

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

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ARCHITECTS

Full Planning
Application

Design & Access
Statement

Project No.1758



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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

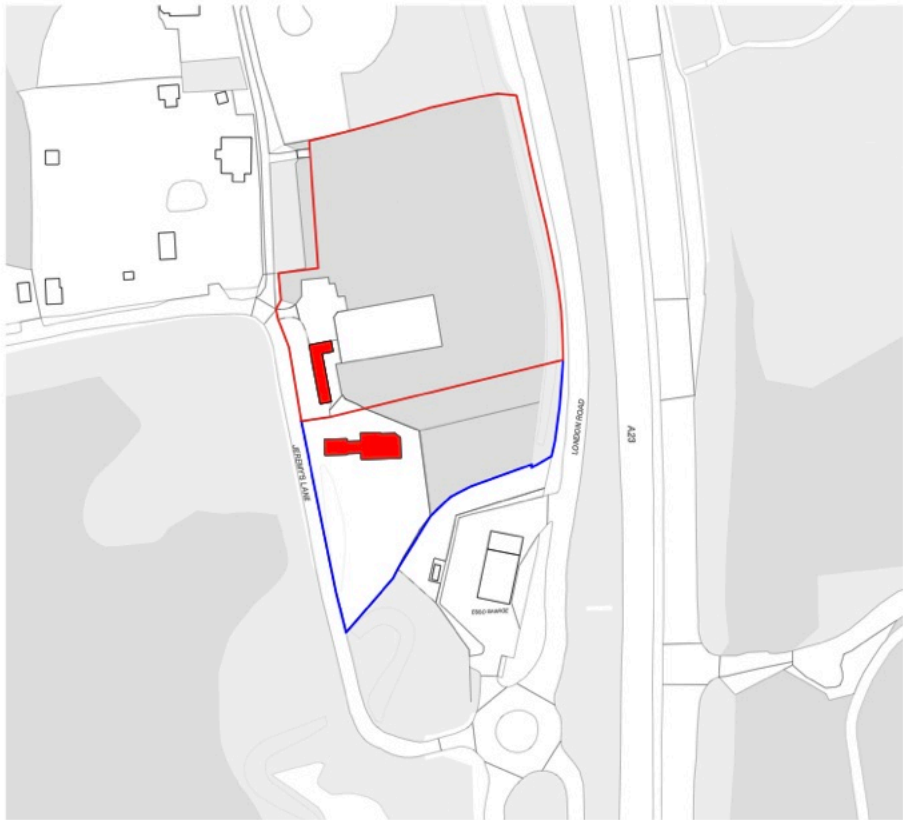
The Workshop, Unit 3,
29-42 Windsor Street,
Brighton, BN1 1RJ
01273 739590
info@landivar-architects.com
landivar-architects.com

