney'.

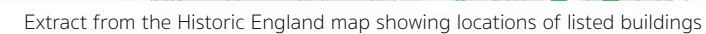
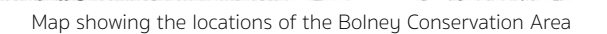
Policy Requirements:

1. Informed by a Heritage Impact Assessment, provide an appropriate layout and design which protects the setting of nearby Grade II listed building, 'Walnut and Well Cottage', and Bolney Conservation Areas (North and South).
2. Follow a sequential approach by directing development away from areas of flood risk associated with surface water flooding in lowest areas of the site.
3. Retain the character of footpath 44Bo which runs along the site's northern boundary and create a pedestrian link from the site.
4. Provide suitable vehicular, pedestrian and cycle access from Cowfold Road (A272).
5. Provide pedestrian and cycle access to The Street into the north part of the site between the properties of Westmeadow and Downland. In addition, explore potential for additional pedestrian and cycle access to The Street into the south-central part of the site.
6. Provide a country park between the north and south development parcels.
7. Explore opportunities on-site to enhance education provision in the village that meets an identified local need.
8. Occupation of development will be phased to align with the delivery of sewerage infrastructure, in consultation with the service provider.
9. The site lies within the brick clay (Weald) Mineral Safeguarding Area, therefore the potential for mineral sterilisation should be considered in accordance with the requirements of the West Sussex Joint Minerals Local Plan and associated Safeguarding Guidance
10. Meet the requirements of other relevant development plan policies.

The adjacent land at Foxhole Farm at the west of the subject site is proposed for allocation in the emerging Mid-Sussex Local Plan.

Conservation Areas and Listed Buildings

Bolney conservation area is divided into two separate areas: the northern area is approximately 10 metres from the north-east corner of the site at its closest point, whereas the southern part of the designation is approximately 27 metres from the eastern boundary of the site at its closest point;



Morphological Landscape Frame

The morphological landscape frame relates to the material formation of the landscape, its shaping and reshaping, in which social structures and cultural worlds are enfolded (Oxford Reference, 2024). The landscape morphology can be assessed in three areas: physical influences, influences of human activity, and aesthetic and perceptual aspects:

Physical influences -

Physical influences on landscape morphology relate to geology, soils, landform, drainage and water bodies, and land cover, including different types of vegetation and patterns and types of tree cover.

The site is situated on the transition between the High and Low Weald in terms of geology, soils, landform and land cover, in particular in relation to woodland. North of Cowfold Road the landscape has a high proportion of woodland, as is characteristic of the High Weald, this combined with a more rolling topography provides extensive enclosure in the landscape. However, south of the site, the landscape is typical of the more open, less wooded, and flatter Low Weald. The transition between the two topographical characters is also evident on the site, which rises to c.42m at the centre, while landscape to the north rises to more than 100m in places, whereas the south of the site descends to only c.24m, and the Low Weald beyond predominantly sits between 10m and 30m in elevation.

Although the site and wider area are generally enclosed in character, the central raised part of the site does afford some longer-distance views to the Church of St Mary Magdalene in Bolney to the east and to the distant scarp slope of the South Downs to the south.

Influences of human activity -

Influences of human activity on landscape morphology relate to land use and management, the character of settlements and buildings, and pattern and type of fields and enclosure.

The site currently comprises five rectilinear pasture fields, as is largely enclosed by hedgerows, tree lines, and woodland. The site is bounded by the narrow, tree-lined Foxhole Lane to the west; to the north-west, beyond footpath 44Bo, is an area of woodland, and to the north-east are gardens and paddocks at the rear of houses on The Street. To the east the site borders gardens of residential properties fronting on to The Street; a narrow road with a mixture of historic and 20th century housing on either side; and to the south is the A272, also known as Cowfold Road; a main route which also has residential properties along part of its northern flank which forms Crosspost, part of Bolney.

There are no public rights of way crossing the site, but footpath 44Bo extends along the northern boundary of the site.

The settlement pattern of Bolney is characterised by a combination of linear and clustered settlement typologies. The historic clusters around the church in the south and the former Bolney Common in the north are linked by more recent linear development along The Street. The original clusters have themselves been expanded and densified by development within recent centuries. Extensive development has occurred at the north of The Street, at Cherry Lane and Top Street, comprising both Victorian and 20th century housing. At the southern end of Bolney, development is also in depth with residential and commercial land uses being accessed off Cowfold Road, either side of The Street. Recent commercial development now also extends further east along Cowfold Road, and a residential development is also located north of this. These effectively link the southern edge of the village with the A23. Immediately south of the site is also a residential area and garage orientated along the Cowfold Road and Bolney Chapel Road; this is identified as Crosspost on Ordnance Survey plans, but is clearly identifiable on site as part of Bolney by the gateway signage to the village.

The site is surrounded by development on two sides, located to the west of The Street and north of Cowfold Road, with existing residential development extending further to the west and east on Cowfold Road and further to the north and south on The Street and Bolney Chapel

Road. There is also the existing Foxhole Farm, which represents a small area of development partially enclosed by the western boundary of the site.

The character of roads is also a key element in the locality of the site. The A23 is a fast-moving street-lit dual carriageway passing in a north-south direction to the east of Bolney. The A272 (Cowfold Road) is also a busy main road, passing in a west to east direction at the southern edge of the site, and this also has some street lighting. In contrast, The Street is a narrow village road flanked by some historic buildings, although this also has street lighting. Foxhole Lane, to the west of the site, is a narrow and much quieter lane enclosed by well-established hedgerows and trees, and this has no street lighting.

