



Planning & Affordable Housing Statement

*Reserved Matters Application for Appearance,
Landscaping, Layout and Scale of DM/25/1129*

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

Applicant:

(CALA Management Limited)

Date:

August 2026



Proud to support



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Glossary

Biodiversity Net Gain	BNG
Design and Access Statement	DAS
Design Review Panel	DRP
Development Plan Document	DPD
Ecological Mitigation and Management Plan	EMMP
Electric Vehicle	EV
Flood Risk Assessment	FRA
Local Area of Play	LAP
Local Planning Authority	LPA
Locally Equipped Area of Play	LEAP
National Planning Policy Framework (2025)	NPPF
National Planning Policy Guidance	NPPG
Outline Planning Permission	OPP
Strategic Housing Market Assessment	SHMA
Supplementary Planning Document	SPD
Supplementary Planning Guidance	SPG
Sustainable Drainage System	SuDS

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1. Introduction

- 1.1. This Planning Statement has been prepared by CALA Management Limited (South Home Counties) in support of an application to Mid Sussex District Council (MSDC) for the approval of all remaining matters relating to planning application: DM/25/1129, which was granted planning permission on the 18/11/2025. This concerns land at Foxhole Farm, Foxhole Lane, Bolney, West Sussex. ("The Site").
- 1.2. 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'.*
- 1.3. Since the application was granted, CALA Homes has gained an interest in the Site from Wates Developments Limited, who acted as promoter for the landowner.
- 1.4. The Decision Notice granted planning permission for the development, subject to compliance with 41 planning conditions. This Reserved Matters Application for solely the residential element of the development incorporates within it, several supporting documents, including information to discharge 9 planning conditions imposed by DM/25/1129. These include:
- Condition 7 (SUDs);
 - Condition 12 (Levels);
 - Condition 16 (Noise);
 - Condition 17 (Landscape around public apparatus);
 - Condition 26 (Travel Plan);
 - Condition 30 (Foul/Surface Water Disposal);
 - Condition 36 (Play Space);
 - Condition 37 (Boundary Treatment); and
 - Condition 41 (Allotments);
- 1.5. The Site Location Plan differs from that approved with the Outline, as the Custom/Self Build and the Community Building element has been removed. Separate Reserved Matters Applications for these elements will come forward separately in due course.

Accompanying Documentation

- 1.6. This Planning Statement provides the relevant information pertaining to the Site and provides a detailed assessment of the Proposals in relation to National and Local Planning Policy, and other material considerations. In particular, this Planning & Affordable Housing Statement will provide an assessment of how the details related to the remaining matters (appearance, landscaping, layout and scale) conform to the principles of the OPP and the wider development plan.
- 1.7. This application is supported by several technical reports in addition to this Planning & Affordable Housing Statement. These are outlined below:
- Planning Application Form (prepared by CALA Homes);
 - Planning & Affordable Housing Statement (prepared by CALA Homes);
 - Statement of Community Involvement (prepared by Cratus);
 - Design & Access Statement (prepared by Thrive);
 - Drainage Statement (prepared by Robert West);

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- Noise Assessment (prepared by Suono)
- Biodiversity Gain Plan & HMMP (prepared by Derek Finnie Associates);
- Arboricultural Implications report & Tree Protection Plan (prepared by SJA);
- Landscape Masterplan (prepared by Hill Wood & Co);
- Energy Statement (prepared by AES); and
- Lighting (prepared by MMA Consulting)

- 1.8. In addition, a full suite of drawings have been prepared by Thrive to support the RMA, details of which are set out in the covering letter submitted with this application.

Supporting Information

- 1.9. This Statement should also be read in conjunction with the drawings submitted as part of the application, listed out within the Covering Letter that accompanies this Planning & Affordable Housing Statement.

Structure of the Planning Statement

- 1.10. This section has provided an introduction to the application. The structure of the remainder of this Planning Statement is as follows:
- **Section 2** sets out the context for the proposed development, including a description of the site and its surroundings
 - **Section 3** provides a description of the proposed development;
 - **Section 4** details the pre-application, community involvement and consultation ahead of submission.
 - **Section 5** provides an overview of national and local planning policy and guidance considered relevant to the determination of the reserved matters;
 - **Section 6** provides an assessment of the proposed development against the identified planning policy framework;
 - **Section 7** sets out a summary of the relevant planning conditions included within this application; and
 - **Section 8** provides a summary of the application and conclusions.

About CALA Homes

- 2.1 CALA Homes is one of the country's leading residential developers and has over 40 years' experience building new homes. CALA has a commitment to providing exceptionally well designed and constructed new homes in which people aspire to live.
- 2.2 CALA's commitment to delivering quality housing schemes has also been commended in previous years by its gold and silver recognitions at the 2019 'What House? Awards', including best luxury development, best apartment scheme and best interior design, as well as the 'Best New Homes Development' accolade at the Surrey Property Awards in 2018 and 2023, which is determined by votes from the public and industry professionals. This demonstrates the Group's ability and expertise in delivering vibrant new communities and excellent design in a range of housing schemes.
- 2.3 CALA endeavours to work collaboratively with Officers, Councillor's and the public to both help Mid Sussex to deliver on their housing requirement and to provide a mix of quality sustainable housing within the District.

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2. The Application Site and its Context

Site Description

- 2.4 The site of the planning application lies to the west of The Street and to the north of the Cowfold Road, adjacent to the village of Bolney. The site forms five parcels of fields which wrap around Foxhole Farm.
- 2.5 The northern boundary abuts woodland and pastoral fields while the eastern boundary adjoins the rear gardens of dwellings located off 'The Street'. The western boundary adjoins Foxhole Lane. The south of the site adjoins Cowfold Road which has dwellings opposite. To the north of the site a public right of way (PRoW – route no 44Bo) which runs east to west connecting Foxhole Lane with The Street.
- 2.6 The fields are undulating with the land to the south rising up to the centre of the site and then dropping back down to the north. The northern edge of the site reaches 37m AOD, then rises to a maximum elevation of 42m AOD at the centre of the site, within field 3, and then falls to around 24m AOD on Cowfold Road to the south. The fields are bordered by hedgerows and hedgerow trees.
- 2.7 The site is not located within a Conservation Area or a National Landscape or Area of High Landscape Value, but it is noted that Bolney conservation area is divided into two separate areas, with the northern area approximately 10 metres from the north-east corner of the site at its closest point, and the southern part of the designation approximately 27 metres from the eastern boundary of the site at its closest point.
- 2.8 There are a number of listed buildings which are in the vicinity of the site including the Grade I listed Parish Church of St Mary Magdalene which is located approximately 120 metres to the east of the site at its closest point; and there are various Grade II listed buildings in the vicinity of the site, the closest being Walnut and Well Cottage which is located approximately 60 metres from the eastern boundary of the site at its closest point.
- 2.9 Finally, the High Weald Area of Outstanding Natural Beauty (HWAONB) is some 460 metres to the north and around 455m to the east of the site at its closest point. Intervening the eastern part of the HWAONB is Bolney Village and the A23 and to the north several fields, woodland and existing built form.

Planning History

- 2.10 Table 2.1 sets out relevant previous planning applications that have been made on the Site.
- 2.11 In summary, the main history of relevance to the Site is that pertaining to the OPP – granted for 200 units November 2025.

