



LEWIS & CO

**DESIGN AND ACCESS
STATEMENT**

LAND AT THE BYRE, THE STREET, BOLNEY

ON BEHALF OF
SHIRE BARNs DEVELOPMENTS



Client: SHIRE BARNS DEVELOPMENTS

Site Location: LAND AT THE BYRE, THE STREET, BOLNEY, RH17 5PG

Job History:

Version	Date	Author	Checked	Notes
V1	04/06/2026	J Pearson S Bareham	S Bareham	
V2	11/06/2026	J Pearson S Bareham	Client	
V3	19/06/2026	J Pearson S Bareham		



CONTENTS

1.	INTRODUCTION & SUMMARY	Page 3
2.	APPLICATION SITE AND SURROUNDING AREA	Page 5
3.	PLANNING HISTORY	Page 8
4.	PROPOSED DEVELOPMENT	Page 10
5.	PLANNING POLICY	Page 14
6.	PLANNING CONSIDERATIONS	Page 19
7.	CONCLUSIONS	Page 41





1.0 INTRODUCTION AND SUMMARY

- 1.1 This Statement has been prepared on behalf of Shire Barns Developments (the applicant) and relates to an application for full planning permission for the *5no new residential dwellings* on land to the rear of The Byre in Bolney.
- 1.2 The proposals would deliver five detached new homes on land behind the existing dwellinghouse, alongside a new residential garage serving The Byre. The site would utilise an existing access onto The Street.
- 1.3 The application site lies immediately to the north of the approved development for 200 new residential dwellings on Land at Foxhole Farm, which is allocated in the emerging Mid Sussex District Plan for this purpose. The site is therefore contiguous with the built-up area boundary of Bolney on two sides and compliant with Policy DP6, meaning that the development of the site for new housing is acceptable in principle.
- 1.4 Existing trees that form mature and natural boundaries to the site would be retained as part of the works and protected during construction. Each new dwelling would benefit from access to the existing public footpath along the southern edge of the site via rear access gates.
- 1.5 This Statement sets out the planning context and demonstrates why planning permission should be granted for the development proposed, including compliance with specific policies in the local development plan.
- 1.6 The proposals will deliver new residential dwellings to the rear of the existing residential dwelling and in a location already found by the Council to be a sustainable location for new housing in their approval of the land at Foxhole Farm development. The site is capable of early delivery and will help meet the Council's local housing needs at a time when the Mid Sussex cannot currently demonstrate a five-year supply of housing land.
- 1.7 This statement demonstrates that the proposed development is well designed and complements the character and appearance of site and surrounding area.



1.8 Further information is provided within the submitted drawings by Neil Way Architect and supporting documents that include:

- Arboricultural Impact Assessment by Arbortrack Systems Ltd
- Biodiversity Impact Calculation by The Ecology Co-op
- Interim Ecological Impact Assessment by The Ecology Co-op
- Preliminary Ecological Appraisal by The Ecology Co-op
- Statutory Biodiversity Metric Calculation Tool Spreadsheet
- Biodiversity Net Gain Statement
- Flood Risk, Foul Sewage and Surface Water (Drainage) Assessment by Hilson Moran
- Heritage Statement by Manorwood
- Sustainability Statement
- Transport Statement by Motion

1.9 This Statement addresses the proposed development, site and surrounding area and compliance with relevant local and national planning policies and guidance. As the development would meet relevant planning policy requirements, planning permission should be granted.



2.0 APPLICATION SITE & SURROUNDING AREA

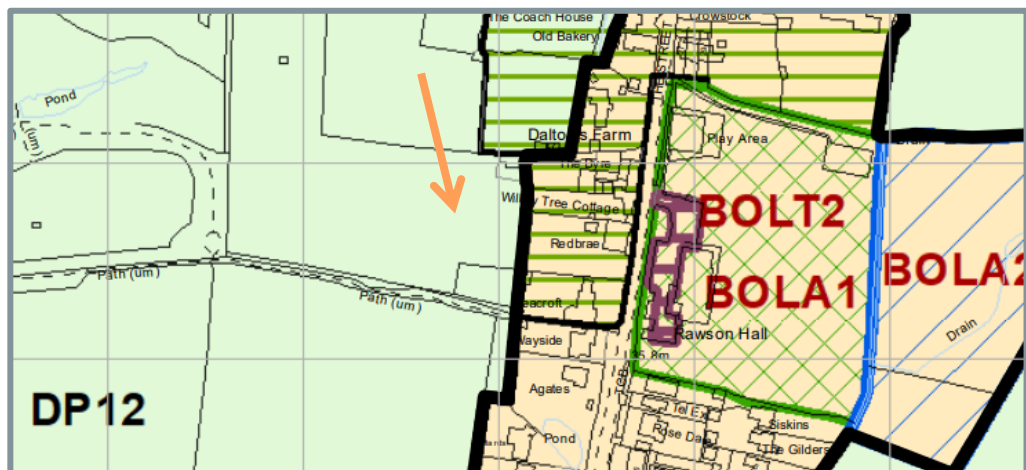
- 2.1. The application site currently comprises a detached dwelling house on the western side of The Street. The site is approximately 1.1 hectares in total and gently slopes from north-west to south-east.
- 2.2. The development site lies to the rear of the Byre on an area of grassland understood to have formerly been grazing pasture (likely in association with the onsite stables) but no longer in active use.
- 2.3. The main dwellinghouse (The Byre) within the site was a former barn, which was converted into residential use in the 1980s (under application reference BK/30/82)
- 2.4. In addition to the existing dwelling, the site features a number of outbuildings – primarily on the northern boundary. These include a large stable block with hardstanding, two sheds and a wendy house.
- 2.5. The site is surrounded by existing residential dwellings along The Street to the north and south of the Byre. The Rawson Hall, as well as Batchelors Field and the children’s playspace are all located on the opposite side of The Street. To the south of the site is Foxhole Farm – now allocated for residential housing development of at least 200 new homes within the emerging Mid Sussex District Plan 2021 – 2040.
- 2.6. To the west of the site is an area of woodland (part of Bolney Lodge) leading to Foxhole Lane. Bolney Wine Estate is located on the opposite side of Foxhole Lane.
- 2.7. The Byre lies within the Bolney Conservation Area, however the development is proposed to the rear of the site and is outside of the Conservation Area as a result.
- 2.8. The existing access is already shared between multiple dwellings (The Byre, Daltons) and benefits from good visibility to the north and south.