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



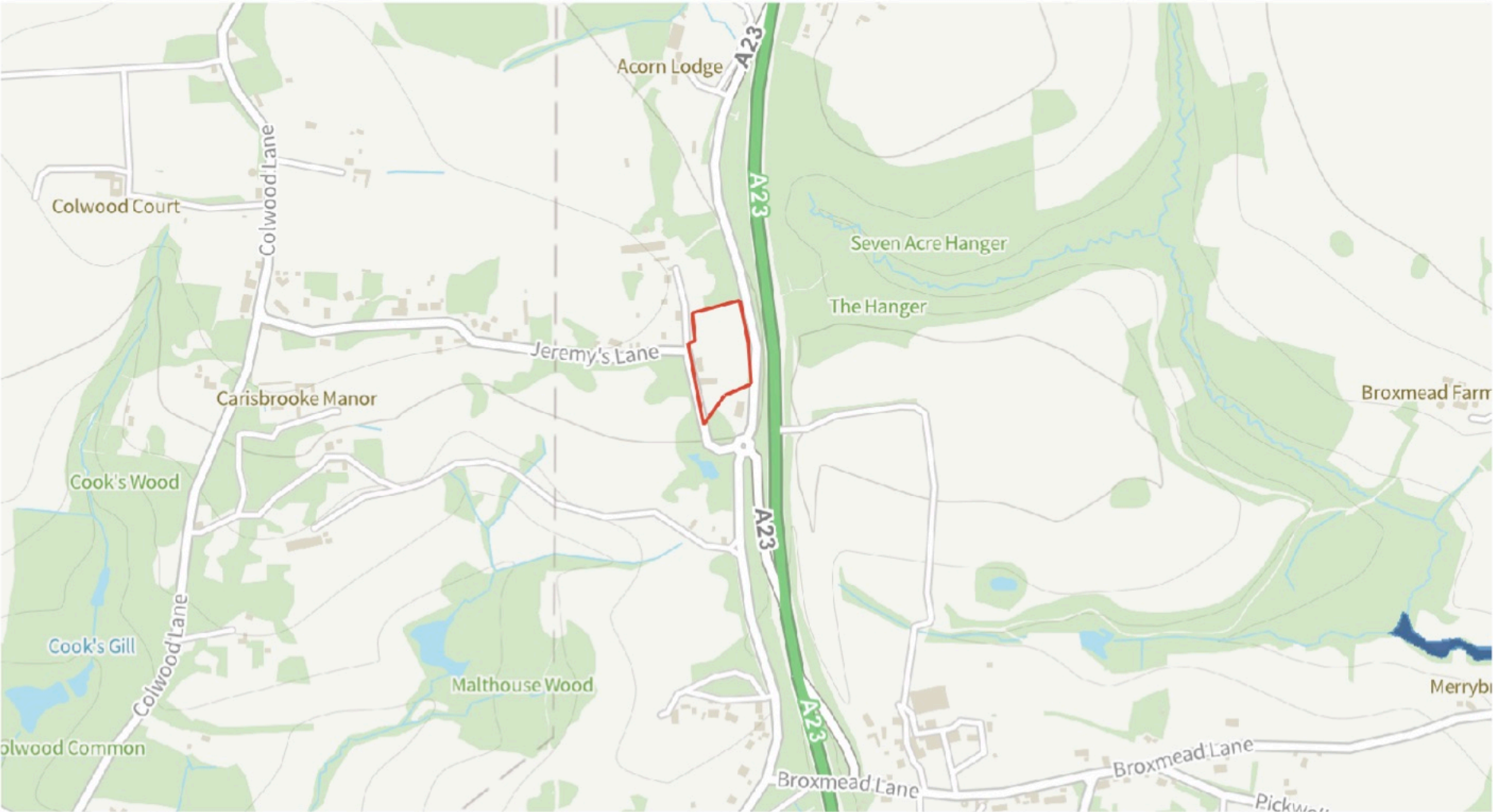
Flood Risk

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)

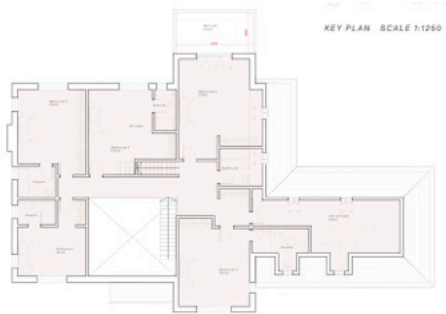


PROPOSED FIRST FLOOR PLAN
GIA 305 sqm

House 1 Plans



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



PROPOSED FIRST FLOOR PLAN
GIA 188 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



House 1



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.