Table 2.1 – Relevant Planning History

Reference Number	Description of Development	Decision
DM/24/2826	<i>EIA Screening request for Proposed Development of Land at Foxhole Farm Bolney, comprising demolition of existing barns and development of site so as to accommodate up to 200 houses with associated car parking, landscaping & community facilities including a circa 450sqm community building, encompassing land for education provision, together with separate play areas, informal</i>	EIA Not Required / 10/12/2024

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	<i>outdoor space, allotments, a community orchard and 3.26 ha of countryside open space.</i>	
DM/25/1129	<i>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.</i>	Granted 18/11/2025

Outline Planning Application

- 2.12 As part of the Outline Planning Application (DM/2025/1129), certain aspects of the development have been set through the approval parameter plans, these includes:
- P20074-RFT-XX-XX-DR-A-0111_S0_P02_Parameter Plan - Land Use;
 - P20074-RFT-XX-XX-DR-A-0112_S0_P01_Parameter Plan - Access and Movement;
 - P20074-RFT-XX-XX-DR-A-0113_S0_P02_Parameter Plan - Green Infrastructure;
 - P20074-RFT-XX-XX-DR-A-0114_S2_P03_Parameter Plan - Building Heights; and
 - P20074-RFT-XX-XX-DR-A-0115_S0_P01_Parameter Plan - Density
- 2.13 The Site Access (ITB16634-GA-005 J) is conditioned and form part of the OPP and has been incorporated into the detailed proposals.

3. The Proposal

3.1 The Proposal seeks the following:

“Approval of reserved matters (appearance landscaping layout & scale) following outline approval of DM/2025/1129 for the erection of 198 dwellings (including 60 affordable) with associated landscaping, community orchard, public open space and infrastructure; and discharge of conditions 7, 12, 16, 17, 26, 30, 36, 37, 41”.

As part of the Reserved Matters application, the Proposal includes the following main features, which is built upon in this Planning & Affordable Housing Statement.

- 198 dwellings including a mix of 1,2,3, 4 and 5 bedroom homes;
- 60 (30%) affordable housing;
- All units meet Nationally Described Space Standards;
- 20% M4(2) units as per condition 39;
- Sustainability measures including Air Source Heat Pumps, EVCP, low carbon bricks, PVs;
- Land to accommodate Biodiversity Net Gain;
- Local Areas of Play, Local Equipped Areas of Play, public open space, community orchard and wildlife planting;
- Mix of dwelling types and materials within different ‘character areas’ - reflective of the local vernacular;
- Highways improvements (as listed in Condition 38) and internal cycle paths;
- SuDS features including useable SUDS and a feature SUDS pond;
- Footpath connections to the existing PROW that runs alongside the northern boundary of the site and footpath connections on the eastern boundary of the site to The Street;
- 443 allocated parking spaces and 14 visitor bays; and
- 73.82% BNG for area habitat units and 14.78% BNG for Hedgerow units.

4. Pre-Application Engagement and Statement Of Community Involvement

Pre-Application Engagement

- 4.1 The Applicant has carried out significant public consultation prior to submission of this Application, with both Officers, Members, Parish Councillors and local residents. The consultation process to date has included:
- i) Pre-application meeting with MSDC in April 2026;
 - ii) Design Review Panel Meeting with DSE in June 2026;
 - iii) Engagement with Bolney Parish Council in June 2026; and
 - iv) Targeted letter drop with local residents.
- 4.2 This follows previous consultation being carried out by the previous Applicant on the OPP, who held a meeting with Bolney Parish Council, creation of dedicated consultation website, and targeted letter drop.

Pre-Application with MSDC Officers

- 4.3 Firstly, a pre-application submission was made to MSDC in March 2026 where a first indicative layout, design statement and landscape design statement was submitted along with a written request. As well as understanding what Officers were seeking in a detailed layout coming forward, this pre-application request also sought a better understanding of matters of detail, including: housing mix, open space requirements, site specific policy requirements and materials.
- 4.4 A meeting was held with MSDC Officers virtually in April 2026. This was followed by a written response, which was issued to CALA on the 20th May 2026. In summary, this pre-application response noted the following (summarised):
- Details of lighting should be provided with the RMA;
 - Pleased that flats have been removed from southern boundary;
 - Rationalisation of LAPs from 7 to 4 (to accord with the S106) is acceptable
 - A tenure split for the affordable provision of 25% First Homes and 75% Affordable Rent is acceptable;
 - Confirmation that due to the site location no M4(3) units need to be provided;
 - Confirmation that only 2 Self Build plots need to be provided on the development, but that separate RMA's for each plot will need to be submitted;
 - Parking to be provided in accordance with West Sussex County Council Guidance;
 - Accept principle of front parking; and
 - Integrating SUDS and open space into the Proposal welcomed.
- 4.5 Full consideration of these comments, and subsequent correspondence (via email, such as sharing design ideas) with Officers has been incorporated into the detailed design. CALA and MSDC Officers have worked closely together in formulating a high-quality, spacious and optimum layout for Farnham throughout the pre-application and pre-submission process. This should be viewed favourably as suggested by NPPF Paragraph 137.
- 4.6 Overall, the close involvement between CALA and MSDC should be welcomed and is encouraged by NPPF 40 – 47. This mentions that *“Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties (40).”*

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- 4.7 Furthermore, a great number of issues relating to design, layout and policy requirements have been identified and worked through pre-submission, which is welcomed by NPPF Paragraph 42:

“The more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits. “

- 4.8 Overall, the Applicant contends that the level of pre-application engagement is sufficient and proportionate and has been positive to the overall design.

Design Review Panel (DRP)

- 4.9 A DRP was arranged with Mid Sussex Design Review Panel in June 2026.
- 4.10 Written advice was received from Mid Sussex Design Review on 15th July 2026. Whilst the advice will not be listed in full for conciseness, the key tenants include:
1. *Concerns were raised about lighting/glare to the east from the link road between the northern and southern parcel;*
 2. *Concerns were raised about gardens flooding for properties along the western edge of The Street;*
 3. *Questioned whether the link Road could be less ‘estate Road’*
 4. *Current landscaping is too formal and creates an urban feel, should be less formal;*
 5. *Would like more permeability/better buffers between residential parcels; and*
 6. *Concerns were raised about Air Source Heat Pumps and their location*

Design Evolution since DRP

- 4.11 Working closely with MSDC Officer's, this advice has been thoroughly considered and included where possible and where reasonable to the layout following the DRP. This is elaborated within the DAS, but include:
- Revising the link road between the north and south residential parcel, this involves creating build out and raised tables to reduce the potential speed of vehicles.
 - Bolstered landscaping on the eastern boundary to minimise impact of lighting and glare on the existing properties along the Street that back onto the eastern boundary of the site.
 - Landscaping along the link road has been softened and is now less urban, with random stretches of hedgerow with 3 of 4 different species of standard tree planted into them to mirror what you find along most country lanes.
 - Air source heat pumps have been located on the rear of properties within private gardens, minimising any potential amenity issues.

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Parish Council Meeting

- 4.12 A meeting was held with the Parish Council on the 11th June 2026 to discuss the emerging proposals for the site, full details of what was discussed at the meeting is contained within the accompanying Statement of Community Involvement.

Public Consultation

- 4.13 A targeted letter dropped was undertaken in early July, full details of the comments received are contained within the accompanying Statement of Community Involvement.