Aesthetic and perceptual aspects -

The aesthetic and perceptual aspects of landscape morphology relate to the landscape's scale, complexity, openness, tranquillity or wildness.

The site itself currently comprises medium scale fields with a strong sense of enclosure from surrounding hedgerows, trees and landform. However, the central part of the site has a higher elevation, and has an increased sense of openness, with long views towards the South Downs National Park.

The aesthetic character of the site itself is generally simple and non-distinctive, with a narrow range of colours, forms and textures consistent with a landscape of pasture fields outside of areas of high landscape value. Glimpsed views of development adjacent to the site add interest by compromise feelings of tranquillity and rural character.

The site is generally quiet and still, however, noise and movement from traffic on the A272 (and to a lesser extent from the A23) is present on site and therefore the site is not perceived as tranquil or remote.

The wider landscape is somewhat more complex, representing the transition from the High to Low Weald as outlined above. Beyond the site

itself fields are generally irregular in pattern, and woodland and tree-lined hedgerows and boundaries are common and distinctive features of the landscape. The landscape is more enclosed and intimate in scale to the north, with steeper valleys and more widespread woodland increasing the sense of enclosure and tranquillity. To the south the landscape is more open, with intensive agricultural more common, undermining tranquillity and rural timelessness.

Overall Character -

The site exhibits many of the characteristics of landscape character areas HW4 and LCA 10, High Weald Fringes. The site is agricultural, and generally rural and enclosed by hedgerows and woodland. There are long views to the South Downs, across the Low Weald, from the raised landform east of Foxhole Farm (field F3), but from nowhere else on the site. There are busy roads to the south (A272) and east (A23), but also a narrow rural lane to the west (Foxhole Lane).

The Changing Landscape -

GLVIA3 recommends that consideration should be given to the site not only as it is, but also as it would become. In this case there are no planning permissions or applications on or adjacent to the site that would result in notable changes to the site's landscape and visual context. The Regulation 19 Local Plan allocates the site for residential use.

It is therefore concluded that in the absence of the proposal the site would remain in the same use as at present, and therefore would be of similar character.

FOXHOLE FARM, BOLNEY

Analysis

Bolney is a village and civil parish located in the Mid Sussex district of West Sussex. The larger towns of Haywards Heath and Burgess Hill are situated a short distance away, less than 6 miles to the north-east and south-east of the village.

Bolney itself is bordered on the east by the A23, providing connections to Brighton in the south and London and beyond, via the M23 and M25, to the north. The nearest railway stations are located in Haywards Heath and Burgess Hill and there are several daily buses serving the local area which can be accessed from The Street.

In the wider setting of the settlement of Bolney is a predominantly agricultural landscape. Settlements are scattered throughout and vary in size from dispersed farmsteads to towns such as Haywards Heath. There is also a complex road network formed by the network of A roads mentioned above, and then an inter-connected web of B roads and rural lanes.

Within the vicinity of the site and further north, there is also an abundance of woodland, whereas to the south, woodland is infrequent. This indicates that the site is at a transitional point between the High and Low Weald.



2.5

Existing Context Analysis

FOXHOLE FARM, BOLNEY

Analysis

The site is located on the western edge of Bolney with residential properties situated immediately east of the site. Bolney is a village comprising residential development for approximately 1,300 residents, a public house, primary school, village hall encompassing café and post office, and playing fields.

