

Land to North of Jeremy's Cottage,
Jeremy's Lane, Bolney, RH17 5QE

LANDÍVAR

ARCHITECTS

Full Planning
Application

Design & Access
Statement

Project No.1758



Project detail	0
The Site	1
Use	2
Flood Risk	3
Site & Architectural Layout	4
Scale	5
Landscape & Ecology	6
Sustainability	7
Appearance	8
Access, Refuse & Security	9
Amount	10
Summary	11

Project Detail

Project address: Land to North of Jeremy's Cottage, Jeremy's Lane, Bolney, RH17 5QE

Proposal: Erection of two new dwellings

Submission: Full Planning Application

Date: September 2025

Client: Mr J Lewis

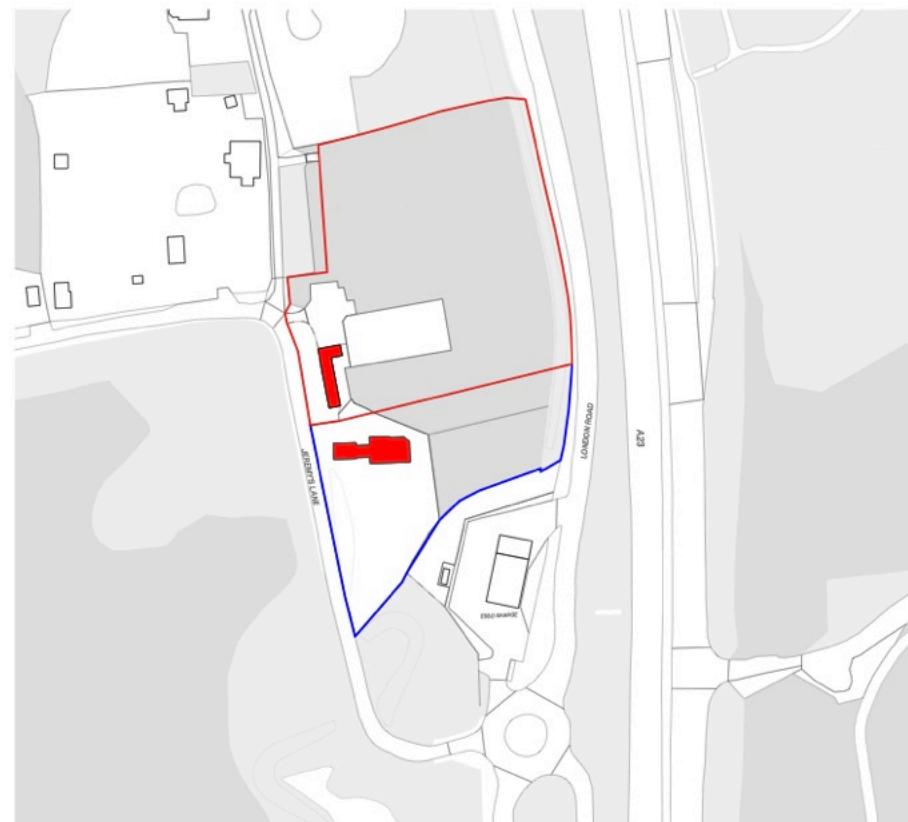
Prepared by: O Moune / LM Furness
Landivar Architects Limited

The Workshop, Unit 3,
29-42 Windsor Street,
Brighton, BN1 1RJ
01273 739590
info@landivar-architects.com
landivar-architects.com

1.0 The Site

The Site

- 1.01 The site is a 1 hectare plot in a rural location within Bolney Parish in Mid Sussex and comprises a large open field with a stable block and sand arena just to the north of an existing 4 bed detached dwelling known as Jeremy's Cottage.
- 1.02 The site is situated just on the western side of the A23 and London Road, which connects to the A23 northbound carriageway.
- 1.03 The site is edged with mature trees and vegetation and banks down on the Eastern boundary towards a public footpath that leads to a bus stop and 24 hour garage.
- 1.04 There is an existing vehicular crossover onto the site from Jeremy's Lane, on the corner, as the road curves round to the West.
- 1.05 The nearest major town centre is Haywards Heath, which is approximately 7 miles away to the East, or Burgess Hill which is a similar distance to the South East