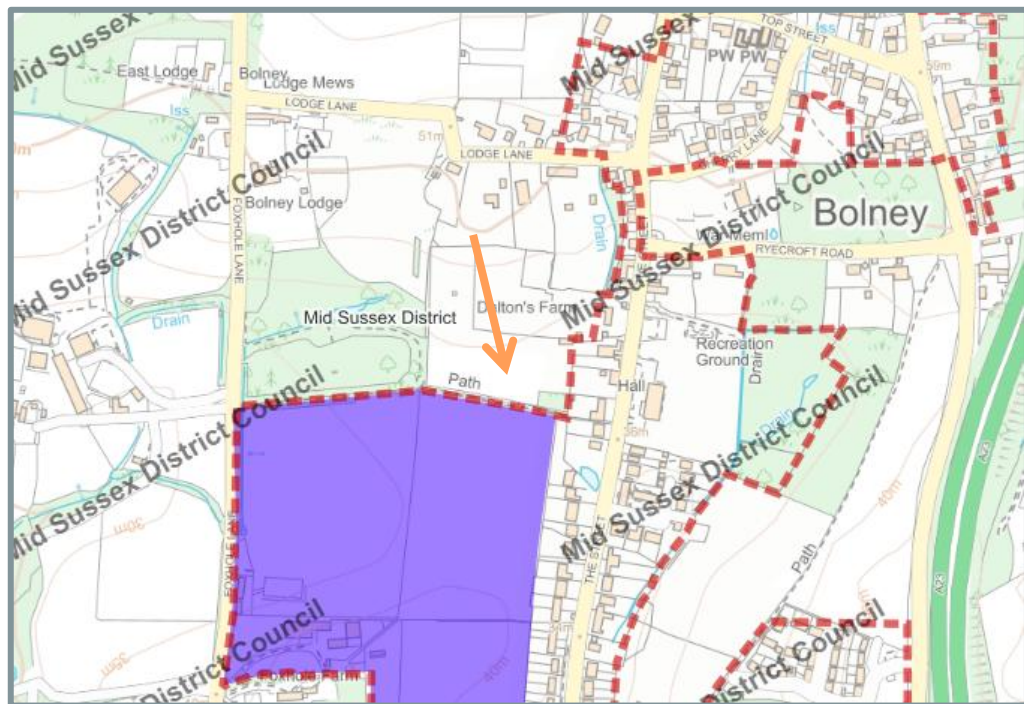
Existing access from The Street (Google Streetview)

- 2.9. Along the boundaries of the site there are mature trees and hedgerows that provide a sense of enclosure and limit views into the site on all four sides. Mature trees and woodland fully screen the site from views to the west/north-west.
- 2.10. Several properties on The Street are listed buildings, including Daltons/Daltons Farm to the north of The Byre – which is Grade II listed. The official list entry (1354847) describes Daltons:

“C18 or earlier. Two storeys. Four windows. Red brick and grey headers. Horsham stone slate slab roof. Casement windows.”

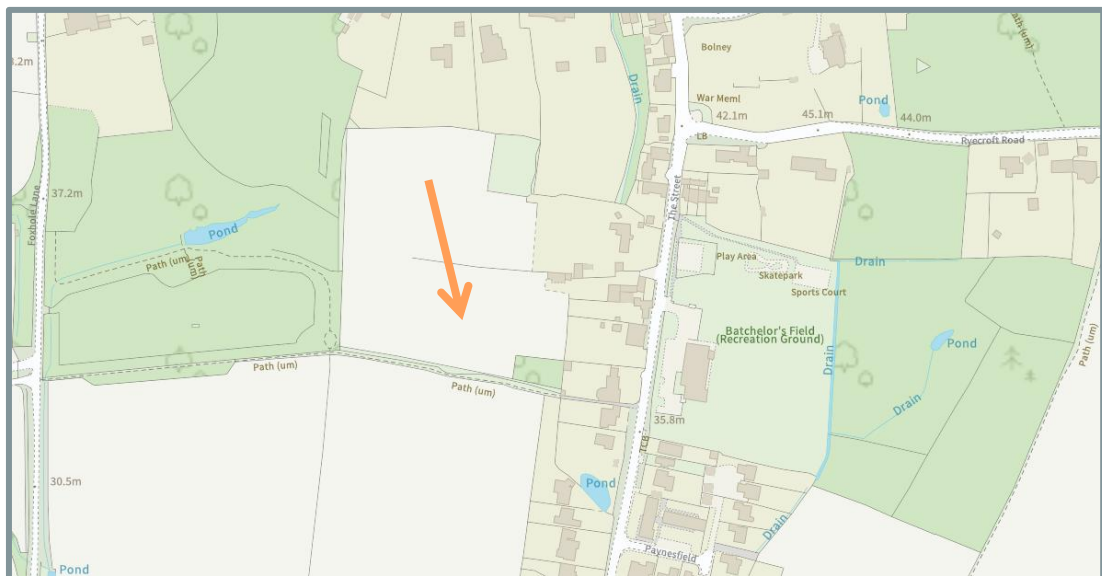


Planning Policy Map Extract



Emerging Mid Sussex District Plan Review - Proposals Map

- 2.11. The site is wholly within Flood Zone 1 and therefore not at risk of flooding from rivers and sea.



Flood map for planning



3.0 PLANNING HISTORY

- 3.1 Planning permission was granted in 1982 for the original conversion of The Byre from a barn to a residential dwelling under local authority reference BK.30.82.
- 3.2 A further consent was granted in 2002 to add dormer windows at roof level, under local authority reference 02/01685/FUL.
- 3.3 Planning permission was granted in 2012 for a single storey extension at the rear of the property, which enlarged the existing kitchen (application reference 12/02784/FUL).
- 3.4 As set out above, the adjoining site to the south of the application site has outline approval for a major residential development of 200 homes.



