



TOWN PLANNING

August 2026

Planning & Sustainability Statement

*Brackenwood, London Road, Bolney, Haywards Heath,
West Sussex, RH17 5PY*

*Demolition of existing bungalow and erection of a
replacement dwelling*

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1 INTRODUCTION

- 1.1 This Planning and Sustainability Statement has been prepared by BH Town Planning (hereafter referred to as '**BHTP**') on behalf of Gareth Wheeler ('**the Applicant**') in support of a full planning permission application for the demolition of existing bungalow and erection of a replacement dwelling.
- 1.2 The planning application is in relation to Brackenwood, London Road, Bolney, Haywards Heath, West Sussex, RH17 5PY ('**the Site**').
- 1.3 This statement provides a general description and an evaluation of the Proposed Development and should be read in conjunction with the planning application drawings and all other supporting documents.

EXISTING SITE

- 1.4 The site consists of a detached bungalow situated on the east side of London Road, close to its junction with Ryecroft Road. The property features external pebble dashed render and white uPVC fenestration with a steep pitched clay tiled roof. There is a partially built two-storey rear extension to the rear of the property which was granted permission in 2004 under application reference 03/02856/FUL.
- 1.5 The site is within the built-up area of Bolney and lies within the settlement boundary.
- 1.6 The Site does not fall to be considered within a Conservation Area, the Green Belt or an Area of Outstanding Natural Beauty ('AONB') and is identified within Flood Zone 1 (lowest likelihood of flooding).
- 1.7 The site gently slopes down from west to east and features mature hedging to the front boundary.
- 1.8 The site is 0.11ha in area (red line boundary).

PLANNING HISTORY

- 1.9 A review of Mid Sussex District Council's website revealed the following relevant planning history regarding the Site.

App Reference	Description	Decision	Decision Date
BK/067/87	HARDSTANDING AND CROSSOVER.	Refused	29 Apr 1988
03/02856/FUL	Proposed new rear two storey extension to provide conservatory and bathroom.	Approved	08 Jan 2004

04/00967/FUL	Rear conservatory and new bathroom, proposed swimming pool	Approved	17 Jun 2004
DM/25/3188	Double hip-to-gable extensions with roof lights, replacement front porch and porous hardsurfacing to front garden.	Approved	10 Feb 2026

SURROUNDING AREA

- 1.10 The surrounding area consists of a diverse mix of vernacular with large detached bungalows and larger two-storey dwellings, terraced houses, commercial units, all featuring different roof types, brickwork and external renders.
- 1.11 The nearby A23 and A272 offer convenient access to the M23 motorway network, connecting Bolney to London, Brighton and beyond.
- 1.12 The property is within walking distance of Bachelors Field, Bolney Cricket Club, The Bolney Stage Pub and the Village Hall. The area benefits from walking, cycling, horse riding and leisure connections with a nearby Equestrian Centre and Garden Centre.

2 THE PROPOSED DEVELOPMENT

- 2.1 The proposed development comprises the re-development of the site by way of demolishing the existing bungalow and erecting a larger replacement detached dwelling. The new dwelling will cover a slightly larger footprint to the existing and result in an increased ridge height of approximately 2m.
- 2.2 The existing building is not built to contemporary standards nor with contemporary thermally efficient materials. In contrast, a replacement dwelling, designed for efficiency of natural resources and energy - meeting /exceeding policy requirements is preferable.
- 2.3 The new dwelling will have a high-quality design and detailing in the finishes which will deliver energy efficiency and the appearance will enhance the surrounding area.
- 2.4 The new dwellinghouse will meet and exceed the development standards expected for a single dwellinghouse. The scheme would have no adverse impacts upon any neighbours from overlooking and will have a generous amenity area appropriate to a dwelling of its size.

3 PLANNING POLICY CONTEXT

LEGISLATION AND PLANNING POLICY

- 3.1 Section 38(6) of the Planning & Compulsory Purchase Act 2004 states that all planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise. Material planning considerations include national planning policy, Ministerial Statements and can include former decisions by the LPA/Secretary of State and fall-back positions.