Existing OS Map



Aerial View

The Site

Site Photos



2.0 Use

Use

2.01 EXISTING USE:

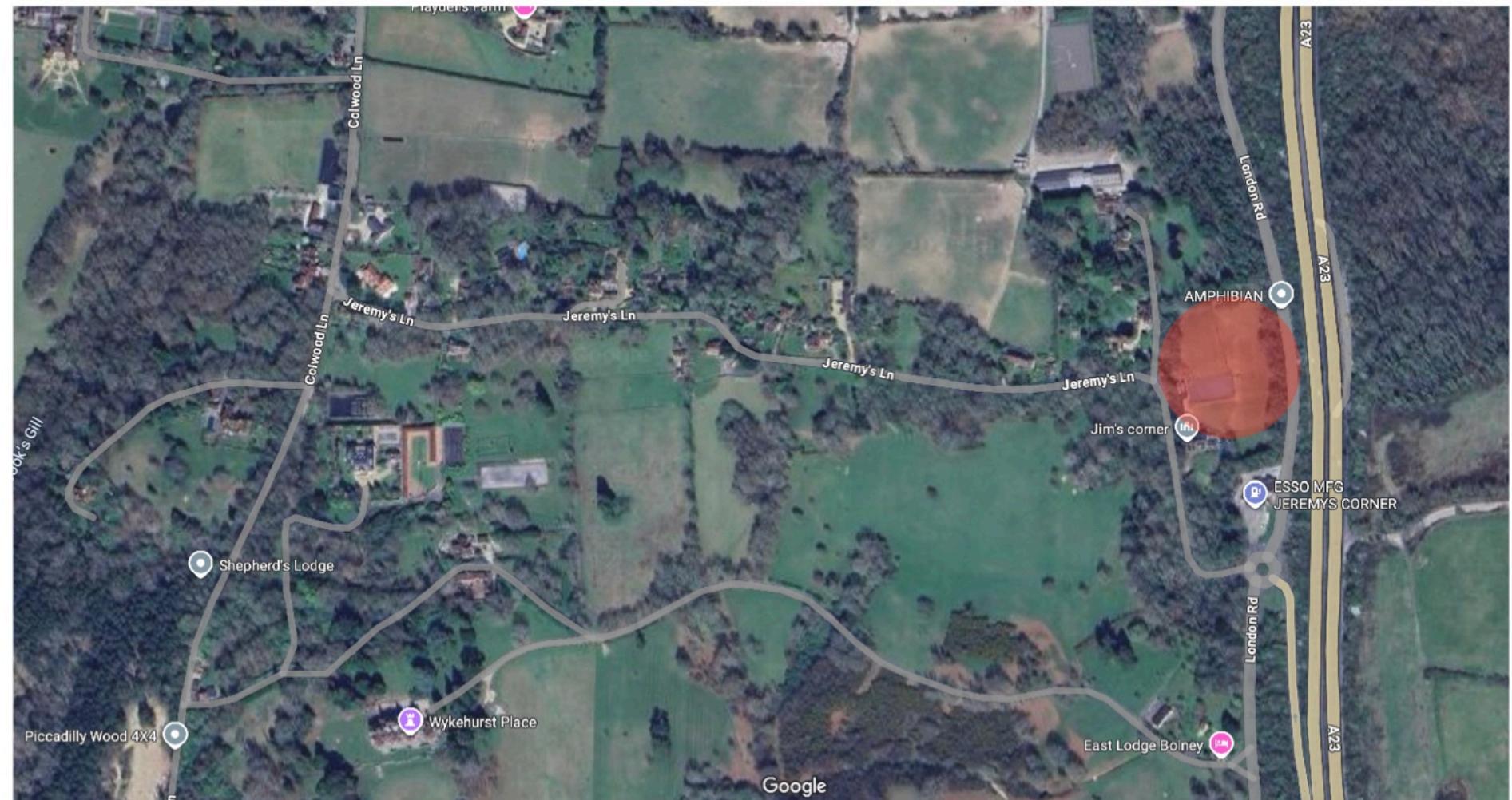
The site is currently part of the same demise as Jeremy's Cottage which has C3 residential use.

2.02 PROPOSED USE:

The proposal is to erect two new detached dwellings on the northern part of the plot and the proposed use would remain C3 residential.

2.03

This use is consistent with the immediate surrounding area as Jeremy's Lane has similarly sized detached residential properties within generous plot sizes all along it's length.