Proposed Masterplan – Land at Foxhole Farm

- 3.5 The illustrative masterplan shows that a significant number of the new homes would be located within the northern part of the site, with new pedestrian



footpaths joining the existing public footpath (along the southern boundary of this application site) and linking this footpath with new pedestrian routes through the development, including to a large area of open space, a community hub building, community orchards and allotments. Residents of the proposed development would therefore benefit from excellent access to these new public facilities.



4.0 PROPOSED DEVELOPMENT

Amount

- 4.1 Full planning permission is sought for the *5no new residential dwellings* alongside a new double garage to serve The Byre. All new dwellings would be detached family homes.
- 4.2 The proposed new homes would be a mix of four and five bedroom family dwellings. The proposed unit mix is as follows:
- Plot A – Four-bedroom (255m²)
Plot B – Five-bedroom (249m²)
Plot C – Five-bedroom (306m²)
Plot D – Five-bedroom (275m²)
Plot E – Five-bedroom (319m²)
- 4.3 As shown above, all proposed dwellings would meet and exceed the relevant national minimum space standards (124m² for four bedroom dwellings and 128m² for five bedroom dwellings).

Use

- 4.4 The proposed use of the site would remain Use Class C3 residential, delivering five additional dwellings alongside associated gardens, parking and outbuildings. The existing property would remain in residential use.
- 4.5 Each dwelling benefits from well considered integrated storage throughout, including built-in wardrobes/dressing rooms. Bedrooms benefit from ensuite bathrooms and separate areas for study/home-working and utility spaces are provided.
- 4.6 Integrated garages or garage outbuildings are proposed for all properties, including The Byre.



Layout

- 4.7 The proposed dwellings are laid out as a linear street/cul-de-sac of five homes with a shared access road running close to the northern edge of the site.



Proposed Site Layout

- 4.8 As a result of this layout, each property benefits from a well-sized rear garden with a south-facing aspect and pedestrian access onto the public footpath along the southern edge of the site.
- 4.9 A new garage serving The Byre is proposed adjacent to the rear garden of the property, which also provides a degree of separate and visual screening between the new homes and existing dwellings to east.
- 4.10 The layout incorporates existing trees and allows these to form positive natural features within the design and landscape.
- 4.11 The proposed access road utilises the existing point of access onto The Street and allows cars entering the site to pass one another at different passing points.
- 4.12 A bin set-down area is proposed close to The Street to allow residential bins to be collected from The Street and minimising carry distances for waste operators. Each property also benefits from a bin store.



Scale

- 4.13 All proposed new homes would be two-storey detached buildings.



Proposed South (Front) Elevation

- 4.14 Four out of five properties would be two-storey with a pitched roof above, however the easternmost unit (closest to existing neighbours) would be partly 1.5-storeys in height with bedroom four within the roof space over the garage.

Landscaping

- 4.15 The proposals utilise existing natural features, including preserving the mature boundary trees and planting as a key feature of the development.
- 4.16 Given the sites historic use for equestrian grazing land, the centre of the site has few existing trees or landscaping features of note and therefore new planting is proposed along the street frontage and between residential buildings to soften the overall appearance of the site and delivery biodiversity and visual benefits.

Appearance

- 4.17 The new dwellings would feature traditional materials that reflect the Sussex vernacular. Red brick, timber and clay tile cladding and clay tile roofs are proposed.



Plot 2 – Front Elevation

- 4.18 Each property would be traditional in style, reflecting the prevailing character of the area and the Bolney Conservation Area to the east of the site.
- 4.19 All five new homes would vary in appearance, whilst sharing a consistent character and palette of materials. Units B and D would be most similar in appearance, with minor variations in the internal layout and each featuring an integrated double garage with catslide roof over.
- 4.20 The other properties each provide variations, with consistent elements including facing brickwork at ground floor, a mix of tile and timber cladding at first floor levels and clay tile roofs to each property.



5.0 RELEVANT PLANNING POLICIES

- 5.1 The adopted Local Development Plan is formed of the adopted Mid Sussex District Plan 2014 - 2031 (2018), Site Allocations Development Plan Document (2022), Bolney Neighbourhood Plan (2016) and the National Planning Policy Framework (December 2024). Relevant policies and guidance are summarised below.

Mid Sussex District Plan 2014 – 2031 (2018)

- 5.2 The Local Plan was adopted in March 2018 and covers a Plan period from 2014 - 2031. The Plan seeks to deliver a minimum requirement of 16,390 new homes over this period, including 450 'windfalls'.
- 5.3 Policy DP4 (Housing) sets a minimum housing requirement of 16,390 new homes over the plan period, with the annualised housing requirement increasing from 2024/25 onwards to 1,090 new homes a year.
- 5.4 Policy DP6 (Settlement Hierarchy) supports the growth of settlements through small-scale residential development (fewer than 10 dwellings) on sites contiguous with the built-up area boundary of the settlement - provided relevant criteria are met. New developments should be of an appropriate nature and scale and should not cause harm to the character and function of the settlement. Bolney is defined as a Category 3 settlement.
- 5.5 Policy DP12 (Protection and Enhancement of Countryside) supports developments outside of built-up area boundaries where they maintain (or where possible enhance) the quality of the rural and landscape character of the District, and is supported by a policy within the adopted development plan (including Policy DP6).
- 5.6 Policy DP15 (New Homes in the Countryside) permits new homes in the countryside where special justification exists, including where the proposed development meets the requirements of Policy DP6 (Settlement Hierarchy).