Further Consultation

- 4.14 CALA will seek further views and correspondence with local stakeholders during the determination period and take account of comments raised during the statutory period of consultation when the application is registered with MSDC.

Summary

- 4.15 CALA has undertaken a process of positive pre-application public engagement with both MSDC, local residents, local stakeholders and Councillors. The proposed development has significantly evolved because of those discussions in response to comments received. The development proposals are reflective of the local vernacular and sets a positive and sympathetic edge of Bolney of high-quality design as anticipated by the original allocation.
- 4.16 Overall, widespread publicity and consultation with local stakeholders and residents was carried out prior to the submission of this application. In conjunction with the standard statutory consultation period and previous consultation into the Outline Application, CALA considers this represents effective, proactive, and proportionate community engagement that has shaped the final Proposal.

5. Planning Policy Context

The National Planning Policy Framework (NPPF)

- 5.1 The NPPF is the overarching national planning document which guides development in the country and to which Local Development Plan and decisions must accord. The latest iteration of the NPPF was published in December 2024 and came into immediate effect. This replaced the revised NPPF (September 2023) which in turn had replaced the NPPF 2023, 2021, 2019, 2018 and 2012. It sets out the national policy which guides LPAs on plan-making and decision-taking.
- 5.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990 requires that applications be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.3 The development that is the subject of this application has been considered in light of the National Planning Policy Framework (NPPF, adopted December 2024) and relevant sections of the Planning Practice Guidance, which provides further advice and guidance of the submission and determination of planning applications.
- 5.4 One key parameter running through the NPPF is that the planning system can assist in the achievement of sustainable development. Paragraph 7 mentions that this is summarised as 'meeting the needs of others without compromising the ability of future generations to meet their own need'.
- 5.5 In putting this into practice, Paragraph 8 of the NPPF notes three overarching objectives:
- a) *an economic objective* – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - b) *a social objective* – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - c) *an environmental objective* – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 5.6 To reach these three objectives, the NPPF in Paragraph 9 makes clear that they should be delivered through the preparation and implementation of plans and the application of the policies in the Framework.
- 5.7 Furthermore, for sustainable development to be pursued in a positive way, Paragraph 11 confirms that plans and decisions should apply a presumption in favour of sustainable development. For decision taking, applying a presumption in favour of sustainable development means:
- Approving development proposals that accord with an up-to-date development plan without delay; or
 - Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - The application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

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- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole. (This is informally known as the 'tilted balance').
- 5.8 This application should, therefore, be assessed in this context and its ability to deliver economic, social and environmental improvements.
- 5.9 Paragraph 12 confirms that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making, stating that, where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.
- 5.10 In relation to the Government's objective of “delivering a sufficient supply of homes”, Chapter 5, Paragraphs 61 to 63 affirm that it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed.
- 5.11 To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment and, the resulting size, type and tenure of housing needed for different groups within the community should be reflected in planning policies.
- 5.12 Paragraph 77 provides that the supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities (including a genuine choice of transport modes).
- 5.13 Chapter 6 sets out how planning should support Building a Strong, Competitive Economy, with Paragraph 85 states:

Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.
- 5.14 Paragraph 116 states development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.
- 5.15 Paragraph 124 encourages Local Planning Authorities to promote the “*effective use of land in meeting the needs for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions*”.
- 5.16 Paragraph 128 states that local planning authorities should take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs.
- 5.17 Paragraph 129 Planning policies and decisions should support development that makes efficient use of land, taking into account:

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- a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
- b) local market conditions and viability;
- c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
- d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
- e) the importance of securing well-designed, attractive and healthy places.

5.18 Concerning design, Chapter 12 of the NPPF addresses Achieving Well-Designed Places. Paragraph 137 specifically notes:

“Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between Applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.”

5.19 Furthermore, Paragraph 131 states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.

5.20 Paragraph 135 also notes that decisions should ensure that:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience

5.21 Paragraph 164 New development should be planned for in ways that:

- a) avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through incorporating green infrastructure and sustainable drainage systems; and
- b) help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings in plans should reflect the Government's policy for national technical standards.

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The Local Development Plan

5.22 At the time of writing, the Local Development Plan (relevant to this application) for MSDC and Bolney currently comprises:

- Mid Sussex District Plan 2014-2031 (MSDP) (28th March 2018);
- Mid Sussex Site Allocations Development Plan Document (SADPD) (29th June 2022); and
- Bolney Neighbourhood Plan (BNP) (September 2016);

MSDP (2018)

5.23 Policy DP4: Housing explains that during the period between 2014 and 2031, a minimum of 16,390 net additional dwellings will be provided in the plan area. It also advises that an average of 876 dpa will be delivered until 2023/24, with an average of 1,090 dpa thereafter (between 2024/25 and 2030/31),

5.24 Policy DP6 sets out the settlement hierarchy and in doing so indicates that: The growth of settlements will be supported where this meets identified local housing, employment, and community needs. Outside defined built-up area boundaries, the expansion of settlements will be supported where:

- a. The site is allocated in the District Plan, a Neighbourhood Plan or subsequent Development Plan Document or where the proposed development is for fewer than 10 dwellings; and
- b. The site is contiguous with an existing built up area of the settlement; and
- c. The development is demonstrated to be sustainable, including by reference to the settlement hierarchy.

5.25 In addition, Policy DP6 indicates that the developer will need to satisfy the Council that:

- The proposal does not represent an underdevelopment of the site with regard to Policy DP26: Character and Design; or
- A large site is not brought forward in phases that individually meet the threshold but cumulatively does not.

5.26 Policy DP12 looks to Protect and Enhance the Countryside, in doing so it advises that the countryside will be protected in recognition of its intrinsic character and beauty; and that development will be permitted in the countryside, defined as the area outside of BUAB on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and:

- it is necessary for the purposes of agriculture; or
- it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.

5.27 Policy DP12 also indicates that Agricultural land of Grade 3a and above will be protected from non-agricultural development proposals; and that where significant development of agricultural land is demonstrated to be necessary, detailed field surveys should be undertaken and proposals should seek to use areas of poorer quality land in preference to that of higher quality.

5.28 Furthermore, policy DP12 advises that the Mid Sussex Landscape Character Assessment, the West Sussex County Council Strategy for the West Sussex Landscape, the Capacity of Mid Sussex District to Accommodate Development Study and other available landscape evidence (including that gathered to support Neighbourhood Plans) will be used to assess the impact of development proposals on the quality of rural and landscape character.