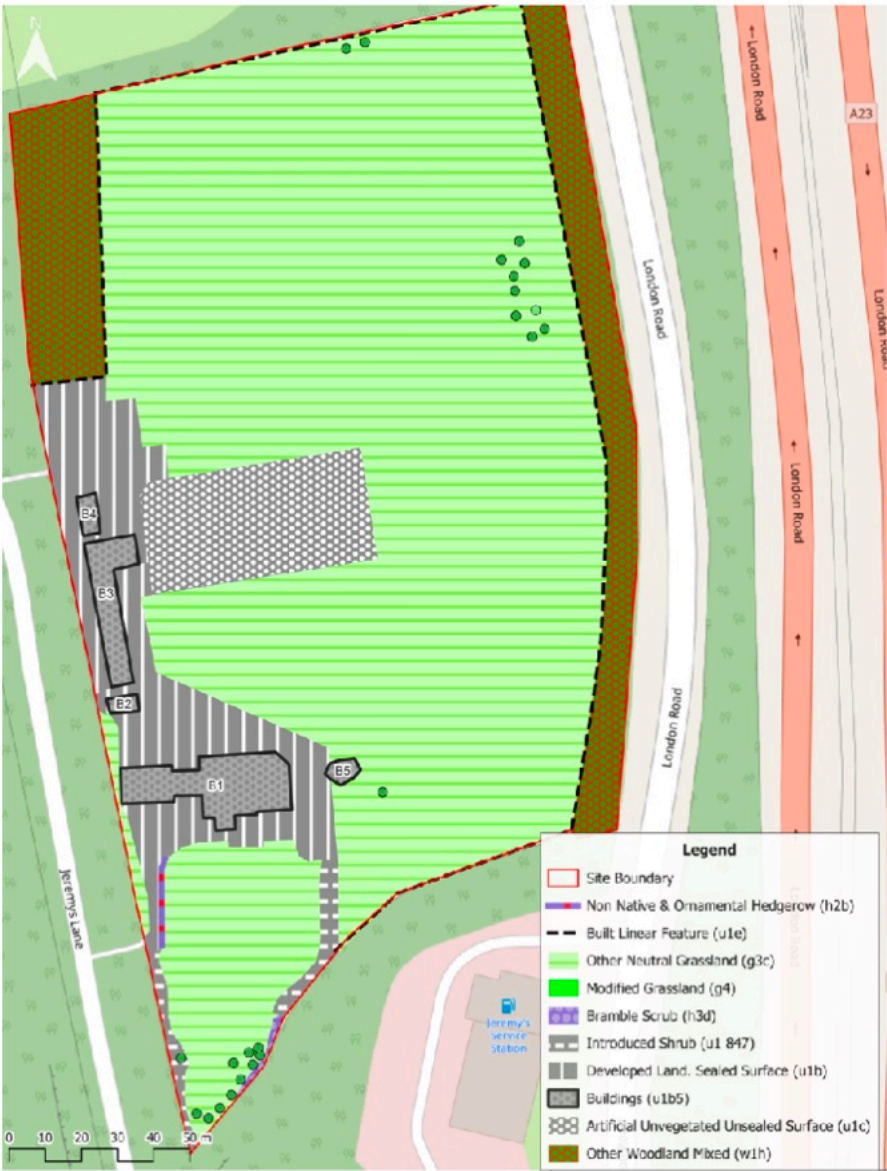


Figure 1: Jeremys Cottage PEA Map

Job No: 14014
 Author: L.Dry
 Date: 28/07/2025
 www.Phlorum.com

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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

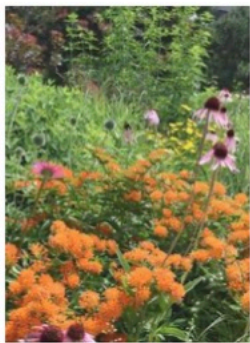


7.0 Sustainability



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/m².K)

Walls	0.13 - 0.15
Floor	0.08 - 0.10
Roof	0.10 - 0.12
Exposed ceilings/floors	0.13 - 0.18
Windows	0.80 (triple glazing)
Doors	1.00

Efficiency measures

Air tightness	<1 (m³/h, m²@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)

Window areas guide (% of wall area)

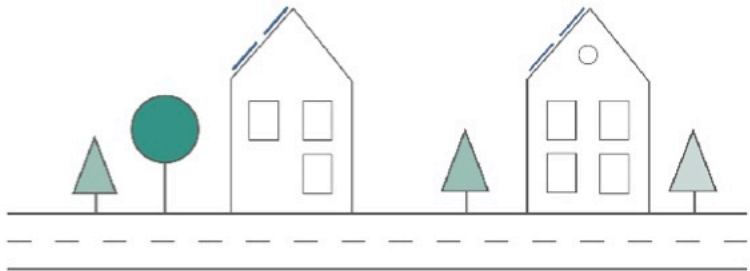
North	10-15%
East	10-15%
South	20-25%
West	10-15%