- 5.7 Policy DP17 (Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC)) sets out the Council's strategic approach to protecting the Ashdown Forest SPA and SAC, through a 400m buffer zone and 7km zone of influence. The application site does not fall within these areas.
- 5.8 Policy DP20 (Securing Infrastructure) secures contributions towards local infrastructure from new development. On-site mitigation and infrastructure provision as well as planning obligations can be used to deliver necessary improvements. Mid Sussex do not currently have an adopted CIL charging scheme.
- 5.9 Policy DP21 (Transport) seeks to deliver development in locations that minimise the need to travel, promote alternative means of transport to the private car, provide adequate car parking for the proposed development and protect the safety of road users and pedestrians. Where practical and viable developments should incorporate electric vehicle charging facilities.
- 5.10 Policy DP26 (Character and Design) provides the Council's strategic design policy that aims to promote high quality design and protect the positive characteristics of existing areas. The policy also seeks to optimise the potential of sites to accommodate development.
- 5.11 Policy DP27 (Dwelling Space Standards) adopts the nationally described space standards for new dwellings as policy.
- 5.12 Policy DP28 (Accessibility) requires that all new developments meet high standards of accessibility.
- 5.13 Policy DP29 (Noise, Air and Light Pollution) seeks to avoid adverse impacts on new developments and their surroundings.
- 5.14 Policy DP30 (Housing Mix) requires developments to deliver a housing mix that reflects current and future housing needs.
- 5.15 Policy DP31 (Affordable Housing) only requires affordable housing contributions on residential developments of 11 dwellings or more.



- 5.16 Policy DP37 (Trees, Woodland and Hedgerows) seeks to retain of trees that support the amenity value of the area. Policy DP38 (Biodiversity) supports the delivery of biodiversity and green infrastructure improvements, including ensuring no net loss of biodiversity.
- 5.17 Policy DP39 (Sustainable Design and Construction) seeks to deliver new developments that minimum energy use through design, use renewable sources of energy, maximise efficient use of resources and meet the challenges of climate change.
- 5.18 Policy DP41 (Flood Risk and Drainage) requires a sequential risk-based approach to flood risk, to ensure that development is safe across its lifetime and does not increase the risk of flooding elsewhere.
- 5.19 Policy DP42 (Water Infrastructure and the Water Environment) requires new developments to meet the optional requirement for water consumption under Building Regulations – Part G.

Bolney Neighbourhood Plan (2016)

- 5.20 Policy BOLBB1 (Built-up Area Boundary) identified the built-up area boundary at the time the Neighbourhood Plan was ‘made’ in 2016, however conflicts between Policy BOLBB1 and policies within the Mid Sussex District Plan are resolved in favour of the Mid Sussex District Plan policies, as the more recently adopted development plan document. The application site adjoins, but it mostly outside of the built-up area boundary within the Neighbourhood Plan.
- 5.21 Policy BOLE1 (Protect and Enhance Biodiversity) states that development should protect and, where possible, enhance biodiversity – including protected species, trees of arboricultural value, important habitats and natural site edges.
- 5.22 Policy BOLE2 (Protect and Enhance the Countryside) requires that development proposals outside of the built-up area boundary should demonstrate that they would not have an unacceptable impact on the landscape.



- 5.23 Policy BOLD1 (Design of New Development and Conservation) seeks high quality design and requires that new development does not have an unacceptable impact on heritage assets.
- 5.24 Policy BOLH1 (Residential Development Mix) sets housing mix targets but acknowledges that some flexibility is needed for market units.
- 5.25 Policy BOLH2 (Infill and Backland Development) requires that new residential dwellings are delivered as a similar density to properties in the immediate surrounding area and do not adversely affect neighbouring properties.

Mid Sussex Design Guide SPD (2020)

- 5.26 The Mid Sussex Design Guide SPD was adopted in November 2020 and provides detailed design guidance that informs the assessment of proposals against Policy DP26 (Character and Design) and others.
- 5.27 Principle DG38 supports a design approach that is borne from place, including using the design and materials used within the locality as a starting point for the architectural design of the building.
- 5.28 Principles DG45, DG46, DG47 and DG48 deal with matters affecting residential amenity, including the amenity of neighbours.

Draft Mid Sussex District Plan 2021 - 2040

- 5.29 In addition to these adopted development plan documents, the Council have submitted their draft Mid Sussex District Plan 2021 - 2039 for examination. Examination hearings took place in February and March 2026 and the Council are now undertaking further work to address soundness issues raised by the Inspector following those hearings. The Inspector confirmed in his Post Hearing Letter (document reference IDJB-12) that the overarching spatial strategy within the Plan is sound.



- 5.30 It is anticipated that the local planning authority will consult on main modifications to the emerging Plan from 27th July 2026 to 7th September 2026, with adoption anticipated in December 2026 or early 2027.
- 5.31 The emerging Plan is therefore at an advanced stage in the examination process and will continue to progress towards adoption during the consideration of this application. Although emerging policies will not benefit from full weight until the Plan is adopted, the interim findings of the Inspector mean that some weight can be given to emerging policies as a material consideration in the determination of this application.



6.0 PLANNING ASSESSMENT

6.1 The key material planning considerations relevant to this proposal are:

- The Principle of Development
- Design and Visual Impact
- Landscape Impact
- Residential Amenity
- Impact on Neighbouring Amenity
- Ecology, Landscaping and Trees
- Transport and Active Travel
- Heritage
- Flood Risk and Drainage
- Sustainability

Principle of Development

6.2 The principle of new residential development in this location is established by Policies DP4 and DP6 of the adopted District Plan as well as paragraph 73 of the National Planning Policy Framework (NPPF). Policy DPH2 (Sustainable Development – Outside the Built-up Area) also supports the principle of development.

6.3 Policy DP6 of the adopted District Plan permits small-scale growth on the outskirts of existing settlements provided three main policy criteria are met:

- 1) *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*

The proposed development is for a net increase of five new dwellings and therefore meets this criterion

- 2) *The site is contiguous with an existing built up area of the settlement*



The site is contiguous with the built up area of Bolney on two sides as detailed below.