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- 5.29 Policy DP13 looks to prevent coalescence, whilst policy DP15 advises on those circumstances where new Homes will be appropriate in the Countryside. DP17 explains that in order to prevent adverse effects on the Ashdown Forest SPA and SAC, new development likely to have a significant effect, either alone or in combination with other development, will be required to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects.
- 5.30 Policy DP20 explains that the Council will expect developers to provide for, or contribute towards, the infrastructure and mitigation measures made necessary by their development proposals through:
- appropriate on-site mitigation and infrastructure provision;
 - the use of planning obligations (s106 legal agreements and unilateral undertakings);
- 5.31 Policy DP21 requires development to support the objectives of the West Sussex Transport Plan 2011-2026, Transport Securing Infrastructure.
- 5.32 Policy DP22 indicates that rights of way, Sustrans national cycle routes and recreational routes will be protected by ensuring development does not result in the loss of or does not adversely affect a right of way or other recreational routes unless a new route is provided which is of at least an equivalent value and which does not sever important routes; and at the same time looks to promote access to the countryside.
- 5.33 Policy DP23 encourage the incorporation of digital infrastructure including fibre to premises, in major new housing. Policy DP24 indicates that development that provides new and/or enhanced leisure and cultural activities and facilities, including allotments, in accordance with the strategic aims of the Leisure and Cultural Strategy for Mid Sussex will be supported; and that the on-site provision of new leisure and cultural facilities, including the provision of play areas and equipment will be required for all new residential developments, where appropriate in scale and impact, including making land available for this purpose; and that planning conditions and/or planning obligations will be used to secure such facilities
- 5.34 Policy DP25 advises that the provision or improvement of community facilities and local services that contribute to creating sustainable communities will be supported.
- 5.35 Policy DP26 in addressing Character and Design indicates that: All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:
- is of high quality design and layout and includes appropriate landscaping and greenspace;
 - contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;
 - creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;
 - protects open spaces, trees and gardens that contribute to the character of the area;
 - protects valued townscapes and the separate identity and character of towns and villages;
 - does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP29);
 - creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;
 - incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;
 - positively addresses sustainability considerations in the layout and the building design;
 - take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element;
 - optimises the potential of the site to accommodate development.

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5.36 Policy DP29 looks to address the issue of Noise, Air and Light Pollution; policy DP30, Housing Mix, and policy DP31, Affordable Housing (which is set at 30% for all residential developments providing 11 dwellings or more).

5.37 Policy DP34 requires developments to protect listed buildings and their settings, and to conserve other heritage assets in a manner appropriate to their significance.

5.38 Policy DP37 explains that the District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting; and that ancient woodland and aged or veteran trees will be protected. It goes on to advise that Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/ or that have landscape, historic or wildlife importance, will not normally be permitted. Proposals for new trees, woodland and hedgerows should be of suitable species, usually native, and where required for visual, noise or light screening purposes, trees, woodland and hedgerows should be of a size and species that will achieve this purpose. Trees, woodland and hedgerows will be protected and enhanced by ensuring development:

- incorporates existing important trees, woodland and hedgerows into the design of new development and its landscape scheme; and
- prevents damage to root systems and takes account of expected future growth; and
- where possible, incorporates retained trees, woodland and hedgerows within public open space rather than private space to safeguard their long-term management; and
- has appropriate protection measures throughout the development process; and
- takes opportunities to plant new trees, woodland and hedgerows within the new development to enhance on-site green infrastructure and increase resilience to the effects of climate change; and
- does not sever ecological corridors created by these assets.

Development should be positioned as far as possible from ancient woodland with a minimum buffer of 15 metres maintained between ancient woodland and the development boundary'

5.39 Policy DP38 advises that Biodiversity will be protected and enhanced by ensuring development:

- Contributes and takes opportunities to improve, enhance, manage and restore biodiversity and green infrastructure, so that there is a net gain in biodiversity, including through creating new designated sites and locally relevant habitats, and incorporating biodiversity features within developments; and
- Protects existing biodiversity, so that there is no net loss of biodiversity. Appropriate measures should be taken to avoid and reduce disturbance to sensitive habitats and species. Unavoidable damage to biodiversity must be offset through ecological enhancements and mitigation measures (or compensation measures in exceptional circumstances); and
- Minimises habitat and species fragmentation and maximises opportunities to enhance and restore ecological corridors to connect natural habitats and increase coherence and resilience; and
- Promotes the restoration, management and expansion of priority habitats in the District; and
- Avoids damage to, protects and enhances the special characteristics of internationally designated Special Protection Areas, Special Areas of Conservation; nationally designated Sites of Special Scientific Interest, Areas of Outstanding Natural Beauty; and locally designated Sites of Nature Conservation Importance, Local Nature Reserves and Ancient Woodland or to other areas identified as being of nature conservation or geological interest, including wildlife corridors, aged or veteran trees, Biodiversity Opportunity Areas, and Nature Improvement Areas.'

5.40 Policy DP38 also advises that designated sites will be given protection and appropriate weight according to their importance and the contribution they make to wider ecological networks; valued soils will be protected and enhanced, including the best and most versatile agricultural land, and

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development should not contribute to unacceptable levels of soil pollution; and that geodiversity will be protected by ensuring development prevents harm to geological conservation interests, and where possible, enhances such interests. Geological conservation interests include Regionally Important Geological and Geomorphological Sites.

5.41 Policy DP39 states all development proposals must seek to improve the sustainability of development and should where appropriate and feasible according to the type and size of development and location, incorporate the following measures:

- Minimise energy use through the design and layout of the scheme including through the use of natural lighting and ventilation;
- Explore opportunities for efficient energy supply through the use of communal heating networks where feasible;
- Use renewable sources of energy;
- Maximise efficient use of resources, including minimising waste and maximising recycling/re-use of materials through both construction and occupation;
- Limit water use to 110 litres/person/day in accordance with Policy DP42: Water Infrastructure and the Water Environment;
- Demonstrate how the risks associated with future climate change have been planned for as part of the layout of the scheme and design of its buildings to ensure its longer term resilience

5.42 Policy DP41 indicates that development proposals will need to follow a sequential risk-based approach, ensure development is safe across its lifetime and does not increase the risk of flooding elsewhere; and that Sustainable Drainage Systems should be implemented in all new developments of 10 dwellings or more, unless demonstrated to be inappropriate, to avoid any increase in flood risk and protect surface and ground water quality; and that the arrangements for the long term maintenance and management of SuDS should also be identified. It also advises that SuDS should be sensitively designed and located to promote improved biodiversity, an enhanced landscape and good quality spaces that improve public amenities in the area, where possible; and that the preferred hierarchy of managing surface water drainage from any development is:

1. Infiltration Measures
2. Attenuation and discharge to watercourses; and if these cannot be met,
3. Discharge to surface water only sewers.

5.43 Policy DP42 requires new development proposals to be in accordance with the objectives of the Water Framework Directive, and accord with the findings of the Gatwick Sub Region Water Cycle Study with respect to water quality, water supply and wastewater treatment and consequently the optional requirement under Building Regulations – Part G applies to all new residential development in the district; such that development must meet the following water consumption standards:

- Residential units should meet a water consumption standard of 110 litres per person per day (including external water use).

SADPD (2022)

5.44 SADPD was adopted in June 2022. It allocates smaller sites and sets detailed development management policies to be considered with this application within the parameters of the remaining matters reserved.

5.45 Policy SA38 indicates that development should minimise any air quality impacts, including

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cumulative impacts from committed developments, both during the construction process and lifetime of the completed development, either through a redesign of the development proposal or where this is not possible or sufficient, through appropriate mitigation.

BNP 2016

5.46 The Bolney Neighbourhood Plan was made in 2016 and covers the period 2015 to 2031 and set's out a clear vision for the future of Bolney.