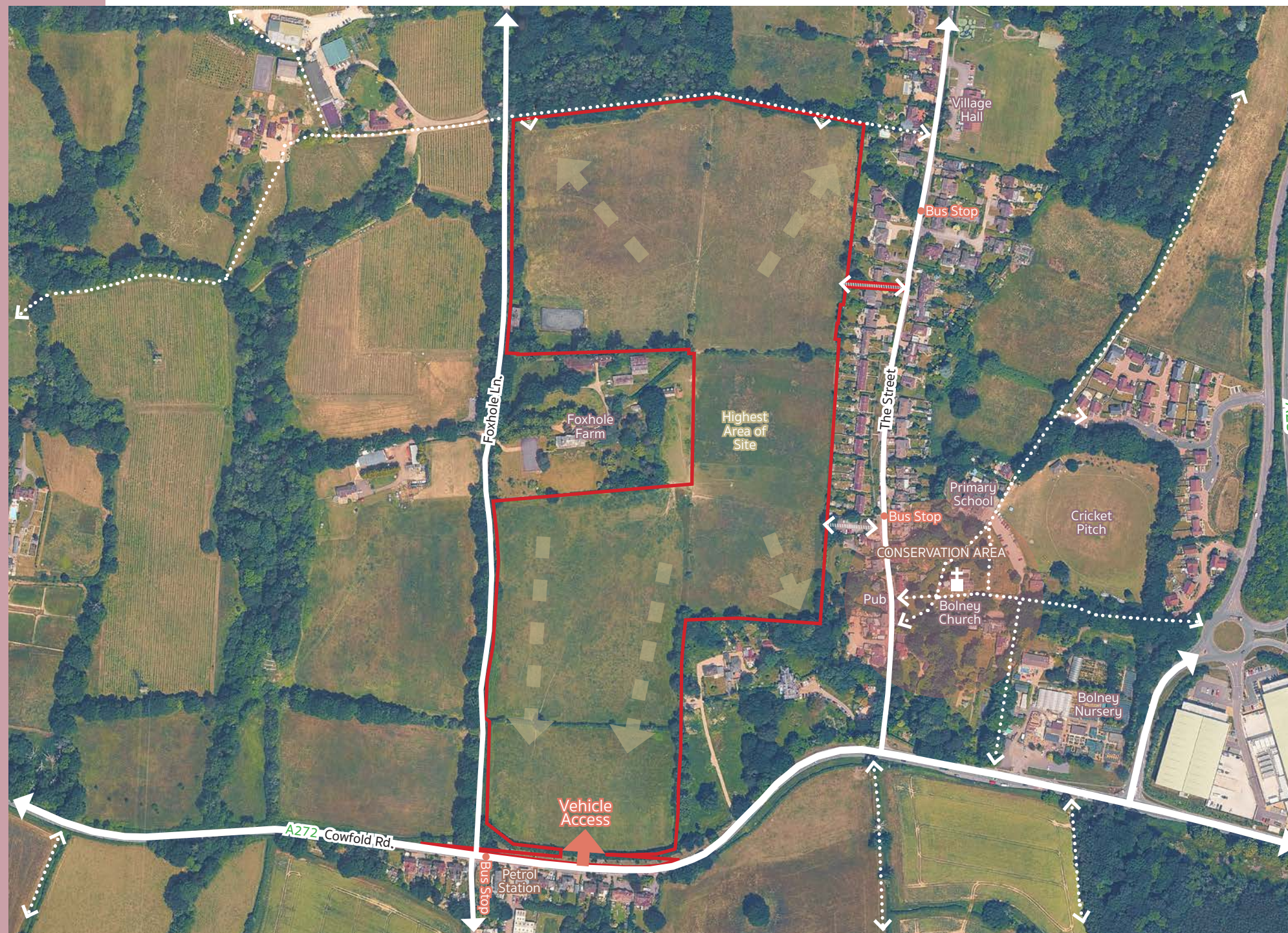
The southern boundary of the site is formed by Cowfold Road (A272); an A road that forms part of the main, wider road network that connects the larger settlements in the area such as Haywards Heath (6km to the east), Crawley (10km to the north) and Horsham (10km to the north-west). Immediately beyond Cowfold Road is a group of 30-40 houses and petrol station encompassing a convenience store; these are identified as Crosspost on Ordnance Survey plans but is clearly identifiable on site as part of Bolney by the gateway signage to the village.

Foxhole Farm is located along the western edge of the site and is inset along the boundary. The adjacent land at Foxhole Farm is proposed for allocation in the emerging Mid-Sussex Local Plan. The western boundary is defined by Foxhole Lane; a narrow, rural road that provides access to scattered residential and commercial buildings, and farmsteads.

To the north of the site is a combination of woodland, residential dwellings and small-scale fields that form a fragmented western edge to Bolney.

The Parish contains a range of facilities and services, including: a church; primary school; village hall; cricket club; public playing fields; garden centre; petrol station with convenience store; tack shop; public house; and the renowned Bolney Wine Estate.

The landscape masterplan should encourage links into the network of footpaths, and provide easy access to Bus Stops, promoting sustainable transport.