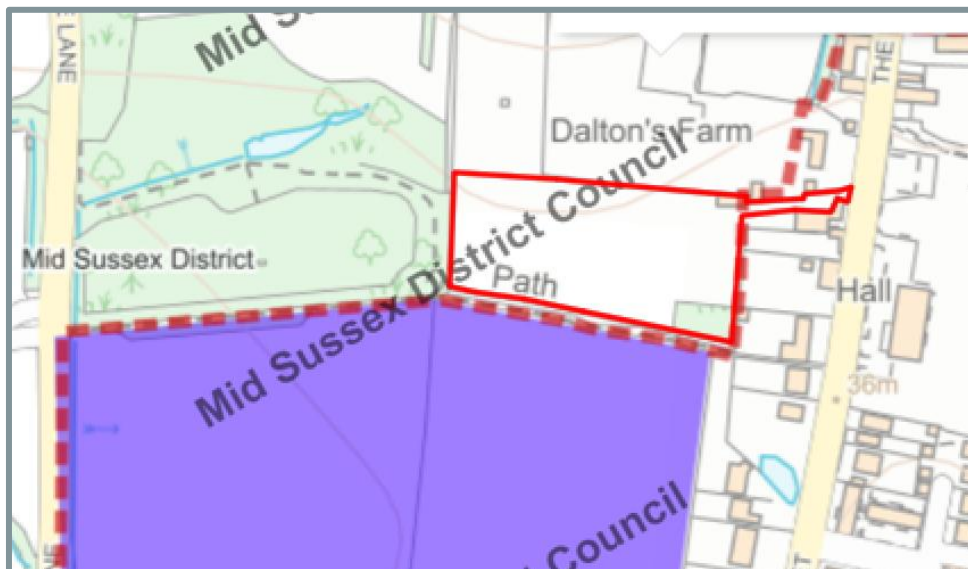
3) *The development is demonstrated to be sustainable, including by reference to the settlement hierarchy*

The site is located within a sustainable Category Three settlement, with further local services and infrastructure to be delivered as part of the land at Foxhole Farm allocation under Policy DPA14 of the emerging Plan (already granted planning permission under application reference DM/25/1129) – including a community building, new education provision, public open space, children’s playspace, community orchard and allotments. The development will maintain the settlement’s function as a medium-sized village providing key services and the scale of development proposed reflects the general scale/height, distribution of development and density found in comparable streets located off The Street.

- 6.4 Emerging Policy DPH2 (Sustainable Development – Outside the Built-up Area) reflects the same three criteria (as of the time of writing) and similarly supports the principle of new residential development in this location.
- 6.5 Paragraph 73 of the NPPF (2024) highlights the importance of small and medium housing developments in meeting local housing needs. The NPPF highlights the specific benefits that these sites provide, including as windfalls (non-allocated sites that come forward during the Plan period).
- 6.6 Policy DP4 includes a ‘windfall’ allowance as part of the Council’s overall housing strategy, recognising the contribution that this type of development makes towards wider housing delivery targets.
- 6.7 The application site adjoins the existing built-up area boundary of Bolney along its eastern boundary, with access from The Street, and is therefore contiguous with the built-up area in accordance with Policy DP6.



- 6.8 Following the grant of planning permission for the development of land at Foxhole Farm – also an allocated site within the emerging District Plan – the site is also contiguous with the built-up area boundary along its southern border:



Extract from Mid Sussex District Plan 2021 – 2040 Proposals Map

- 6.9 The majority site is located outside the existing built-up area boundary, and therefore in an area of countryside in policy terms. Policy DP12 (Protection and Enhancement of Countryside) and DP15 (New Homes in the Countryside) both permit residential development in this area, where supported by a specific policy within the adopted District Plan. Policy DP15 specifically cross-references Policy DP6 as one of the policies that provides ‘special justification’ for development in the countryside. The principle of development is therefore supported by countryside policies DP12 and DP15 on this basis.
- 6.10 While the District Plan 2021 – 2039 examination is awaiting resolution, the Council’s current position is that they cannot demonstrate a five-year supply of housing land when assessed against this figure.
- 6.11 In policy terms, the lack of a five-year supply engages the ‘tilted balance’ at paragraph 11 (d) of the Framework. This states that planning permission should be granted unless adverse impacts would “*significantly and demonstrably outweigh the benefits*”. No significant or demonstrable adverse impacts exist and therefore national policy dictates that planning permission should be granted.



- 6.12 As a small site, the application site is not allocated for development in either document and is therefore treated as a ‘windfall development’. Both Policy DP4 (Housing) and draft housing policy DPH1 (Housing) include a reliance on a significant number of ‘windfall’ sites being delivered over the Plan period. The adopted figure is 450 units but the Council’s latest figures within examination document H9 suggest that windfall sites are expected to deliver at least 69 new homes per annum under the submitted Plan as well.
- 6.13 Windfall sites are therefore an important part of the intended housing strategy and have been planned for on this basis. Policy DP6 (Settlement Hierarchy) expressly supports the appropriate growth of settlements on sites that are sustainable and relate well to existing built-up areas for this reason.
- 6.14 The site is in a sustainable location for new housing with access onto The Street, which forms the central part of Bolney village centre. Bolney is a Category 3 settlement with a number of local services and facilities – largely in close proximity to the application site on The Street. Further additional local infrastructure, including new public open space, playspace and allotments, will be delivered to the south of the site as part of the Land at Foxhole Farm development and accessible via the adjoining footpath. The adjoining development will also improve permeability through the village and will help connect the site with other facilities.
- 6.15 Bolney Primary School is a short distance away to the east of the site and easily accessible on foot or bicycle.
- 6.16 As the new homes are all suitable for use as a family dwelling the proximity of these local services and facilities in close walking distance will be particularly beneficial and supports the unit mix proposed.
- 6.17 The village provides a good location for new housing growth where this is appropriate in scale to the settlement and does not adversely impact upon the wider rural landscape, including the High Weald National Landscape to the north of the village.