5.47 Policy BOLE1. This states: 'Development proposals should protect and, where possible, enhance biodiversity by:

- ensuring they do not have an unacceptable impact on sites of environmental importance; and
- ensuring they do not result in loss of or unacceptable harm to protected species or their habitats and ancient or species-rich hedgerows, grasslands and woodlands; and in the case of loss or deterioration of irreplaceable habitats permission will be refused unless the need for, and the benefits of, the development in that location clearly outweigh the loss; and
- preserving ecological networks such as colonies of native flora, migration and transit routes of fauna across roads and between green spaces, feeding and breeding grounds; and
- protecting ancient trees or trees of arboricultural value; and
- adopting best practice in Sustainable Urban Drainage Systems (SUDS); and
- where possible, planting screening and amenity hedges and trees consistent with native species in the area, paying heed to eventual height, spread and shadow

5.48 Policy BOLD1 states that: 'Planning permission for new development will ordinarily be permitted subject to the following criteria:

- It is designed to a high quality which reflects Bolney's rural nature and responds to the heritage and distinctive character by way of;
- height, scale, spacing, layout, orientation, design and materials of buildings, and
- the scale, design and materials of the public realm (highways, footways, open space and landscape); and
- It does not have an unacceptable impact on the setting of any heritage asset; and
- It respects the natural contours of a site and protects and sensitively incorporates well-established natural features of the landscape including trees, species-rich hedgerows and ponds within the site; and
- It creates a safe, accessible and well-connected environment that meets the needs of its users; and
- It will not result in unacceptable levels of light, noise, air or water pollution, and
- Where possible, it provides lock-up facilities for storage of bicycles, children's pushchairs and mobility vehicles to encourage walking and cycling and to assist accessibility'.

5.49 Policy BOLH1 states to support sustainable communities and to reflect current and future local housing needs, housing developments are expected to provide a mix of all dwellings that fall within the following ranges subject to viability considerations:

- 1 and 2-bed dwellings: a minimum of 40% of all dwellings, reflecting a balance of both 1-bed and 2-bed properties
- 3-bed dwellings: 20-40% of all dwellings
- 4+-bed dwellings: a maximum of 15% of all dwellings

An alternative mix of dwelling size provision will only be permitted if a robust justification is provided to the satisfaction of the local planning authority that the scheme as a whole would reflect the most up to date housing needs evidence available taking into account viability considerations.

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5.50 Policy BOLH3 states the type of affordable provision on any particular site should seek to address local needs as identified in the most up to date housing needs evidence available taking into account viability considerations. Applicants are encouraged to discuss the provision of affordable housing with Mid Sussex District Council before submitting a planning application. The location, layout and design of the affordable housing within the scheme should seek to create an inclusive development.

5.51 Policy BOLT1 states Planning permission will be granted for development proposals where they meet the following criteria, subject to compliance with the other policies:

- a) That any additional traffic generated by the proposal has an acceptable impact on the Parish's pedestrians, cyclists, road safety and will not lead to increased congestion; and
- b) Vehicular, cyclist and pedestrian access into, within and exiting any development is safe and has adequate visibility; and
- c) Any available opportunities are taken to provide safe pedestrian or cycle routes from the development to key facilities in Bolney village

Other Relevant Local Planning Guidance & Material Considerations

Mid Sussex Design Guide SPD (2020)

5.52 The Council has adopted a 'Mid Sussex Design Guide' SPD that aims to help deliver high quality development across the district that responds appropriately to its context and is inclusive and sustainable. The Design Guide was adopted by Council on 4th November 2020 as an SPD for use in the consideration and determination of planning applications. The SPD is a material consideration in the determination of planning applications.

WSCC: Guidance on Parking at New Developments (2020)

5.53 Sets out guidance for parking within West Sussex, Bolney falls within parking behaviour zone 1.

Number of Bedrooms	Number of Habitable Rooms	PBZ1
1	1 to 3	1.5
2	4	1.7
3	5 to 6	2.2
4+	7 or more	2.7

6. Planning Assessment

- 6.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 provides that all decisions must be determined in accordance with the Development Plan, when taken as a whole, unless other material considerations indicate otherwise. MSDC Emerging Local Plan remains at Examination and until the Inspector has published their report confirming the Plan is sound, limited weight can be given to these policies in accordance with NPPF Paragraph 49.
- 6.2 Consideration and assessment of the proposed development with regard to local and national planning policies and guidance is set out under the following headings:
- 1) The Principle of Development & Agreed Parameters
 - 2) Appearance;
 - 3) Landscaping;
 - 4) Layout;
 - 5) Scale;
 - 6) Housing Mix and Density;
 - 7) Affordable Housing;
 - 8) Highways, Parking and Access;
 - 9) Drainage;
 - 10) Ecology and BNG;
 - 11) Lighting;
 - 12) Heritage;
 - 13) Noise; and
 - 14) Energy & Sustainability

1) The Principle of Development & Agreed Parameters

- 6.3 The principle of the proposed residential development has been agreed through the OPP (ref: DM/25/1129) and as outlined below the proposals are, in the main, in line with the parameters set. Where there are any slight deviations from the outline consent, they have been agreed with the council through pre-application discussions.
- 6.4 The OPP set a number of parameters, which have influenced the proposals for the site. These are set out and detail provided regarding each of them below:

Land Use

- 6.5 The land use parameter plan (P20074-RFT-XX-XX-DR-A-0111_S0_P02) sets the parameters for residential, green infrastructure and the community building element of the scheme. The proposals broadly accord with this parameter plan as there are areas where the residential element exceeds the parameter, but there are areas where this is under, so on the whole the proposals accord with this parameter.

Building Heights

- 6.6 The building heights parameter plan (P20074-RFT-XX-XX-DR-A-0114_S2_P03) sets the heights for the residential element of the development up to 2 storeys, apart from a small slither on the southwest boundary where 1.5 storey dwellings need to be provided. The proposal accords with this parameter plan as 3 Bungalows are proposed within the 1.5 storey limit.

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Access and Movement

- 6.7 The access and movement parameter plan (P20074-RFT-XX-XX-DR-A-0112_SO_P01) sets the point of access, identifies pedestrian and cycle links and identifies the indicative alignment of the new country estate road and potential new pedestrian accesses.
- 6.8 The proposals accord with this parameter as all the points of access shown on the parameter plan are included within the layout.

6.9 Green Infrastructure

- 6.10 The Green Infrastructure parameter plan (P20074-RFT-XX-XX-DR-A-0113_SO_P02) identifies the green infrastructure including; landscape buffers, new native woodland planting, new native structural planting. The proposals accord with this parameter plan.
- 6.11 The parameter plan also sets out indicative locations of LAPs, LEAP's etc and this will be covered off in more detail in the landscaping section of this chapter later in the document. But on the whole the proposals accord with this element of the parameter plan.

Density

- 6.12 The density parameter plan (P20074-RFT-XX-XX-DR-A-0115_SO_P01) set various density parameters across the site ranging from 20 to 65 dph. On the whole the proposals accord with this parameter as a blended net density across the site is 28 dph, compared to a base median of 30 dph.
- 6.13 The main discrepancy is the significant reduction in density on the southern boundary of the site fronting Cowfold Road, this is a consequence of no flats being provided as part of the proposals to reflect the surrounding character of the area. The proposal approach to density was agreed as part of the pre-application process, as the consensus was that Bolney is not a suitable location for flats.