Aerial view of Jeremy's Lane

3.0 Flood Risk

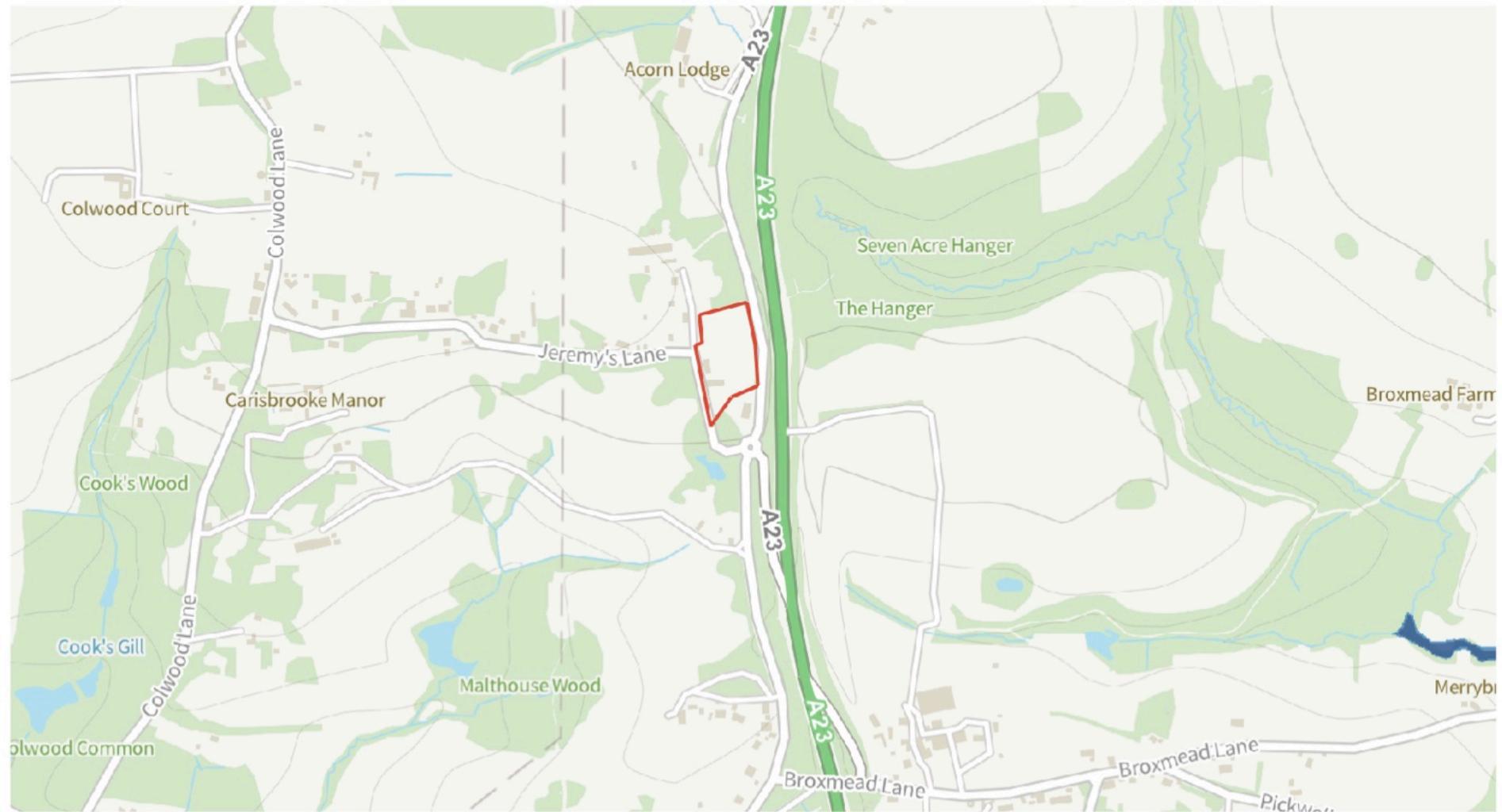
Flood Risk

3.01 The site is within Flood Zone 1, an area with low probability of surface water flooding.

VERY LOW RISK

Flood Zone 1 - land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%)

- Selected area
- Flood zone 3
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Water storage area



4.0 Site & Architectural Layout

Site & Architectural Layout

- 4.01 The proposed site layout incorporates the existing vehicle crossover on the corner of Jeremy's Lane, which splits and leads to each new dwelling, via a gated driveway.
- 4.02 Each new dwelling is positioned within a large plot to allow generous front and rear gardens and an optimum east-west orientation, in order to avoid overlooking between the different plots and minimise excessive solar gain from the south.
- 4.03 The existing stable outbuilding is retained.
- 4.04 The plot boundaries are defined with post and rail fencing and extensive planting to provide privacy.
- 4.05 Each plot has a proposed gated pedestrian access from the public footpath leading to the bus stop and 24 hour garage on London Road just 50m away.
- 4.05 Additional planting is also proposed to the Eastern boundary of the plot to provide a visual and acoustic buffer from the road.



Site & Architectural Layout

4.07 The proposed dwellings are designed to have generous living accommodation on the ground floor, 6 bedrooms to the first floor and storage and/or a large exercise room within the roof space.

Secure garage and store areas are also included for each house.

House 1 also has a cinema room

The two houses differ slightly in form and scale to provide interest and to reflect the varied character of the other residential dwellings along Jeremy's lane.

Key house plan features:

- Porches and dedicated 2/3 car garages.
- 6 bedrooms, each with ensuite bathrooms
- Extensive planting and considered landscaping to each property.
- Wheel chair accessible W.C. to the ground floor.
- Part M compliant layouts.
- Modern / flexible floor plans.
- Safe and secure design.