- 6.18 The delivery of new housing also provides local finance benefits that are a material consideration in planning decisions. These include new homes bonus, increased Council tax receipts and increased local spend from residents. There would also be direct and indirect economic benefits in both construction and operational stages of the project.
- 6.19 The proposals therefore constitute sustainable development, in accordance with the definition at paragraph 8 of the NPPF.
- 6.20 Policy BOLBB1 of the Bolney Neighbourhood Plan sets out slightly different policy criteria to District Plan Policy DP6. Under statute, where conflicts exist between the two policies the conflict must be resolved in favour of the most recently adopted policy (in this case Policy DP6 of the District Plan).
- 6.21 The mix of four-bedroom and five-bedroom dwellings proposed reflects provision within Policy BOLH1 (Residential Development Mix) of the Neighbourhood Plan for an alternative mix where there is appropriate evidence and justification. The Council's latest Strategic Housing Market Assessment (SHMA) shows that there is now a need for 32% of all new market houses to be 4 or more bedrooms, which significantly exceeds the figures within the Bolney Neighbourhood Plan (which state a maximum of 15% of all dwellings should be 4+ bedrooms in size).
- 6.22 This need therefore exceeds the "maximum of 15%" figure within the Bolney Neighbourhood Plan and the 25-30% figure within earlier housing market evidence¹, and demonstrates an increasing trend and need for larger dwelling types. The proposed development will therefore complement the higher density development already approved to the south and will combine to reach a full range of local housing needs.
- 6.23 The proposed development is therefore policy-compliant and meets the requirements of relevant policies within the Mid Sussex District Plan and the Bolney Neighbourhood Plan. On this basis the principle of development is

¹ Strategic Housing Market Assessment (October 2021) - <https://www.midsussex.gov.uk/media/7562/strategic-housing-market-assessment-final-report.pdf>



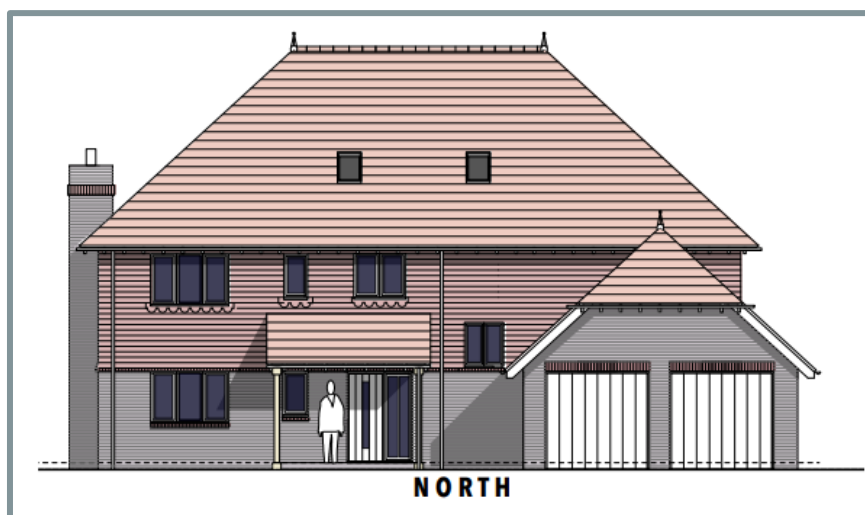
strongly supported and the proposals will strengthen the Council's housing land supply (at a time when the Council cannot currently demonstrate a five-year supply).

6.24 Other material considerations are addressed in detail below.

Design and Visual Impact

6.25 The Bolney Neighbourhood Plan highlights the village's role and character as a rural Sussex village featuring varied traditional architectural forms, styles and materials that reflect the gradual and historic development of the village over many centuries, stretching from the twelfth century parish church of St Mary Magdalene onwards. The Plan specifically references a mix of timber framed buildings, rendered and tile hung facades and brick buildings constructed from 18th century onwards.

6.26 The proposals seek to incorporate a range of appropriate elements that reflect these traditional styles and proportions found throughout the village. The mix of timber, clay and brick proposed for the new homes allows the new dwellings to integrate within this setting.



Plot 3 – Front Elevation

6.27 The development allows for variations on a theme, with each new home having its own character, design and charm.



- 6.28 While The Street itself features a mix of tightly knit detached, semi-detached and terraced dwellings, the pattern of development and urban grain to the north of the site and within other secondary streets is more loose and detached dwellings become the most prevalent form of development. The development therefore more closely follows the pattern of development immediately to the north on Lodge Lane and Ryecroft Road.
- 6.29 The lower density of development therefore reflects the site's context and the wider character of the village. The layout accords with the expectations of Policy BOLH2 (Infill and Backland Development) of the Bolney Neighbourhood Plan, which seeks to avoid issues of 'over-development' and 'cramming' from higher densities on these types of development sites.
- 6.30 This layout and unit mix is considered to be appropriate within this context and ensures a coherent grain to the area, rather than replicating the higher density development approved at Foxhole Farm.
- 6.31 In respect of layout, the proposals would align with Neighbourhood Plan Policy BOLH2 (infill and backland development) by delivering a similar urban grain and density to the existing character of the area.
- 6.32 The natural palette of materials reflects the design guidance within Section 2 (Landscape Character) and Principle DG38 (Delivering Architectural Integrity and a Sense of Place) of the Mid Sussex Design Guide SPD.
- 6.33 Solar PVs form an integrated part of the overall roof design on each development, taking advantage of the southerly aspect of the rear roof slope, and obscuring this feature from the front elevation as a result.
- 6.34 On this basis, the proposals will result in a high-quality new residential street that is sympathetic to the traditional character of the village and Conservation Area. For these reasons the development complies with Policy DP26 of the District Plan, Policy 39 (Sustainable Construction) and Policy 40 (Renewable Energy) of the District Plan and Neighbourhood Plan Policy BOLH2.