Reserved Matters

2) Appearance

- 6.14 Paragraph 131 of the NPPF states that *'The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development.....'*
- 6.15 Paragraph 133 of the NPPF states Design guides and codes provide a local framework for creating beautiful and distinctive places with a consistent and high-quality standard of design.
- 6.16 Policy DP26 supports high quality development that creates a sense of place while addressing the character of the surrounding buildings and landscape.
- 6.17 Policy BOLD1 supports development that is high quality which reflects Bolney's rural nature through design and materials of buildings.
- 6.18 The principle objective of the design approach is to deliver high quality market and affordable housing, car parking, and open space provision, which contribute positively to the prevailing visual and architectural character of the area. The design team involved in devising the proposal scheme has sought to deliver a landmark development of this site and have taken a design approach that is inclusive of the local design vernacular and has allowed local distinctiveness to influence the detailed design.
- 6.19 The proposals seek to reinforce the quality of this new environment and enhance both the landscape and the built character, contributing to the delivery of a sustainable development for Bolney.

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6.20 The Reserved Matters proposals seek to deliver a new development of well proportioned traditional style homes finished in a mix of high quality, durable materials including, brick, tile hanging and weatherboarding. The scheme delivers a total of 16 complementing traditional house types, designed to define the street scene, while offering maximum visual interest and remaining in keeping with the wider site. This results in proposals which seek to provide a well-defined and identifiable style, presenting a visually harmonious new residential development.

6.21 The proposal therefore accord with NPPF paragraphs 131, 133 and local policies DP26 and BOLD1.

3) Landscaping, Play Areas, Allotments & Open Space

6.22 Paragraph 135 of the NPPF states developments should provide appropriate and effective landscaping.

6.23 Policy BOLD1 requires development to respect the natural contours of a site and natural landscape feature of sites and Policy DP12 states landscape studies/assessments will be used to assess the impact of development proposals on the quality of rural and landscape character.

6.24 Policy DP37 supports proposals that incorporates existing trees and hedgerow into the design of landscaping for new developments.

6.25 The RMA has sought to accord with the principles of policies BOLD1, DP12 and DP37 while for the most part remaining in accordance with the Green Infrastructure parameter plan approved at the Outline stage.

6.26 The proposals benefit from an extensive scheme of hard and soft landscaping, while the proposed layout places great emphasis on the provision of green space through the site which is enhanced with tree planting, amenity greenspace, and a varied palette of planting. In addition to the central landscaped open space 2 LEAPs and 4 LAPs are provided throughout the proposals, allowing provision for formal and informal play.

6.27 Whilst it is acknowledged that the Countryside Open Space Plan at Appendix 6 of the S106 Agreement for the site indicates 7 LAPs and 2 LEAP's the definition of Play Areas in the S106 Agreement only refers to a minimum of 2 LAPs (extract provided below), so there is conflicting information.

Play Area(s)	means the provision of up to a minimum level of formal and informal recreational open space across the site as a whole including 2 x Local Equipped Areas of Play (LEAP) and 2 x Local Areas or 'Play on the Way' which together equate to 0.15ha in accordance with paragraph 6 of the FIRST SCHEDULE;
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6.28 Notwithstanding the above the provision of 4 LAPs is acceptable as 0.15ha of play space is provided ensuring compliance with both the definition of Play Area and Appendix 6 of the S106 Agreement. If more LAPs were to be provided, they would have to be smaller and less desirable to use and would therefore become unutilised spaces.

6.29 Secondly, the provision of 4 LAP's allows a theme to be created between all the play spaces and thus creating a reason to use them. Further details on the play areas are included within the Landscaping drawings submitted with this RMA.

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- 6.30 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).
- 6.31 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.
- 6.32 Local SUDs features provide a visual, physical and ecological buffer between the proposed development and adjacent developments. Interpretation boards will be located near gathering spaces providing information on ecology and biodiversity.
- 6.33 Further details on landscaping and play areas are provided within the Design and Access Statement and Landscape Design Statement submitted in support of this application.

4) Layout

- 6.34 Policy DP26 states that developments should create a pedestrian friendly layout that is safe, well connected and, legible and accessible. Policy DP 39 encourages layouts of schemes to minimise energy use through natural lighting and ventilation.
- 6.35 The proposals respond to the unique constraints and opportunities of the site whilst following the parameters that were approved at the OPP stage. The layout has evolved in consultation with the local planning authority, Parish Council and Mid Sussex Design Review Panel.
- 6.36 The site has been designed to in terms of its street hierarchy, architecture and landscaping to respect and respond to the setting and to create a distinctive and unique edge for the settlement in this location. The proposed development will deliver a much needed 198 homes of mixed type in tenure, with a range of housing that meets local needs, set with a varied character in terms of architectural expression and the sequence of linked green spaces and streets.
- 6.37 Due to the sites undulating nature, the design team has taken time to assess how the development fits within its setting to respect the character of the area, ensuring a sustainable development is provided for future residents of the development.
- 6.38 The distribution of residential density has been devised to make the best use of space and to comply with the density parameter plan. Whilst the greatest density is within the southern parcel this has been reduced compared to the density envisaged at the outline stage. This is due to the removal of the flats, which were shown at the front of the site (indicatively) on the illustrative masterplan. This is to ensure that the layout blends into the prevailing character of Bolney and to respect the existing grain of development along the south side of Cowfold Road.

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5) Scale

- 6.39 The proposals primarily comprise 2 storey dwellings of either maisonettes, detached, semi- detached and terraces. To comply with the building heights parameter plans 3 chalet bungalows are proposed on the northwest boundary of the southern residential parcel.

6) Housing Mix

- 6.40 Policy DP30 seeks to provide a mix of dwelling types and sizes from new developments (including affordable housing) that reflects current and future local housing needs and evidence of housing need will be based on the best available evidence.
- 6.41 Policy BOLH1 asks for a minimum of 40% 1 and 2 bed properties across all dwellings, between 20-40% 3 bed dwellings across all dwellings and a maximum of 15% of 4 beds across all dwellings. An alternative mix of dwelling size will only be permitted if a robust justification is provided to the satisfaction of the local planning authority.
- 6.42 The overall mix for the development proposed is include in the table below

		1 & 2 beds	3 beds	4+ beds
Overall Mix	Neighbourhood Plan	40%	20-40%	15%
	Cala	38%	26%	36%

- 6.43 Cala's overall housing mix accords with Policy BOLH1 in relation to 1, 2 and 3 bed dwellings, but deviates in terms of 4 bed dwellings, although on the whole the proposals provide a balance of dwellings as aspired to in the policy.
- 6.44 Notwithstanding the above, it is considered that greater weight should be afforded to Policy DP30 in the MSDP than the criteria relating to housing mix in the BNP. This is because Policy DP30 is more recent than Policy BOLH1. Indeed, this was concluded at paragraph 12.156 of the Committee report for the OPP, so the same should be applied for determining mix at the RMA stage.
- 6.45 The latest evidence base for MSDC in relation to housing mix is the 2021 SHMA, the below table provides a comparison of Cala's market mix compared to the SHMA.