2.6

Site Analysis

3

Research and Precedents

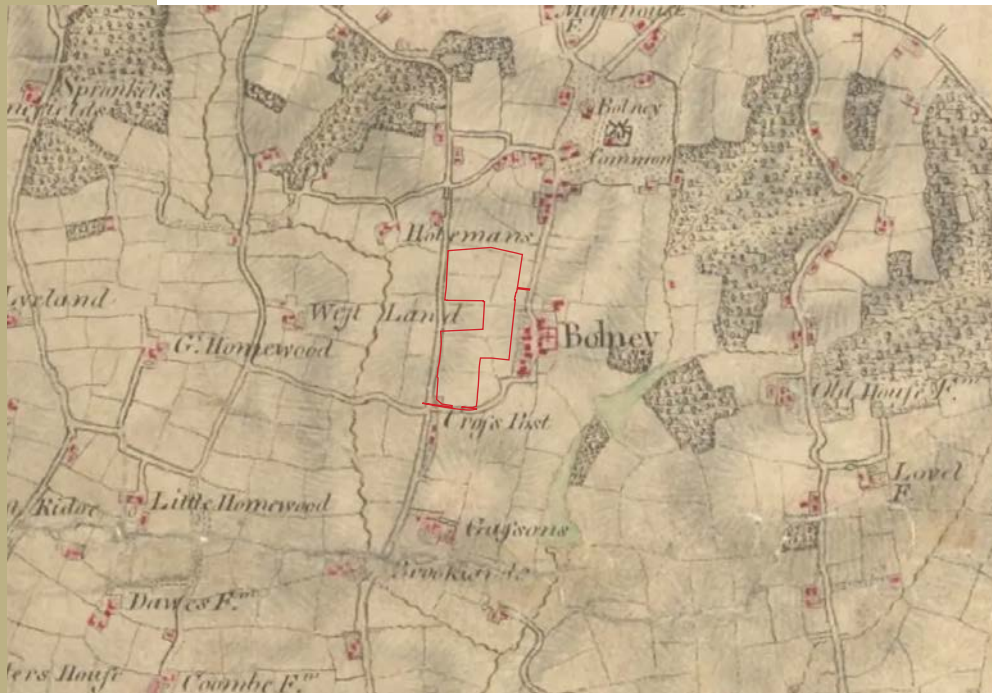
FOXHOLE FARM, BOLNEY

Historical Development

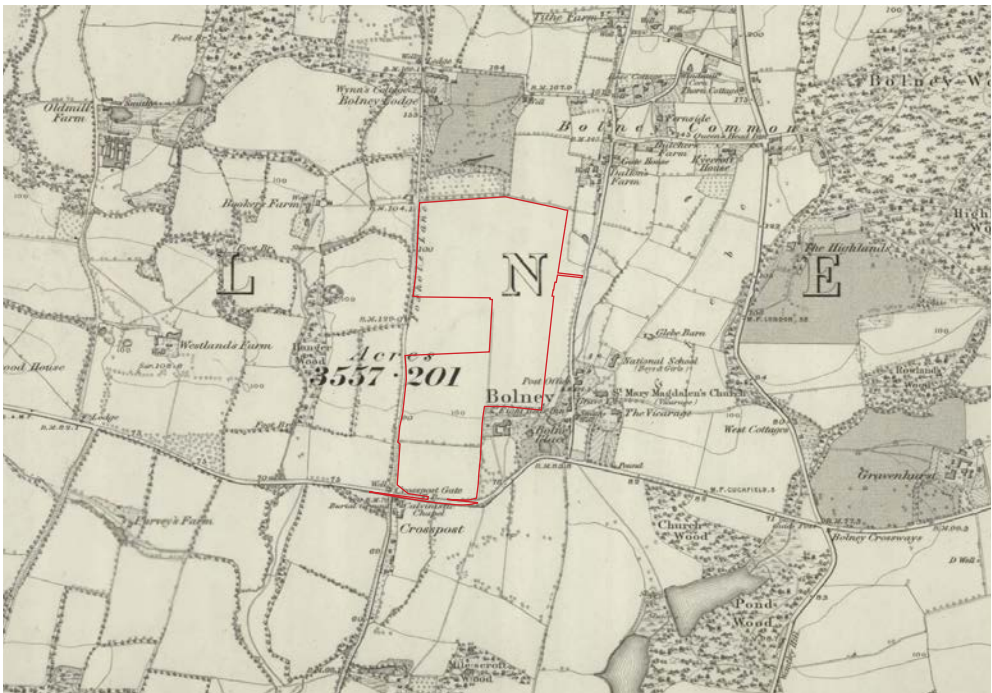
Historically, Bolney was separated into two distinct sections, Bolney proper in the south around the church, and Bolney Common at the northern end of The Street. Historic maps shown the development of Bolney, with increased development along The Street since Victorian times connecting the two formerly distinct areas.

The site has always been situated within the periphery of the village, and appears to have had an open rectilinear character since the time of the first map in 1798. Foxhole Farm itself appears to have been built at some point in the first half of 20thc.

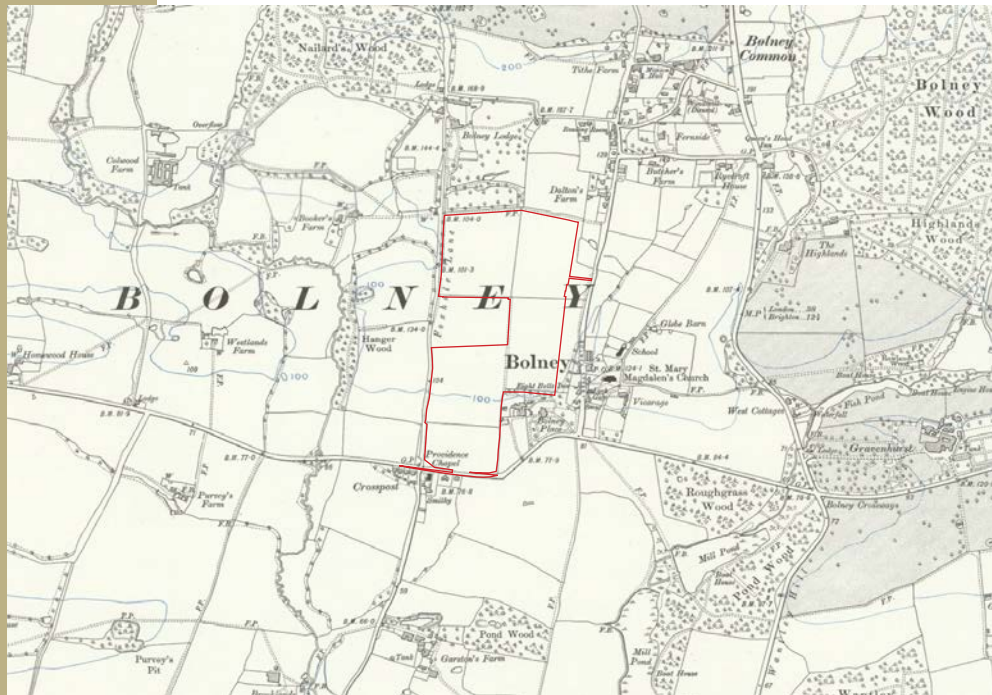
Overall, the landscape character appears to have remained relatively significant, although with major landscape impacts resulting from the construction of the A23 dual carriageway, and to a lesser extent from some areas of development.