PROPOSED GROUND FLOOR PLAN
GIA 340 sqm (not including garage)

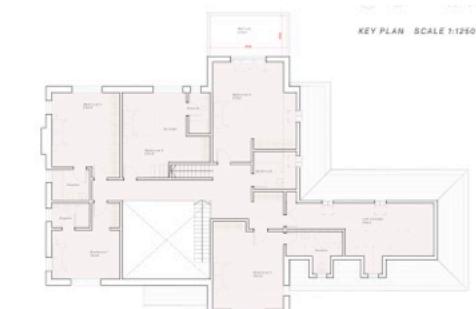


PROPOSED FIRST FLOOR PLAN
GIA 305 sqm

House 1 Plans



PROPOSED GROUND FLOOR PLAN
GIA 216 sqm (not including garage)



PROPOSED FIRST FLOOR PLAN
GIA 186 sqm

House 2 Plans

5.0 Scale

Scale



Axonometric view



3D view of rear elevations (East)



3D view of front elevations (West)

5.01 The proposed dwellings follow the local typology of building types with the scale and roof form being consistent with those in the surrounding area and the proposed design adhering to a Sussex vernacular architectural language

5.02 The proposed dwellings are also proportionate to each plot and positioned within the plot to allow for generous front and rear gardens and heavily planted boundaries.

Scale



PROPOSED FRONT ELEVATION (WEST)



PROPOSED REAR ELEVATION (EAST)



PROPOSED SIDE ELEVATION (NORTH)



PROPOSED SIDE ELEVATION (SOUTH)

House 1



PROPOSED FRONT ELEVATION (WEST)



PROPOSED SIDE ELEVATION (NORTH)



PROPOSED REAR ELEVATION (EAST)



PROPOSED SIDE ELEVATION (SOUTH)

House 2

5.03. The ridge and eave heights of each dwelling are the same and the fenestration, doors and roof forms are appropriate to the style and the context.