		1 bed	2 beds	3 beds	4+ beds
Market Mix	SHMA (2021)	5-10%	20-25%	40-45%	25-30%
	Cala	0%	20%	31%	49%

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- 6.46 Again, as set out at paragraph 12.156 of the Committee report for the OPP, the evidence base that sits behind the Submission Draft Plan can be afforded weight, as Policy DP30 of MSDC Local Plan requires developments to provide a mix of dwelling types and sizes that reflect current and future needs. In this case the current and future needs is the SHMA 2021.
- 6.47 It is important to note that the SHMA should not be viewed rigidly as a 'one size fits all' document, and often other factors including location, market demand and size and characteristics can influence the proposed housing mix. The percentages can take into account of locational factors. For example, sites in town centres (such as Burgess Hill) with predominately flats cannot be realistically, anticipated to deliver 30% 4 bed properties and vice versa. Strategic sites like this one on the edge of the settlement lend themselves better to a wider mix of dwellings including family housing.
- 6.48 Indeed, applications that have been to Planning Committee recently, a flexible approach has been taken on mix. Applications DM23/0827 and DM/25/1986) provide 60% and 53% respectively in terms of 3 bed provision. Whilst not yet determined the large site in Imberhorne DM/26/0131 proposes 52% for 4 bed plus units.
- 6.49 The mix proposed closely aligns with the aspirations of the SHMA as Cala are providing 80% 3 and 4+ beds against an aspiration of 75% in the SHMA. Cala's 2 bed provision at 20% is spot on with the aspirations of the SHMA. Whilst no 1 beds are proposed, this is a consequence of no flats being provided on site, which was seen as positive by the LPA during pre-application discussions.
- 6.50 Therefore, it has been demonstrating that proposed mix complies with DP30 and provides a suitable mix for future residents.

7) Affordable Housing

- 6.51 Policy DP31 requires 30% affordable housing on sites such as this. Policy BOLH3 asks for the type of affordable housing on sites to address local needs as identified.
- 6.52 The proposals provide a policy level compliant 30% affordable housing as per the S106 Agreement for the site, which includes a mix for the affordable housing as follows:
- 26% one bed flat/coach/maisonette – either Social rent/Affordable Rent/First Homes/ Shared ownership
 - 45% two bed houses and flats – either Social rent/Affordable Rent/First Homes/Shared Ownership
 - 20% 3 bed house – either Social rent/Affordable rent
 - 5% 4 bed house – either Social rent/Affordable rent
 - 4% wheelchair accessible housing comprising 1 x 2 bed house and 1 x 3 bed house – either Social rent/Affordable rent.
- 6.53 As set out at Schedule Two, Paragraph 1.1 of the S106 Agreement the affordable mix only needs to be *in broad conformity with Part Two of the Second Schedule*. Following pre-app advice (DM/26/0645) whereby it was confirmed that wheelchair accessible housing do not need to be provided; *due to the location of the site the delivery of Wheelchair Accessible units is not necessary as there may be limited demand from the end users*.
- 6.54 As a consequence of there being no need to provide wheelchair accessible housing the affordable mix by default will change accordingly. The affordable mix proposed as part of this RMA is as follows:
- 27% 1 bed maisonettes (First Homes)
 - 48% 2 bed houses (Affordable Rent)
 - 20% 3 bed houses (Affordable Rent)
 - 5% 4 bed houses (Affordable Rent)

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- 6.55 The affordable mix proposed is broadly in accordance with Part Two of the Second Schedule of the S106 Agreement and is acceptable. The proposal therefore has demonstrated compliance with Policy DP31 and BOLH3.

8) Highways, Parking & Access

- 6.56 Paragraph 115 of the NPPF confirms that development proposal should only be refused on highways grounds where there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 6.57 Policy DP26 seeks to incorporate well integrated parking that does not dominate the street environment.
- 6.58 WSCC guidance (September 2020) on parking at new developments sets out that Bolney falls within parking behaviour Zone 1. This supersedes Policy BOLT3 of the Neighbourhood Plan

Number of Bedrooms	Number of Habitable Rooms	PBZ1
1	1 to 3	1.5
2	4	1.7
3	5 to 6	2.2
4+	7 or more	2.7

- 6.59 Highways matters were for full approval as part of the Outline Application, which considered the volume of traffic and the measures which would be needed to accommodate this. Access arrangements (including pedestrian and cycle connectivity) were approved and form part of this development.
- 6.60 In total 443 allocated parking spaces are provided, which exceeds WSCC parking standards by 6.5. 14 visitor spaces are evenly distributed throughout the site.
- 6.61 Coach, Fire Tender, Refuse and Tanker tracking information has been provide with the application which demonstrates that the carriageway widths have been designed sufficiently for servicing vehicles, whilst delivering a low speed environment that is safe for pedestrians and cyclists and not dominated by vehicles.
- 6.62 Each plot has its own cycle storage, either in the garage or within sheds in accordance with WSCC parking standards.
- 6.63 It has therefore been demonstrated that the proposals are in accordance with NPPF Paragraph 115 and Policy DP26.

9) Drainage

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- 6.64 Paragraph 181 of the NPPF states when determining applications, LPA's should ensure that flood risk is not increased elsewhere.
- 6.65 Policy DP41 seeks to ensure that development is safe across its lifetime, not increase the risk of flooding elsewhere and that Sustainable Drainage Systems should be implemented in new developments of 10 dwellings or more
- 6.66 Condition 7 requires full details of a SUDs to be submitted in conjunction with the submission of the first Reserved Matters for the site.
- 6.67 A Drainage Technical Note and a full suite of drawings have been submitted with this RMA pursuant to condition 7 on the OPP.
- 6.68 The development is divided into two parcels, with surface water managed independently within each parcel before discharging to separate receiving watercourses. The southern parcel will discharge to an existing ditch and then to the existing sewer network in Cowfold Road. The northern parcel will discharge via the existing culvert beneath Foxhole Lane and then into an existing unnamed watercourse.
- 6.69 Foul water from the development will discharge to the existing Southern Water foul sewer located within Cowfold Road. Due to the site's topography, foul water from the northern parcel will be collected and conveyed to a proposed on-site foul pumping station, from where it will be pumped via a rising main into the gravity foul sewer serving the south parcel before discharging to the existing Southern Water Network.
- 6.70 The drainage strategy has been prepared in accordance of the requirements condition and will not cause any flooding issues and has therefore is in accordance with Paragraph 181 of the NPPF and Policy DP41.

10) Ecology & BNG

- 6.71 Paragraph 193 of the NPPF states if significant harm to biodiversity cannot be adequately mitigated then planning permission should be refused and the biodiversity should be integrated into the design of developments, especially where this can secure measurable net gains or enhance public access to nature.
- 6.72 Policy DP38 and BOLE1 seeks to ensure that biodiversity will be protected and enhanced.
- 6.73 In accordance with condition 8 and 10 of the OPP no development will start on site until a Natural England Licence for Dormouse and a District Level Licence (certificate) is in place.
- 6.74 The HMMP submitted in support of the RMA sets out that 73.82% BNG for area habitat units and 14.78% BNG for Hedgerow units will be achieved on site.
- 6.75 The aforementioned clearly demonstrates that biodiversity will be protected and enhanced in accordance with Policy DP38 and BOLE1.

11) Lighting

- 6.76 Policy DP26 and DP29 requires developments to avoid causing light pollution. Policy BOLD1 seeks to avoid unacceptable levels of light.

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- 6.77 In collaboration with Derek Finnie Associates, the lighting scheme has been designed to mitigate for any potential impacts on sensitive ecological receptors and sensitive parts of the site. This is through selecting luminaires with no upwards light spill in combination with use of shields, there will be no light spill.
- 6.78 This is in line with the guidance from the Institute of Lighting Professionals (ILP). Please see the accompanying Lighting Report and Strategy for further details.
- 6.79 It has therefore been demonstrated the lighting scheme will not cause light pollution in accordance with Policy DP26, DP29 and BOLD1.