Landscape Impact

- 6.35 As set out above, the site is well-enclosed by existing natural boundary features that will be retained as part of the development.
- 6.36 The woodland to the west of the application site provides a physical boundary to the settlement itself, fully enclosing the site along the western boundary and providing a comprehensive visual barrier from wider views from the countryside to the west of the village.
- 6.37 The site lies approximately 500m to the south of the High Weald National Landscape. However, tree cover and further areas of woodland and mature tree lines prevent views towards the site from the north and prevent an views into the site from the National Landscape area.
- 6.38 Existing dwellings at the northern end of the village and those on Lodge Lane mean that any new homes on the application site would be further screened by the built environment and the density of development and low number of dwellings proposed mean that the new homes would be seen as part of the wider settlement. The two-storey scale mean that the dwellings proposed would be no more prominent than existing dwellings.
- 6.39 New dwellings proposed within the northern part of the land at Foxhole Farm site will further limit visibility into the site and is likely to prevent any filtered glimpses of the new homes proposed from longer views.
- 6.40 Some views of the new dwellings will be possible from the public footpath that runs along the southern extent of the site (BOL 44BO). The impact of new development on these views will be localised and the proposed buildings are set back from this footpath by a significant distance – with the footpath approximately 37m from rear elevation of the new buildings at its closest point. The existing mature tree line will be retained as part of the development.
- 6.41 Views into the site from the east will only be possible from a small vantage point directly at the site entrance to the east. Existing dwellings along The Street and the mature natural boundary features along the eastern edge of the site will prevent direct views of the new dwellings from the east of the site.



- 6.42 To the north of the site, the development will have some limited but localised impacts on the adjoining paddock. Properties on Lodge Lane sit at a higher point in the landscape and are approximately 150m from the new dwellings proposed and are largely obscured by existing natural features within the site. While there may be some filtered views of the new dwellings introduced for these properties, there would be no material impact on public views towards the site from the north.



View within the site looking north – properties on Lodge Lane not visible

- 6.43 For these reasons, the site is well-enclosed on all four sides. The landscape impact of the development is limited to very localised impacts on the footpath running along the south of the site and some minor impacts on private views to the north. The development would not have any material impact on the High Weald National Landscape or wider area.

Residential Amenity

- 6.44 The proposed homes will be high quality and offer attractive living spaces for residents that will meet the varied needs of future occupants.
- 6.45 As an objective reference point, all five new homes would significantly exceed national minimum space standards (which are locally applied through emerging



Policy DP27 – Dwelling space standards). This ensures that the internal space can be flexibly adapted to the changing needs of residents and provides welcome sustainability benefits as a result, including increasing opportunities for homeworking and family space.

- 6.46 As set out above, all homes will be delivered to a minimum accessibility standard of M4 (2), exceeding both Building Regulations and planning policy requirements and ensuring a consistent approach to accessibility throughout the development.
- 6.47 The new homes will provide generous spaces capable of meeting the day-to-day needs of the family. Appropriate provision is made to meet a range of needs, including home-working and study without the distraction of other activities, utility space, ample storage facilities and a large residential garden to the rear of the property that benefits from mature trees surrounding the properties, access onto the public footpath to the rear and a south-facing aspect.
- 6.48 Onsite parking is provided for each residential dwelling, including the Byre, alongside dedicated cycle parking and bin stores.
- 6.49 The works will create a new residential street that is close to all community facilities within the village, and street that is well surveilled by surrounding properties whilst also providing a private and quiet community of homes.
- 6.50 The new homes proposed would be high-quality dwellinghouse for future residents that meet the day-to-day needs of residents.

Impact on Neighbouring Amenity

- 6.51 The proposals have been designed to minimise the impact of new development on current and future neighbours. The layout and scale of development has been designed to reduce massing close to the eastern boundary of the site.
- 6.52 Generous separation distances between the proposed new homes and residential neighbours/site boundaries are proposed. The nearest new dwelling to properties along The Street (Plot 1) is 57m from the rear elevation of Willow



Tree Cottage (neighbouring The Byre). As a result of these separation distances and the orientation of the new buildings, there would be no impact on neighbouring dwellings in relation to privacy, overlooking or overshadowing.

- 6.53 Furthermore, the existing mature boundary trees and hedgerows, as well as the proposed garage serving The Byre, act as a physical buffer and visual barrier between neighbours at existing properties on The Street and the new dwellings proposed to the west of these properties.



Within site looking east towards properties on The Street

- 6.54 The existing stable buildings and other outbuildings will be retained. These buildings provide an element of physical separation and visual screening between neighbouring properties to the north and the proposed access road.
- 6.55 The use of the existing access into the site, which is already shared by multiple properties, means that some of the impacts from the additional activity and vehicle trips to the site are already established. The addition of five houses using this access is not considered to introduce a significant or materially harmful additional impact in terms of traffic and activity.
- 6.56 The buildings will remain in residential uses and are all detached dwellings, which are compatible with neighbouring uses.



- 6.57 Side-facing first floor windows within the new dwellings have been kept to a minimum and could be obscure glazed if needed to assist in minimising the potential for overlooking.
- 6.58 The new homes are also perpendicular to existing dwellings on The Street and therefore existing gardens to the east of the site will be at an acute angle to the rear windows of the new dwellings, minimising any sense of actual and perceived overlooking and enclosure.
- 6.59 New planting is proposed to the side boundaries of the new dwellings, and the site already benefits from an established natural site boundary to all four sides that will limit views into and out of the site in all directions.
- 6.60 The proposals will not result in the loss of any existing garden space to The Byre or any other residential property, ensuring compliance with Policy BOLH2 of the Bolney Neighbourhood Plan.
- 6.61 On this basis, the proposed development will preserve the amenities of neighbouring residents, and so complies with District Plan Policy DP26. Where necessary appropriate design interventions have been taken to avoid the potential for new amenity impacts.

Ecology, Trees and Landscaping

- 6.62 The proposals seek to improve the overall biodiversity value and natural capital of the site, including by providing large garden areas and soft landscaping throughout the site.
- 6.63 The development proposals have been designed to protect and benefit from existing natural features within the site, including established trees and boundary vegetation and an existing ditch that runs along the eastern boundary. This approach follows Principle DG3 of the Mid Sussex Design Guide to work with the site's natural features and resources.