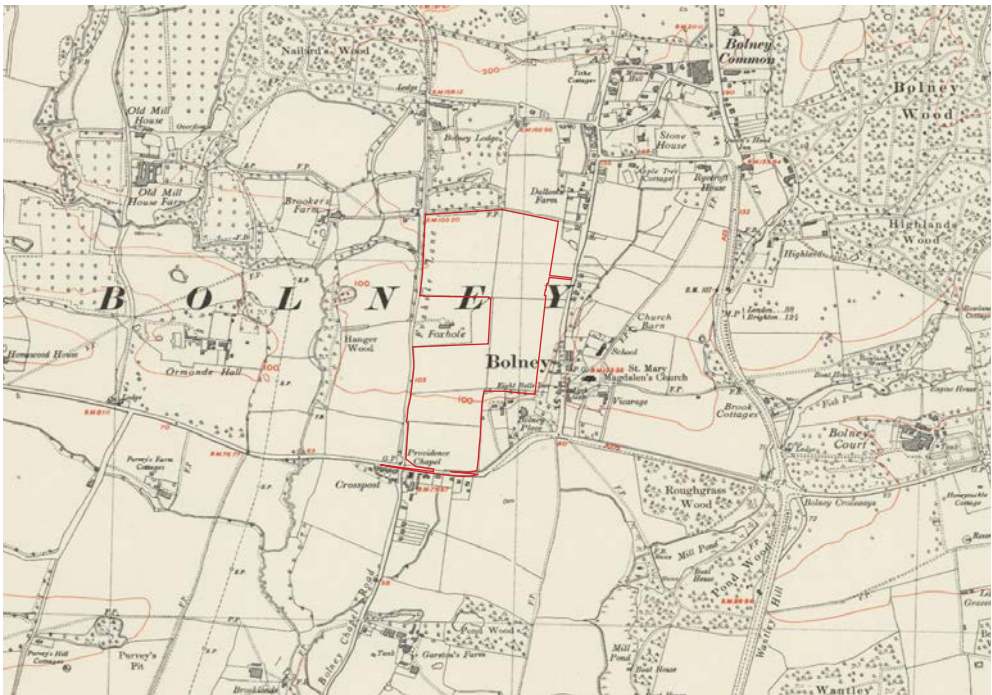
1798 Historic Map



1874 Historic OS Map



1909 Historic OS Map



1947 Historic OS Map



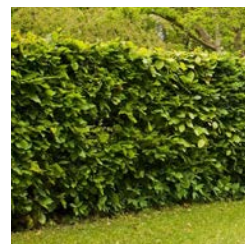
2025 Aerial Photograph

FOXHOLE FARM, BOLNEY

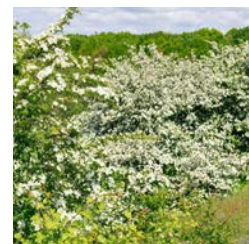
The adjacent species are taken from the Landscape Character Assessment for Mid Sussex (2005) for the High Weald Fringes.

Characteristic features include:

- Significant woodland cover, including extensive ancient woodland, and a dense network of shaws, hedgerows, and hedgerow trees (especially oaks)
- Oak-ash and hornbeam woodlands, with understorey species such as hazel, as well as stands of beech, sweet chestnut coppices and broadleaved, mixed and coniferous plantation
- Small pockets of remnant heathland
- Orchards and horticulture
- Mill sites, hammerponds, and ornamental lakes and ponds
- Species-rich meadowland and grassland.



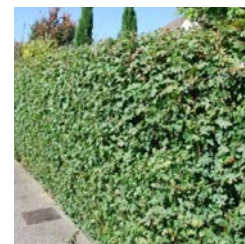
Beech (*Fagus sylvatica*)



Hawthorn (*Crataegus*)



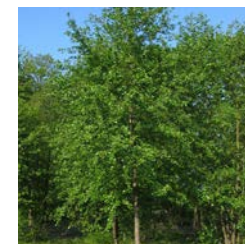
Hazel (*Corylus avellana*)



Field Maple (*Acer Campestre*)



Lime (*Tilia x europaea*)



Alder (*Alnus glutinosa*)



Yew (*Taxus baccata*)



Heather (*Calluna vulgaris*)



Gorse (*Ulex europaeus*)



Holly (*Ilex Aquifolium*)



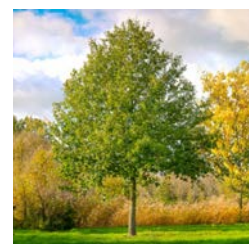
Wood Anemone (*Anemone nemorosa*)



Bluebells (*Hyacinthoides non-scripta*)



Birch (*Betula pendula*)



Pedunculate Oak (*Quercus robur*)



Ash (*Fraxinus excelsior*)



Hornbeam (*Carpinus betulus*)



Willow (*Salix*)



Horse Chestnut (*Aesculus hippocastanum*)