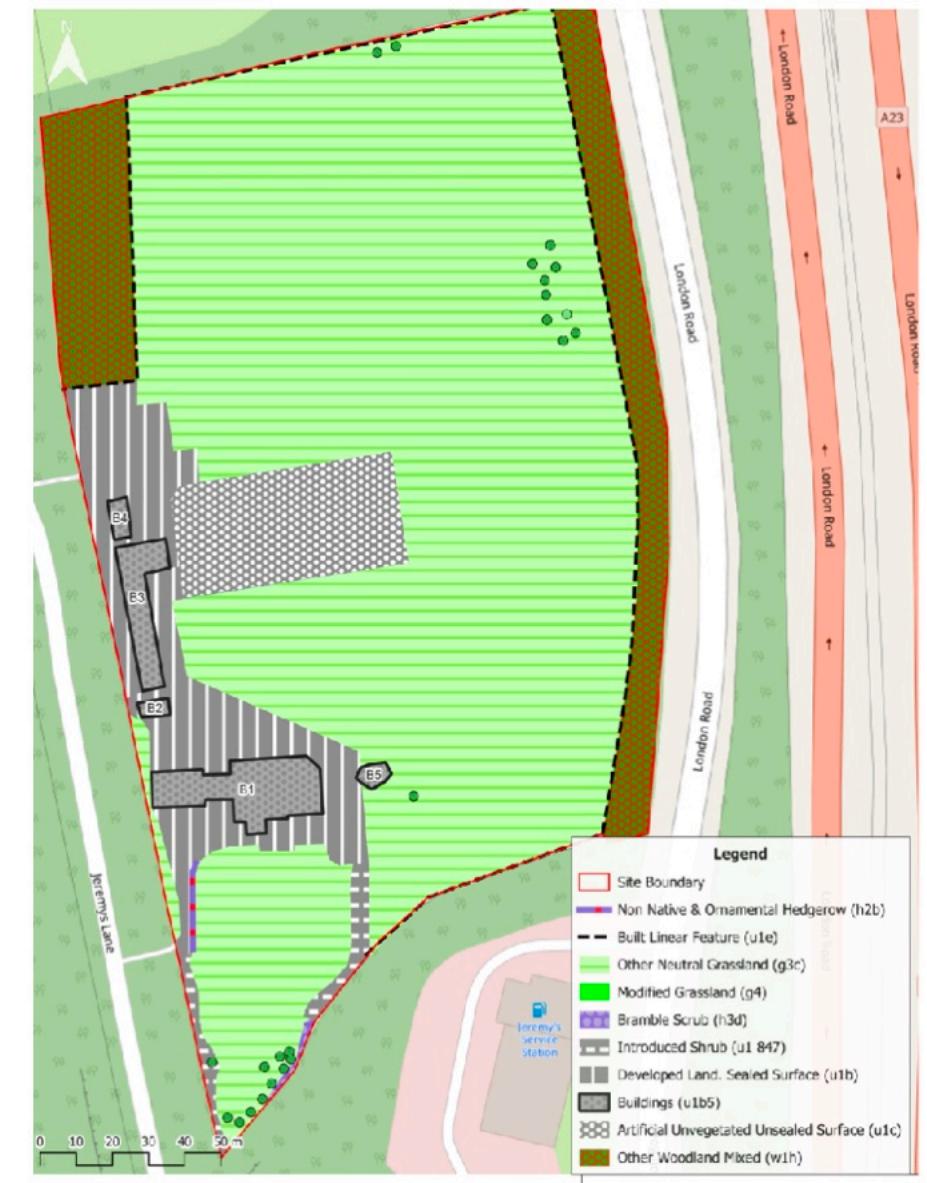
6.0 Landscape & Ecology

Landscape & Ecology

- 6.01 A preliminary ecological appraisal (PEA) has been carried out on the site by Phlorum (August 2025), and submitted as part of this planning application.
- 6.02 The site sits within High Weald AONB which is a statutory designated site but no further protected species surveys are recommended by the report. The site constitutes a large neutral grassland plot of just over a hectare, edged with a woodland boundary of bramble shrub and mature trees.
- 6.03 It is currently being used as an equestrian sand arena and grazing paddock and therefore does not have a particularly high ecological value, as concluded in the PEA report.
- 6.04 The proposal will achieve at least 10% biodiversity net gain by enhancing existing habitat areas and creating new habitat with the introduction of a pond to each plot, as well as ensuring wildlife corridors are designed in to maintain migratory paths across the site, protecting species such as hedgehogs and herpetofauna.
- 6.05 Additional bird and bat roosting provision is to be incorporated in the new development within the walls and the existing trees, boxes and locations as suggested in the Phlorum PEA report.
- 6.06 Additional tree and shrub planting of native species such as hawthorn, blackthorn, hazel and guelder rose is proposed to the boundaries.
- 6.07 A precautionary approach to site clearance in respect to herpetofauna, birds, badgers, hazel dormice, hedgehogs and stag beetles will be carried out to minimise any adverse impacts on these particular species groups.



Swift, bat and bee boxes to be incorporated into the development.



Landscape & Ecology

6.08 The proposed planting scheme to the perimeter of the site will include native shrubs, perennials and trees to create a dense acoustic and visual buffer as well as improved habitat and biodiversity.

Soft and hard landscaping detail is set out in drawing 1758_3.011

6.09 Hard landscaping has been minimised and free draining hoggin has been used for the garden paths - it is an easy material to excavate should additional services be required and can be replaced without any wasted materials.



Proposed Landscaping Plan

7.0 Sustainability

Sustainability

7.01 The proposal would seek to minimise the operational energy demand by incorporating the following key elements :

- Use of renewable technologies such as MVHR, ground source heat pumps, solar thermal and solar panels to flat roof areas.
- Fabric U-values to exceed Building Regulation requirements (see table opposite).
- Optimum air tightness and eradication of any thermal bridging.
- Orientation and window area designed to balance daylight and overheating considerations.
- Double or triple glazing throughout.

7.02 The site is currently of low ecological value as it is a grazing site for horses. The development will provide a minimum biodiversity net gain of 10% on the current low biodiversity value by improving existing habitats and providing new habitats such as a pond/water element to each plot.

7.03 The proposed planting and landscaping is made up of native specimens only to protect local ecology and biodiversity. Bee bricks, bat and swift boxes would be incorporated into the development to encourage these species.



Native Shrubs, Perennials & Wildflowers.

Small scale housing

Operational energy

Implement the following indicative design measures:

Fabric U-values (W/m ² .K)	Window areas guide (% of wall area)
Walls 0.13 - 0.15	North 10-15%
Floor 0.08 - 0.10	East 10-15%
Roof 0.10 - 0.12	South 20-25%
Exposed ceilings/floors 0.13 - 0.18	West 10-15%
Windows 0.80 (triple glazing)	
Doors 1.00	

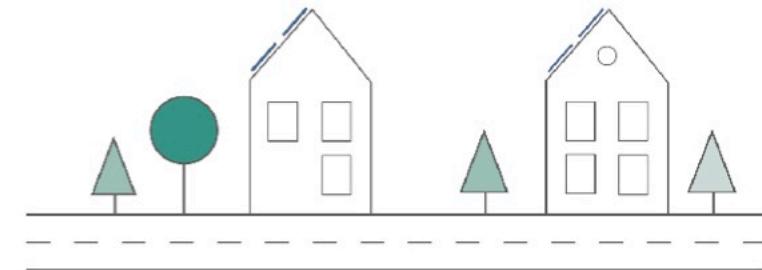
Window areas guide (% of wall area)
North 10-15%
East 10-15%
South 20-25%
West 10-15%

Reduce energy consumption to:
35 kWh/m².yr
Energy Use Intensity (EUI) in GIA, excluding renewable energy contribution

Reduce space heating demand to:
15 kWh/m².yr

Efficiency measures	
Air tightness	<1 (m ³ /h. m ² @50Pa)
Thermal bridging	0.04 (y-value)
G-value of glass	0.6 - 0.5
MVHR	90% (efficiency) ≤2m (duct length from unit to external wall)

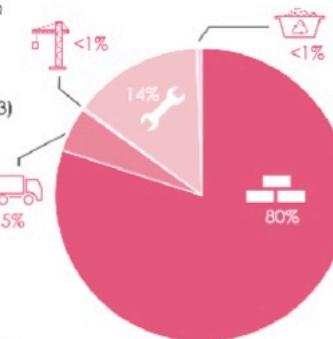
Maximise renewables so that 100% of annual energy requirement is generated on-site
Form factor of 1.7 - 2.5