- ☀ Balance daylight and overheating
- 🪟 Include external shading
- 🪟 Include openable windows and cross ventilation

Reduce energy consumption to:

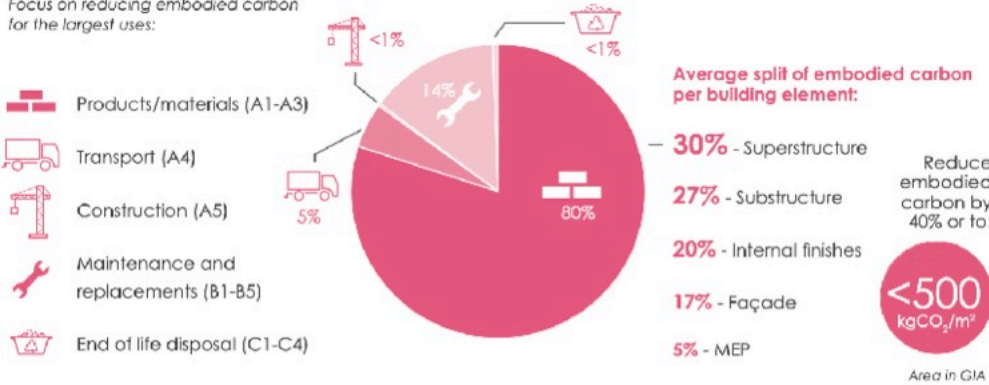


- ☀️ Maximise renewables so that 100% of annual energy requirement is generated on-site
- 🏠 Form factor of 1.7 - 2.5



Embodied carbon

Focus on reducing embodied carbon for the largest uses:



- 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 89	H 89	Tu/Th 89	MW 62	F 89	Tu/Th 89	MW 62	F 89	Sch 89	H 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	▼		▼		▼		▼		
Horsham, Redford Avenue, Saxon Crescent	0730	▼		▼		▼		▼		
Horsham, Pondtail Road Rising Sun	0733	▼		▼		▼		▼		
Horsham, Hollbrook Corner	0737	▼		▼		▼		▼		
Horsham, North Heath Lane, Wimblehurst Rd	0740	▼		▼		▼		▼		
Horsham, Parsonage Road	0743	▼		▼		▼		▼		
Horsham, Millais School	0751	▼		▼		▼		▼		
Horsham, Forest School	0753	▼		▼		▼		▼		
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	▼		▼		▼		▼		
Haywards Heath, Sainsbury's	0847	0924	1138	1138	1353	1353	1717			
Haywards Heath, Pennymount 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				
	MW 89	Tu/Th 89	MW 62	F 89	Tu/Th 89	MW 62	F 89	Sch 89	H 89	
Haywards Heath, Franklands, Reed Pond Walk	0940	0940	1155	1155	1410	1410				
Haywards Heath, Princess Royal Hospital	0945	0945	1200	1200	1415	1415		1520	1730	
Haywards Heath, South Road	0948	0948	1203	1203	1418	1418		1523	1733	
Haywards Heath, Pennymount Road	0952	0952	1207	1207	1422	1422		1527	1737	
Haywards Heath, Sainsbury's	0954	0954	1209	1209	1424	1424		1529	1739	
Cuckfield, Warden Park School Grounds	▼	▼	▼	▼	▼	▼	1515	▼	▼	
Cuckfield, Broad Street	1000	1000	1215	1215	1430	1430	1520	1535	1745	
Ansty Cross	1003	1218			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			