Heathland



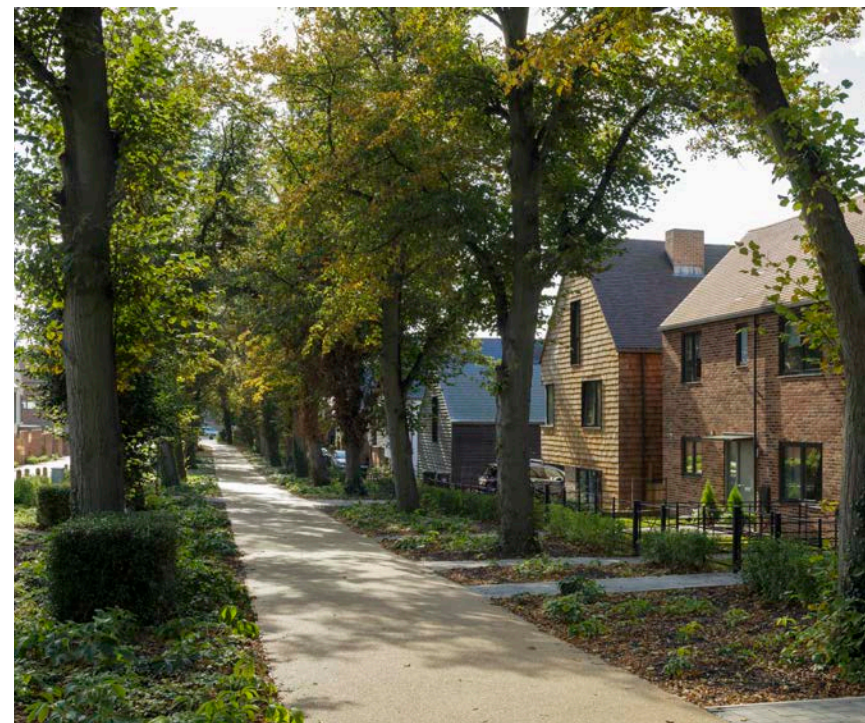
Deciduous Woodland

3.2

High Weald Fringes - Characteristic Features

FOXHOLE FARM, BOLNEY

Landscape-led masterplans create richer environments for residents, which are safer for children playing, and foster a stronger sense of community.



3.3 Landscape-Led Masterplans

FOXHOLE FARM, BOLNEY

Home zones are shared-surface areas around homes, away from primary access routes, which encourage a sense of pedestrian priority, and establish safe areas for walking and playing outside front doors. These zones may be dead-ends of cars to avoid use as through-routes and reduce traffic. Careful placement of planting and parking, as well as detailing of surfaces and road widths will impact the speed of vehicles and safety for users.

“More visual and measured detail and clarity and prescription should be provided on street layout for different street types such as tree lined avenues, lanes, courtyards, squares, variable width streets and other typologies.”

- 'Living with Beauty' - Building Better, Building Beautiful Commission, 2020

“A well designed movement network defines a clear pattern of streets that: limits the impacts of car use by prioritising and encouraging walking, cycling and public transport, mitigating impacts and identifying opportunities to improve air quality; promotes activity and social interaction, contributing to health, well-being, accessibility and inclusion; and incorporates green infrastructure, including street trees to soften the impact of car parking, help improve air quality and contribute to biodiversity.”

- 'Living with Beauty' - Building Better, Building Beautiful Commission, 2020



3.4 Home Zones

FOXHOLE FARM, BOLNEY

SUDs provide the opportunity to integrate flood-risk management into the wider scheme, reducing problems of water runoff and attenuation, whilst creating richer environments both for residents and biodiversity.

“When designing and planning greenspace and parks and other aspects of the natural environment, blue spaces should be considered as part of the whole. A water feature can help revitalise an urban area and have dramatic impacts on people’s behaviour.”

- ‘Improving Access to Greenspace – A new review for 2020’
- Public Health England, 2020



3.5 Precedents - SuDS

Species-rich meadow and grassland is a distinctive feature of the Landscape Character Area.



3.6

Precedents - Meadows and Grassland

FOXHOLE FARM, BOLNEY

Allotments were approved as part of the Outline Consent.



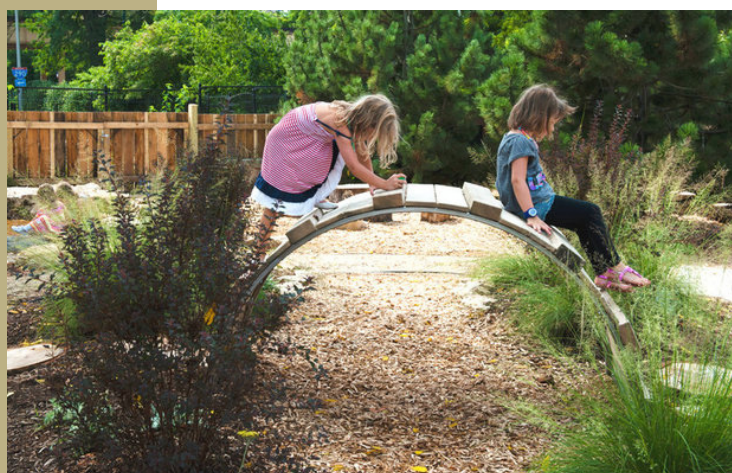
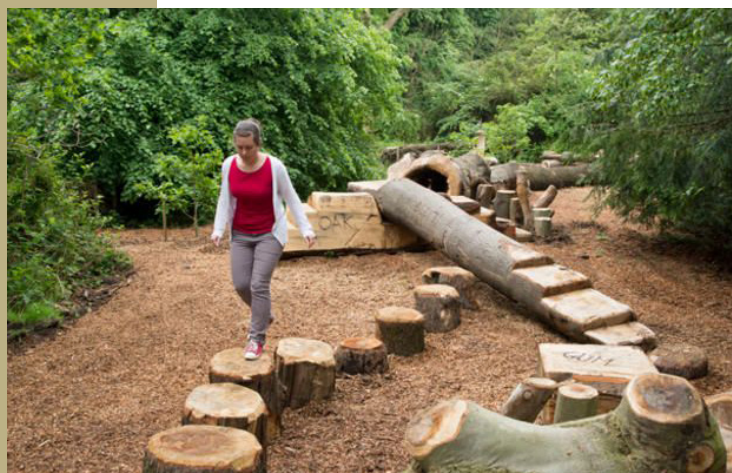
3.7