Embodied carbon

Focus on reducing embodied carbon for the largest uses:

Products/materials (A1-A3)	<1%
Transport (A4)	14%
Construction (A5)	5%
Maintenance and replacements (B1-B5)	80%
End of life disposal (C1-C4)	<1%



Average split of embodied carbon per building element:
30% - Superstructure
27% - Substructure
20% - Internal finishes
17% - Façade
5% - MEP
Area in GIA

<500 kgCO₂/m²

Sustainability

7.04 The site is in a highly sustainable location with a bus stop 300 yards away with bus services 89 and 273 that run to and from Brighton, Haywards Heath, Crawley and Horsham, each one with onward transport links to London. There is also a 24 hour garage and shop beside the bus stop.

7.05 The development is well located with the following facilities within the vicinity of the site:

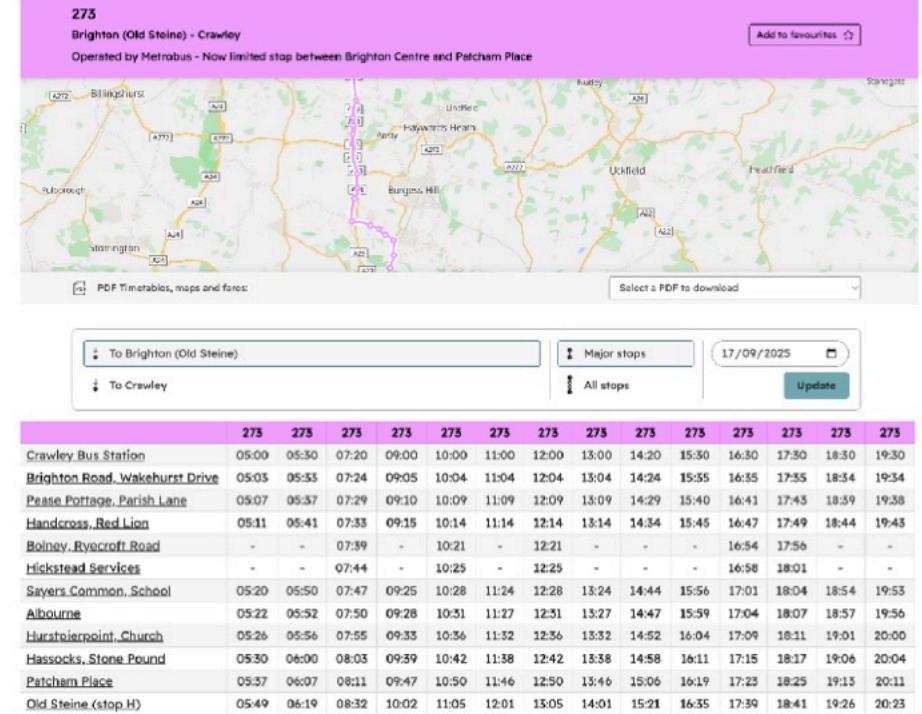
- Local shop, pub and cafe 1 mile away in Bolney village.
- Burgess Hill and Haywards Heath both 7 miles away with supermarkets, banks, post offices and pharmacies.
- The nearest Primary school is 2 miles away in Bolney village.
- The nearest Secondary schools are 7 miles away in Haywards Heath and Burgess Hill, accessible by bus.
- The nearest hospital and A&E is 7 miles away at Haywards Heath.

Horsham - Warminglid - Cuckfield - Haywards Heath - Franklands Village

Includes 62 between Cuckfield, Haywards Heath and Franklands Village

Mondays to Fridays (except Public Holidays)