12) Heritage

- 6.80 Paragraph 212 of the NPPF states that when considering the impact of proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 6.81 Paragraph 213 of the NPPF goes on to state that any harm to, or loss of, the significance of a designated heritage asset (from development within its setting), requires clear and convincing justification.
- 6.82 Policy DP34 requires developments to protect listed buildings and their settings. Policy BOLD1 requires new development to reflect Bolney's rural nature and response to its heritage.
- 6.83 A Heritage Compliance Statement has been submitted pursuant to this RMA and builds on the Heritage Statement that was submitted pursuant to the OPP.
- 6.84 There are no designated or non-designated heritage assets with the site itself, although the site is located close to Bolney Conservation Area.
- 6.85 Concerns were raised at the Pre-app (DM/26/0645) in relation to protecting views from Foxhole Farm looking south into the site, as a response to this comment, the play area has moved eastwards away from this viewpoint. However, it is important to note that as part of MSDC emerging Local Plan, Foxhole Farm is proposed to be allocated, following the Planning Inspector stating the MSDC need to provide more homes to meet their housing requirement.
- 6.86 Therefore, the need to protect views from Foxhole Farm is obsolete as it is earmarked for development.
- 6.87 The approach to scale, landscape and planting buffers follows the underlying ethos secured at the OPP stage. Whilst there will be an element of harm arising from the proposed development on the significance of the listed St Mary Magdalene's Church and Well and Walnut Cottage, as well as Bolney Conservation Area. This is a consequence in the changing character of the site from an open field to a residential site.
- 6.88 The level of harm is no more than what was concluded at the OPP, and through enhanced planting and detailed design as proposed with the RMA, the level of harm decreases significantly.
- 6.89 Therefore the proposals are in accordance with the NPPF paragraphs 212, 213 and Policy DP34 and BOLD1.

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13) Noise

- 6.90 Paragraph 198 of the NPPF seeks to mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development and avoid noise giving rise to significant adverse impacts on health and the quality of life.
- 6.91 Policy DP29 states that development will be permitted if it designed, located and controlled to minimise the impact of noise on health and quality of life, neighbouring properties and the surrounding area.
- 6.92 Condition 16 requires the submission of a scheme that addresses the issues of acoustics, ventilation and overheating.
- 6.93 A Noise Impact Assessment has been submitted pursuant to this RMA and condition 16 of the OPP. Good acoustic design practices have been implemented as part of the development of the layout, this includes elements such as acoustic buffer zones between dwellings and nearby noises sources and dwelling orientation to screen amenity areas as much as possible.
- 6.94 A noise mitigation strategy has been developed to ensure suitable noise conditions for future residents, taking into account noise effects relating to building overheating control measures where appropriate.
- 6.95 The report concludes that by introducing some minor enhancements to the scheme; brick walls, Boost fans and improvements to glazing will ensure suitable noise both internally and externally for future residents of the development and therefore the requirements of the condition 16 have been met and can be discharged.
- 6.96 Therefore the proposals are in accordance with Paragraph 198 of the NPPF and Policy DP29.

15) Energy & Sustainability

- 6.97 Paragraph 164 of the NPPF states new development should help to reduce greenhouse gas emissions.
- 6.98 Policy DP39 states that development proposals must seek to improve the sustainability of development, through minimising energy use and using renewable energy.
- 6.99 Policy DP42 states that water use in residential units should be limited to 110 litres per person per day.
- 6.100 An energy and Sustainability report has been submitted pursuant to this RMA. The statement sets out a fabric-first approach to sustainable construction, demonstrating that improvements in insulation, airtightness, glazing specification and thermal bridging will reduce energy demand beyond the minimum requirements of Building Regulations Part L (2021).
- 6.101 ASHP are proposes to provide space heating and hot water to all 198 dwellings, supplemented by roof-mounted PV panels across the whole site. This all-electric approach delivers a Zero Carbon Ready standard of construction, in line with the direction established by the Future Homes Standard.
- 6.102 Water efficiency will be addressed through the specification of efficient fixtures and fittings will all dwellings achieving a water consumption of no more than 110 litres per person per day in accordance with Building Regulations Part G.
- 6.103 Overall, the proposed development demonstrates a comprehensive approach to sustainable development design, delivering meaningful reductions in carbon emissions in accordance with NPPF paragraph 164 and Policy DP39 and DP42.

7. Planning Conditions

- 7.1 As part of the Reserved Matters Submission, 9 separate conditions are sought to be discharged. This method of submission has been agreed with the Council prior to submission. All Conditions are to be discharged in full, with information submitted accompanying this Reserved Matters. See below for relevant information.

Table 7.1 – Planning Conditions Being Applied for Discharge

Condition	Summary	Related Document
C7	Surface Water	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
C12	Levels	5968-003-101-A02 Proposed Levels Strategy 1 5968-003-102-A02 Proposed Levels Strategy 2

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		5968-003-102-A02 Proposed Levels Strategy 3
C16	Noise	Noise Impact Assessment
C17	Landscaping around public apparatus's	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 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
C26	Travel Plan	Travel Plan
C30	Foul/Surface Water Disposal	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

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		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
C36	Play Space	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
C37	Boundary Treatment	Dwelling and Boundary Material Plan (DBML.01)
C41	Allotments	No documents submitted, details on Allotments included within section 6 in subheading Landscape. Should allotments need to be provided they will be incorporated within the wider countryside open space.

8. Conclusions

- 8.1. This Planning Statement is submitted in support of an application for approval of Reserved Matters (Appearance, Layout, Landscaping and Scale) as described:

“Approval of reserved matters (appearance landscaping layout & scale) following outline approval of DM/2025/1129 for the erection of 198 dwellings (including 60 affordable) with associated landscaping, community orchard, public open space and infrastructure; and discharge of conditions 7, 12, 16, 17, 26, 30, 36, 37, 41”.

- 8.2. The Proposal follows Outline Planning Permission (DM/2025/1129) for 200 units on the Site allocated in both the WLPP1 and the FNP respectively. The Site is part of WBC’s housing trajectory, and has been extensively planned for, discussed and subsequently allocated.
- 8.3. This Planning Statement has elaborated that the Site has been designed sympathetically following relevant local design principles and planning policy in both Farnham and Waverley. Furthermore, the design, layout and details meets all the relevant requirements of both the OPP and the development plan when read as a whole.
- 8.4. In this case, this application will provide high quality, well designed houses which would help meet identified needs and bring forward a strategic development site. The reasons why planning permission should be granted are.
- No conflict with the development plan;
 - Supports the objectives of the NPPF and would be sustainable development, providing market and affordable housing;
 - New area of public open space, play space and new planting;
 - Biodiversity Net Gain as required by the Outline Planning Permission;
 - Has considered advice received at Pre-Application, Design Review Panel;
 - Houses will be NDSS,
 - Planting on the eastern boundary preserves overlooking, overbearing and overshadowing effects;
 - Character areas creating a sense of place, and a design which reflects and complements local vernacular;
 - Technical constraints can be overcome and the Site meets drainage and highways requirements.
- 8.5. The Applicant has engaged constructively in pre-application consultation with MSDC and relevant stakeholders and, wherever possible, the Proposal reflects the comments that have been received. The application would not have severe or unsustainable impacts on the transport network either.
- 8.6. The Proposal accords with local and national planning policy and represents sustainable development and a scheme which provides ample benefits.
- 8.7. In accordance with NPPF Paragraph 11, it is respectfully requested to approve this application as soon as possible so that construction of the Proposal can commence.