Precedents - Allotments

FOXHOLE FARM, BOLNEY

“Create a habitat network providing residents with opportunities to interact with nature on a day to day basis.”

- ‘Building for a Healthy Life’ - Homes England, 2020



3.8 Precedents - Natural Play

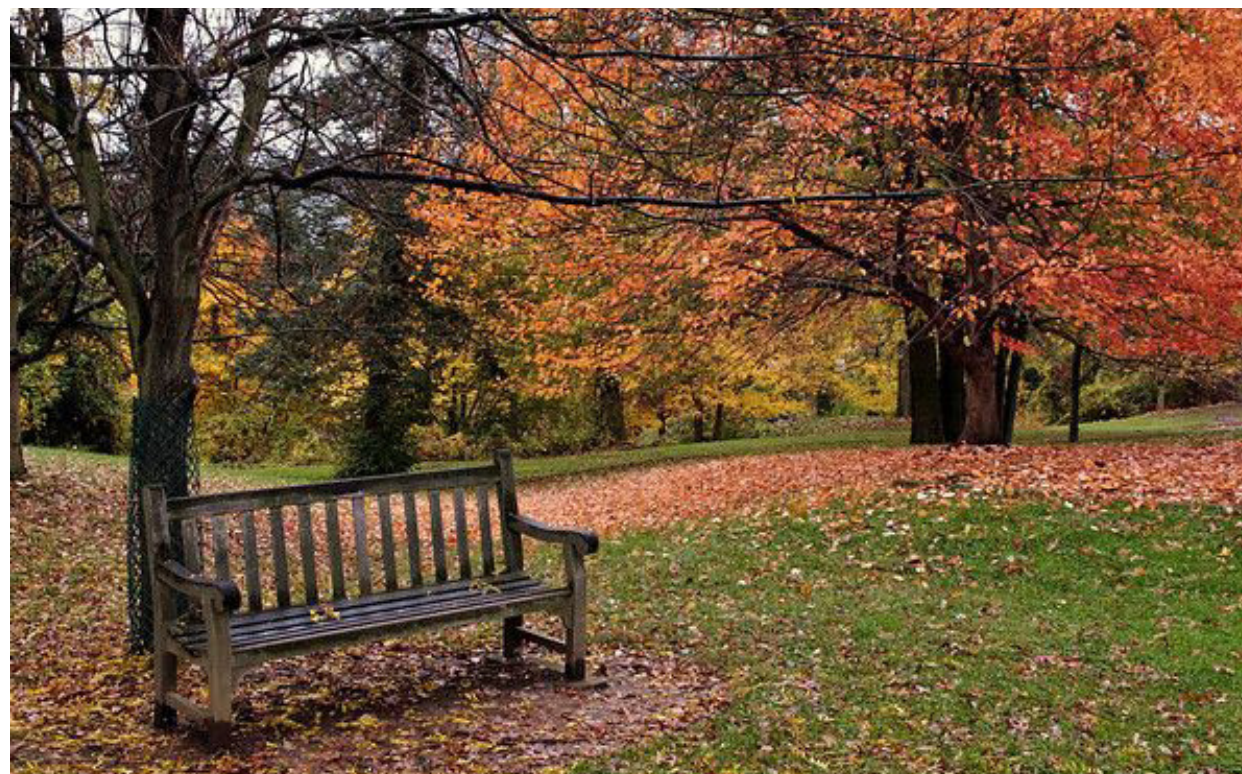
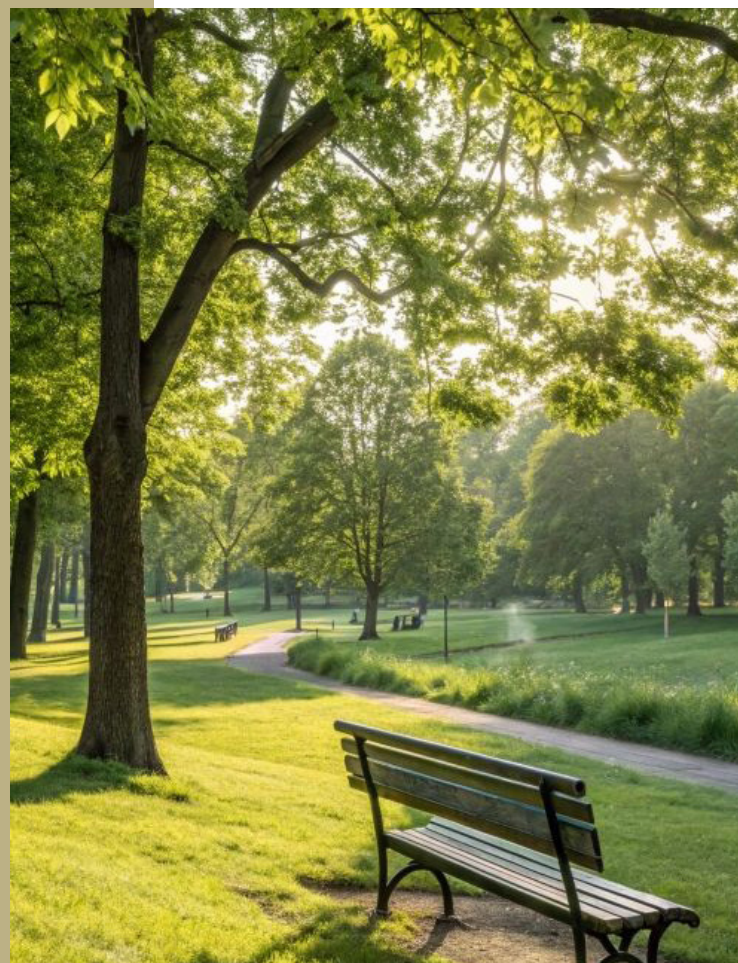
FOXHOLE FARM, BOLNEY