	Sch	H	Tu/Th	MWF	Tu/Th	MWF	Tu/Th	Sch	H	89	89	62	89	62	89	62	89	
Horsham, Bus Station, Bay E	0725	0800		1051		1306		1630										
Horsham, Carfax, stop J		0802		1053		1308		1632										
Horsham, Station	▼	0805		1056		1311		1635										
Horsham, Merryfield Drive, Cootes Avenue	0728	▼		1057		1320		1644										
Horsham, Redford Avenue, Saxon Crescent	0730	▼		1058		1325		1649										
Horsham, Pondtail Road, Rising Sun	0733	▼		1059		1328		1655										
Horsham, Holbrook Corner	0737	▼		1060		1331		1658										
Horsham, North Heath Lane, Wimblehurst Rd	0740	▼		1061		1334		1703										
Horsham, Parsonage Road	0743	▼		1062		1337		1708										
Horsham, Millais School	0751	▼		1063		1340		1711										
Horsham, Forest School	0753	▼		1064		1343		1714										
Mannings Heath, Stores	0759	0814		1105		1320		1644										
Lower Beeding, Old Post House	0804	0819		1110		1325		1649										
Warminglid, Half Moon	0810	0825		1116		1331		1655										
Warminglid, Five Cross Roads	0813	0828		1119		1334		1658										
Bolney, The Street	0820	0833		1124		1339		1703										
Ansty Cross	0825	0838	B	1129	C	1344	C	1708										
Cuckfield, High Street	0829	0841	0916	1132	1132	1347	1347	1711										
Cuckfield, Warden Park School Grounds	0834	▼	▼	1138	1138	1353	1353	1717										
Haywards Heath, Sainsbury's	0847	0924		1138	1138	1353	1353	1717										
Haywards Heath, Perrymount Road	0926	1140	1140	1355	1355	1719												
Haywards Heath, South Road	0930	1143	1143	1358	1358	1722												
Haywards Heath, Princess Royal Hospital	0934	1146	1146	1401	1401	1725												
Haywards Heath, Franklands, Reed Pond Walk	0938	1150	1150	1405	1405	1405												
MWF Tu/Th MWF Tu/Th MWF Tu/Th MWF Tu/Th Sch H 89 89 89 89 89 89	89	62	89	62	89	62	89	62	89	89	89	89	89	89	89	89	89	
Haywards Heath, Franklands, Reed Pond Walk	0940	0940	1155	1155	1400	1410	1415	1520	1730									
Haywards Heath, Princess Royal Hospital	0945	0945	1200	1200	1415	1415	1415	1523	1733									
Haywards Heath, South Road	0948	0948	1203	1203	1418	1418	1418	1527	1737									
Haywards Heath, Plymouth Road	0952	0952	1207	1207	1422	1422	1422	1527	1737									
Haywards Heath, Sainsbury's	0954	0954	1209	1209	1424	1424	1424	1529	1739									
Cuckfield, Broad Street	1000	1000	1215	1215	1430	1515	1515	1745										
Ansty Cross	1003	C	1218	C	B	1523	1538	1748										
Bolney, The Street	1008		1223			1528	1543	1753										
Warminglid, Half Moon	1016		1231			1536	1551	1801										
Lower Beeding, Old Post House	1022		1237			1542	1557	1807										
Mannings Heath, Stores	1027		1242			1547	1602	1812R										
Horsham, Station	1036		1251			1556	1611	1821R										
Horsham, Bus Station, Bay E	1041		1256			1601	1616	1826R										



8.0 Appearance

Appearance

8.01 The proposed dwellings are conceived as a contemporary interpretation of typical Sussex country homes. The palette and form would be traditional but with contemporary detailing.

Proposed materials:

- Traditional clay roof tiles to all roofs.
- Locally sourced facing bricks to ground level
- Hanging clay tiles to upper storey
- Painted timber framed sash windows and French doors
- Chestnut post and rail fencing
- Hoggin or permeable resin surfacing to access road
- Permeable pavers to paths and paved areas



PROPOSED FRONT ELEVATION (WEST)



PROPOSED FRONT ELEVATION (WEST)



PROPOSED REAR ELEVATION (EAST)

House 1 Rendered Elevations



PROPOSED REAR ELEVATION (EAST)

House 2 Rendered Elevations

Appearance

Precedents

8.02 The appearance and character of development within the local area is that of a rural / suburban fringe. It is predominantly a rural, domestic, traditional Sussex vernacular architectural language visible in both smaller cottages and the larger country houses that sit within individual plots along heavily wooded lanes.

The typical material palette consists of:

- Red and brown facing bricks.
- Pitched roof and gable ends
- Small dormers
- Variety of clay roof tiles
- Natural/earthy colour palette.
- Hanging clay tiles

Local Precedents



Other Precedents



9.0 Access, Refuse & Security

Access, Refuse & Security

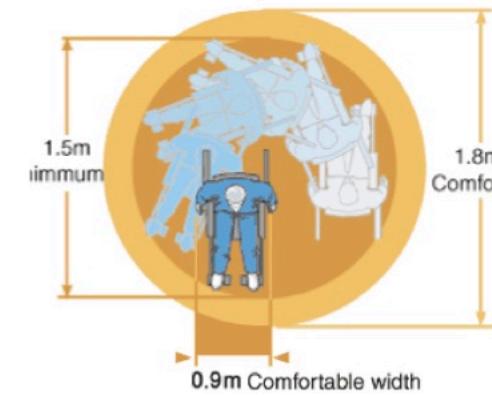
9.01 The proposed application accommodates Part M and Lifetime homes requirements with level thresholds consideration given to wheelchair provision within the design and lift access to all floors in House 1. Primary pedestrian access is gained via Jeremy's Lane with a level and clearly defined entry point.

9.02 Emergency vehicles have unhindered access to the site directly from Jeremy's Lane.

9.03 Secure, internal cycle storage is provided within each garage for up to 4 cycle spaces.

9.04 Refuse and recycling would be located in a dedicated refuse store, adjacent to the site entrance and with easy access for refuse collection. The garden areas will include a built in composting area and the residents will be encouraged to compost food waste via a domestic vermicomposting unit adjacent to the composting area.