DEVELOPMENT PLAN

- 3.2 In this case, the Development Plan consists of saved Policies of the Mid Sussex Local Plan (2004), the Mid Sussex District Plan (March 2018) and the Bolney Neighbourhood Plan (September 2016). Material considerations include the National Planning Policy Framework ('NPPF') and can include local decisions, economic considerations, and fall-back positions.
- 3.3 The National Planning Policy Framework (December 2024) outlines the Government's requirements for the planning system and establishes how these will be addressed to include the presumption of sustainable development.

MID SUSSEX DESIGN GUIDE SUPPLEMENTARY PLANNING DOCUMENT (SPD)

- 3.4 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.

RELEVANT LOCAL PLAN POLICIES

- 3.5 The policies most relevant in the determination of this application from the Mid Sussex District Plan are Policies DP6, DP21, DP26, DP27 and DP39. A general assessment of the proposals compliance with each of these policies is provided below.

Policy DP6 – Settlement Hierarchy

- 3.6 Policy DP6 states that, *“Development will be permitted within towns and villages with defined built-up area boundaries. Any infilling and redevelopment will be required to demonstrate that it is of an appropriate nature and scale (with particular regard to DP26: Character and Design), and not cause harm to the character and function of the settlement.”*
- 3.7 The application site falls within the built-up area of Bolney and involves the redevelopment of an existing residential plot. The principle of the proposal is therefore acceptable, subject to compliance with all other relevant local plan policies.

DP21 - Transport

- 3.8 Policy DP21 requires developments to take account of certain aspects in order to help meet the objectives of the West Sussex Transport Plan 2011-2026.
- 3.9 The relevant aspects to be met for this proposal under Policy DP21 would be that the scheme is designed to adoptable standards, which includes size of garages, and that the scheme provides adequate car parking for the proposed development.
- 3.10 The proposed development includes an internal garage which has been designed to exceed the minimum space standard required.
- 3.11 In addition, the proposal features a large front drive which provide an excess of parking spaces, meeting the relevant requirements and which would prevent any need for on-street parking.

DP26 – Character and Design

- 3.12 Policy DP26 requires all development and surrounding spaces, including replacement dwellings, to be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. The Policy sets a list of criteria that all applicants will be required to demonstrate.
- 3.13 The proposal meets all of the relevant criteria, being a high quality design and layout with a large rear garden space. As mentioned earlier, the surrounding area is a diverse mix of building design with no one style being prominent meaning that the proposed dwelling would fit within the character of the area.

DP27 - Dwelling space standards

- 3.14 Policy DP27 requires all new residential development to meet the minimum nationally described space standards for internal floor space and storage space.
- 3.15 The proposed plans include area measurements to all rooms to demonstrate that all spaces within the layout have been designed far in excess of the minimum nationally described space standards for internal floor space and storage space.

DP39 – Sustainable Design and Construction

- 3.16 Policy DP39 requires all development proposal to seek to improve the sustainability of development and where appropriate and feasible according to the type and size of development and location, incorporate the listed measures.
- 3.17 Assessment of the sustainability of the development is set out under section 4 of this document.

BOLNEY NEIGHBOURHOOD PLAN POLICIES

- 3.18 The policies most relevant in the determination of this application from the Bolney Neighbourhood plan are Policies BOLB1, BOLD1, and BOLT3. A general assessment of the proposals compliance with each of these policies is provided below.

BOLBB1 - Built up Area Boundary

- 3.19 Policy BOLBB1 requires that the development of Bolney shall be focused within the Built-up Area Boundary as identified on the Proposals Map and on Map 2, and that development proposals will ordinarily be supported within the Built-up Area Boundary subject to compliance with other policies in the Neighbourhood Plan.
- 3.20 The proposed development falls entirely within the built-up area of Bolney and is therefore supported in principle.