“There is a considerable body of evidence that shows green spaces in rural and urban areas are highly beneficial to health and well-being and also provide space for people to meet. The perception of beauty is an important factor for realising these benefits.”

- 'Living with Beauty' - Building Better, Building Beautiful Commission, 2020

“Greenspace can improve social contacts and give people a sense of familiarity and belonging – cleaner, greener communities are places where people wish to live and work: they can promote social contact and connectivity, foster a sense of belonging, reduce isolation and loneliness and encourage a connection to nature.”

- 'Improving Access to Greenspace – A new review for 2020'
- Public Health England, 2020



3.9

Precedents - Public Open Spaces

“Fruit Variety

The first decision should be which fruit varieties to choose. There are many thousands of apple and pear varieties in the UK. However, the varieties chosen should be easy to grow, produce good quantities of fruit, and should be easy to manage.

It is also very important to consider the point at which the fruit will ripen. As fruit trees can produce their crop from early July onwards, it will be important for schools not to grow varieties where the fruit ripens during late July and August, when the school will be closed and the fruit wasted. Similarly, communities may be depleted by school holiday absences making it more difficult to bring people together to harvest the produce.

A fruit tree will not deliver a crop until it is between three and six years old. (Please see below for more information).”

- ‘The Tree Council’ - Guidelines for planting apple and pear trees



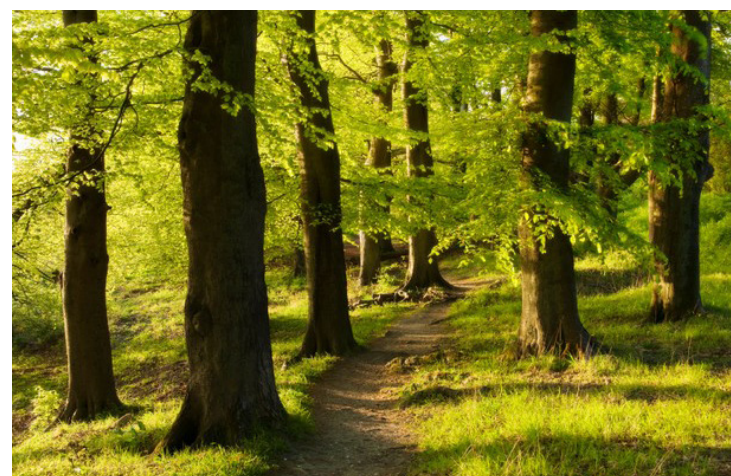
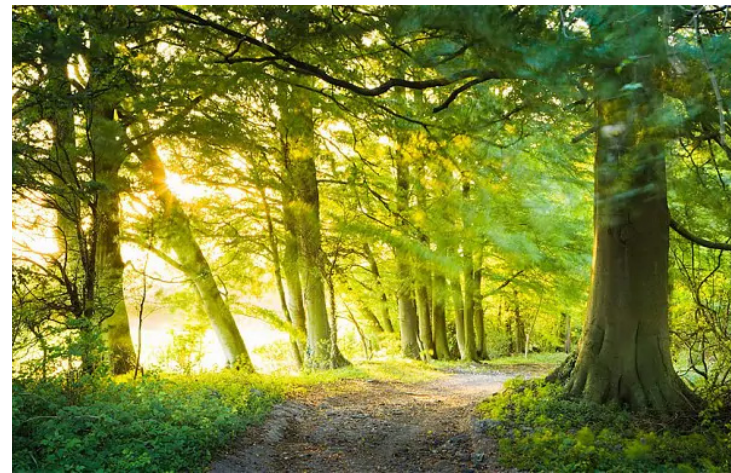
FOXHOLE FARM, BOLNEY

“Landscape layers that add sensory richness to a place – visual, scent and sound.”

- ‘Building for a Healthy Life’ - Homes England, 2020

“Create a habitat network providing residents with opportunities to interact with nature on a day to day basis. Wildlife does not flourish within disconnected back gardens, artificial lawns and tightly mown grass.”

- ‘Building for a Healthy Life’ - Homes England, 2020



3.11

Precedents - Woodland Walks