9.05 Recycling will be encouraged within the dwelling with segregated bin storage facilities to be provided under the sink within kitchen units to provide easy storage.



- Suitable dwelling entrance opening width of 775 mm clear.
- A 1500mm clear turning circle in main living space
- Suitable internal door opening clear widths of 850mm.
- All units to have the principal living room at entry level.
- Glazing to principal rooms starting at a maximum of 850mm above door level and complying with the requirements of AD K for guarding.
- Principal bedrooms with a clear access zone of 1,000mm around both sides and the foot of the bed. Other bedrooms with a clear zone of 1,000mm to one side and the foot of the bed.
- Step free access to WC and bathroom facilities at entry level.
- Ability for adaptation, including reinforced walls for grab rails in the bathrooms.
- Accessible detailed elements such as lever ironmongery and positioning of switches and controls.

Access, Refuse & Security

9.06 The design supports the principles of Secured by Design which aims to achieve a high overall standard of security for buildings and for the private and public spaces around them.

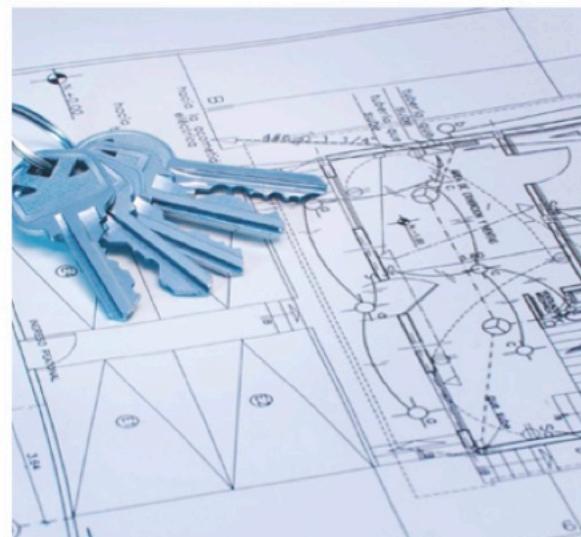
Through the introduction of appropriate design features that facilitate natural surveillance and create a sense of ownership and responsibility for every part of the development, criminal and anti-social behaviour within the curtilage or grounds of an estate can be deterred. These design features include secure vehicle parking, adequate lighting of communal areas, fostering a sense of ownership of the local environment, control of access to individual and common curtilages, defensible space, and landscape design supporting natural surveillance and safety.

9.07 SECURED BY DESIGN GUIDELINES FOR DEVELOPMENT LAYOUT:

1. Communal areas or shared entrance to allow natural supervision.
2. Boundary fences to be balanced between security, surveillance and private property.
3. Frontages to be defined to demarcate between public and private property.
4. Boundaries to be clearly defined and features integrated to prevent unauthorised vehicle access.
5. Suitable lockable gate to private garden areas to exclude casual access to properties.
6. Clear name and numbering of roads and properties.
7. Minimum of 2 car parking spaces per dwelling located in secure environment, with visitor parking located within view of the property.



Official Police Security Initiative



10.0 Amount

Amount

10.01 Total Site area - 9,826 sqm

- Existing stable outbuilding footprint 120 sqm



10.02 House 1 (6Bed 12P):

- Total GIA: 805 sqm
- Footprint: 442 sqm
- Plot size 4967 sqm
- 3 car garage

10.03 House 2 (6Bed 12P):

- Total GIA: 498 sqm
- Footprint: 292sqm
- 2 car garage
- Plot size 4859 sqm

11.0 Summary

Summary

- 11.1 To summarise, the proposed development is for two new highly energy efficient and comfortable 6 bed family dwellings that have been designed to sit sensitively within the rural context and have minimal impact on the existing views and ecology of the site.
- 10.2 The dwellings and their setting have been carefully considered to respond to the existing development pattern in the area and landscape character and to relate appropriately in scale to one another and Jeremy's Cottage on the adjoining site.
- 10.3 The houses are of a traditional Victorian Sussex style with gable ends, projecting bay windows, overhanging porch eaves, various roof slopes and dormer windows, that help to break down the overall volume and reflect the typical architectural profile of the local area.
- 10.5 The proposed materials are traditional and typical of the area: clay tile roofs, hanging clay tiles, brick and painted timber sash windows are

The language is recognisably vernacular and in keeping with the character of the area.
- 10.6 The result is a well considered and appropriately scaled development that sits comfortably within this natural and traditional setting, providing high quality accommodation whilst enhancing the ecology and habitat of the site and complying with national and local planning policy.



House 1 Front Elevation

Thank you

LANDÍVAR

ARCHITECTS

The Workshop, Unit 3,
29-42 Windsor Street
Brighton, BN1 1RJ

01273 7399590
info@landivar-architects.com
landivar-architects.com