BOLD1 - Design of New Development and Conservation

- 3.21 Policy BOLD1 states that planning permission for new development will ordinarily be permitted subject to compliance with the listed criteria.
- 3.22 The proposed development responds well to the surrounding character of the area and is of a commensurate scale and high quality design and layout. It is not within the setting of any heritage asset and would not result in unacceptable levels of light, noise, air or water pollution.
- 3.23 The proposal therefore complies with all of the relevant criteria under this policy.

BOLT3 - Off Street parking provision for new developments

- 3.24 Policy BOLT3 requires that new residential development provide for the minimum off-street parking provisions set out within the policy. For a 4-bed house, this requires 3 off-road car parking spaces and accommodation for visitor parking.
- 3.25 The proposal provides 1 internal garage parking space and at least 4no. off-road car parking spaces to the front drive which therefore complies with the criteria under this policy.

4 ENERGY & SUSTAINABILITY

SUSTAINABILITY OF MOVEMENT

- 4.1 The C3 use exists in an urban location. In common with the existing dwelling, the proposal is a single dwelling and hence there will be no material change to the existing use and pattern of movement. The sustainability of the site (when viewed in terms of traffic movements) will be no greater than the existing use.

SUSTAINABILITY OF CONSTRUCTION

- 4.2 The Strategic Objective under Policy DP39 is:
- 1) *To promote development that makes the best use of resources and increases the sustainability of communities within Mid Sussex, and its ability to adapt to climate change.*
- 4.3 Policy DP39 observes that 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 viable and 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

NATURAL LIGHTING AND VENTILATION

- 4.4 The proposal optimises use of natural light and ventilation having opening windows to all rooms.
- 4.5 Materials to be used in the development will be sourced locally wherever possible.

INSULATION & CONSTRUCTION

- 4.6 Insulation values of the various elements of structure will exceed the current national building regulation standards.
- 4.7 Construction is to be to an airtight standard. Windows and external door frames are to be of a quality to prevent unhelpful air leakage, thus reducing heat loss.

ENERGY

- 4.8 A mains pressure fed heating and hot water system will be installed in conjunction with a class A rated condensing gas boiler.
- 4.9 The upper ground floor will be heated by an under-floor heating system. The upper floor will be heated by conventional radiators.
- 4.10 Heating of the property is to be zoned and is also to be load compensated thereby ensuring that heating is provided to maximise efficiency in the areas required.
- 4.11 White goods incorporated throughout the property will be at least class A rated.

WATER

- 4.12 Water use will be in accordance with Policy DP42.
- 4.13 Generally sanitary ware will be of low consumption design with dual flush wc's and spray taps where suitable. External clothes drying facilities are to be provided to reduce the reliance on the use of tumble dryers.
- 4.14 Rainwater harvesting will be incorporated into the proposed scheme to enable the efficient and sustainable use of water for external uses.

RECYCLING

- 4.15 Recycling storage facilities will be incorporated in the kitchen area design to enable efficient recycling of materials.

5 CONCLUSION

- 5.1 The erection of a new dwelling replacing the existing dated bungalow will enable a better-quality build and enhance the appearance of both the building and the site as a whole.
- 5.2 The proposal accords in all respects with the provisions of Mid Sussex Local Plan Policies DP6 (principal), DM39 and DP42 Sustainable Design and Construction and is therefore suitable for approval as sustainable development.
- 5.3 It is considered that the development complies with the requirements of the Development Plan for the following reasons:
- The proposal offers a betterment in terms of design and sustainability, is of an appropriate scale and character in the context within which the building is located in comparison with the existing dwelling;
 - The proposal will provide improved living conditions for the future occupier to a lifetime home standard replacing the substandard and dilapidated bungalow;
 - The proposal has been specifically designed and sited so as not to result in any adverse visual or landscape impacts; and
 - The proposed design is entirely suitable considering the diverse urban character of the area.