273 Brighton (Old Steine) - Crawley													
Operated by Metrobus - Now limited stop between Brighton Centre and Patcham Place													
PDF Timetables, maps and fares													
Select a PDF to download													
To Brighton (Old Steine)													
To Crawley													
Major stops													
All stops													
17/09/2025													
Update													
	273	273	273	273	273	273	273	273	273	273	273	273	273
Crawley Bus Station	05:00	05:30	07:20	09:00	10:00	11:00	12:00	13:00	14:20	15:30	16:30	17:30	18:30
Brighton Road, Wakehurst Drive	05:03	05:33	07:24	09:05	10:04	11:04	12:04	13:04	14:24	15:35	16:35	17:35	18:34
Pease Pottage, Parish Lane	05:07	05:37	07:29	09:10	10:09	11:09	12:09	13:09	14:29	15:40	16:41	17:43	18:38
Handcross, Red Lion	05:11	05:41	07:33	09:15	10:14	11:14	12:14	13:14	14:34	15:45	16:47	17:49	18:44
Bolney, Ryecroft Road	-	-	07:39	-	10:21	-	12:21	-	-	-	16:54	17:56	-
Hickstead Services	-	-	07:44	-	10:25	-	12:25	-	-	-	16:58	18:01	-
Sayers Common, School	05:20	05:50	07:47	09:25	10:28	11:24	12:28	13:24	14:44	15:56	17:01	18:04	19:53
Albourne	05:22	05:52	07:50	09:28	10:31	11:27	12:31	13:27	14:47	15:59	17:04	18:07	19:56
Hurstpierpoint, Church	05:26	05:56	07:55	09:33	10:36	11:32	12:36	13:32	14:52	16:04	17:09	18:11	19:01
Hassocks, Stone Pound	05:30	06:00	08:03	09:39	10:42	11:38	12:42	13:38	14:58	16:11	17:15	18:17	19:06
Patcham Place	05:37	06:07	08:11	09:47	10:50	11:46	12:50	13:46	15:06	16:19	17:23	18:25	19:13
Old Steine (stop H)	05:49	06:19	08:32	10:02	11:05	12:01	13:05	14:01	15:21	16:35	17:39	18:41	19:26



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 REAR ELEVATION (EAST)

House 1 Rendered Elevations



PROPOSED FRONT ELEVATION (WEST)



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

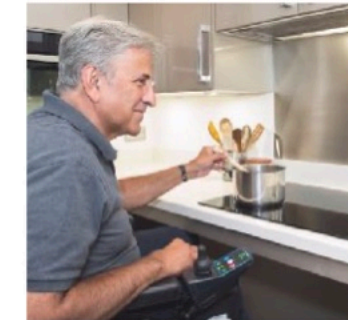
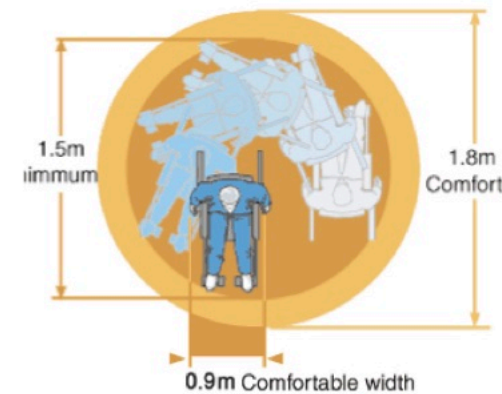


9.0 Access, Refuse & Security



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.

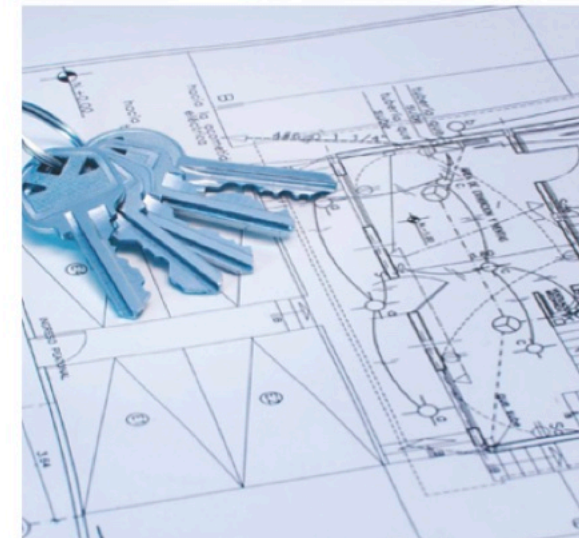
Access, Refuse & Security

- 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.



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