- 6.64 The drainage proposals have been designed to reflect greenfield run off rates through onsite surface water drainage features.
- 6.65 The application is supported with detailed ecology information from the Ecology Co-op which demonstrates that the development can deliver net gains in biodiversity that exceed the mandatory requirements set by the Environment Act 2021. In addition to achieving 10% biodiversity net gain onsite, the proposals will also delivery a likely gain of hedgerow units equivalent to 59.74% and an 115.64% increase in watercourse units through targets improvements, including new habitat creation and enhancing the condition of the existing ditch and grassland.
- 6.66 The application is also supported by a Preliminary Ecological Appraisal (PEA), which included a UKHab assessment and mapping exercise for the site to establish baseline conditions. The PEA identified that parts of the site provide potentially suitable habitat for several protected species and further species-specific surveys were recommended on this basis.
- 6.67 An Interim Ecological Impact Assessment (dated June 2026) details the findings of relevant surveys. The findings identified a low population of slow worms and a moderately diverse assemblage of foraging/commuting bats using the site. There were negative eDNA results for Great Crested Newts. The Report will be updated following the completion of a further (third) bat activity survey in June 2026.
- 6.68 The application is also supported by a detailed arboricultural assessment by Arbortrack. This Assessment identifies appropriate construction methods and mitigation to avoid adverse impacts on existing trees, including the use of corner piers using hand dug holes for the proposed garage to serve The Byre, and the use of 'no dig' methods to create the new driveways for this garage and Plot 1. Standard protection measures for other existing trees during the course of construction are also recommended.
- 6.69 With the high-quality trees being retained and the additional planting proposed, the scheme accords with provisions of District Plan policy DP37 and offers a measurable net benefit for biodiversity within the requirements of Policy DP38



(Biodiversity) of the District Plan and statutory requirements for biodiversity net gain. There will be no adverse impacts on existing features or habitats as a result.

Transport and Active Travel

- 6.70 The application is accompanied by a Transport Statement from Motion, demonstrating compliance with relevant transport policies and guidance.
- 6.71 For the reasons set out above, the site is well-placed for easy access to services within Bolney village using active modes of travel including walking and cycling. Residents would be close to Batchelors Field, including the playspace and Rawson Hall, as well as in easy walking distance of the primary school, public houses, Bolney vineyard and new facilities and public open space proposed within the Land at Foxhole Farm development.
- 6.72 As set out within the Transport Statement, the application has been subject to pre-application consultation with the local highways authority (West Sussex County Council) under County Council reference PRE-06-26.
- 6.73 The site is located within walking distances of existing bus services, including the number 2 between Burgess Hill and Balcombe, the 89 bus between Horsham and Haywards Heath and the Service 273 between Crawley bus station and Brighton city centre.
- 6.74 Sustainable modes of travel and active travel provide genuine alternatives to private vehicle use given the site's proximity to local services and facilities within Bolney.
- 6.75 The submitted Transport Statement shows that the development would only generate approximately three weekday trips in each peak hour window, resulting in a very minor increase in vehicle movements that is characterised as "imperceptible". As result the development would not have a material impact on the local highway network.
- 6.76 The proposals will also deliver electric vehicle (EV) charging points in accordance with building regulation requirements, ensuring that even private



vehicle trips to and from the site will become more environmentally sustainable as cars transition away from petrol and diesel.

- 6.77 The proposals utilise the existing access onto The Street, which benefits from good visibility in both directions and will ensure that the access operates safely in accordance with existing practice.
- 6.78 The visibility splays available formed part of the pre-application advice with West Sussex County Council, who confirmed that they would be happy with the visibility splays shown. The Street also has a posted 20mph speed limit, ensuring that road users would be expected to be driving slowly and safely.
- 6.79 The proposed internal access road provides sufficient width for vehicles to pass in most places, and at pinch points between existing buildings there is sufficient space for vehicles to pass pedestrians as well as appropriate forward visibility, geometry and passing places within the site to ensure that car users will be able to let one another pass without unsafe manoeuvres.



Existing access looking towards The Street



- 6.80 The small number of units proposed and the low trip generation identified within the Transport Statement indicate that a more engineered access road would not be necessary, and the use of the existing access is sympathetic to the rural character of the village.
- 6.81 The application site falls within Parking Behaviour Zone 1 under WSCC parking guidance. All dwellings benefit from a double garage (with each garage bay counted as 0.5 spaces under WSCC guidance) as well as at least two driveway parking spaces. This provision of four parking spaces per dwelling is counted as three residential bays under the WSCC guidance – and therefore meets the maximum parking demand of 2.7 spaces per dwelling within Parking Behaviour Zone 1.
- 6.82 The total of four parking spaces per dwelling also meets the requirements of Policy BOLT3 (Off-street Parking Provision for New Residential Developments) within the Bolney Neighbourhood Plan – which requires three off-road spaces for 4-bedroom dwellings and four off-road spaces for 5-bedroom dwellings.
- 6.83 Provision has been made to allow larger vehicles, including fire appliances, to enter the site and turn within the site in order to exit in a forward gear. A dedicated turning area is situated at the western end of the internal access road. Suitability has been tested through a swept path analysis (see Appendix E of the Transport Statement).
- 6.84 On this basis the development can be safely delivered and is located in a sustainable location that will help provide genuine alternatives to private vehicle use for some trips. The proposals therefore comply with Policy DP21 (Transport) and the NPPF.

Heritage

- 6.85 The application is supported by a detailed Heritage Statement prepared by Manorwood.



- 6.86 As set out above, the development site lies to the east of the Bolney Conservation Area and close to listed buildings including Daltons Farm on The Street.
- 6.87 The map regression within the Heritage Statement shows that the application site historically formed part of the land farmed by Daltons Farm, with The Byre originally forming a barn within the Daltons Farm site – as set out in the planning history section above.
- 6.88 The Statement also considers whether The Byre should be treated as curtilage listed given its historic association with Daltons Farm. However, Daltons Farmhouse was listed after this relationship was severed by the change of use at The Byre to residential. The functional relationship between the properties has therefore been severed as well.
- 6.89 Furthermore, the Byre has been subject to significant modifications under approved planning applications since its conversion to residential. Listed building consent was not applied for or required in those instances. Internally the Heritage Statement concludes that The Byre doesn't retain any significant historic agricultural features as a result.
- 6.90 The site does provide some historic significance to the setting of Daltons Farm, reflective of its historic relationship with the farm. However, the Heritage Statement concludes that the significance of the Grade II listed Daltons Farm is principally derived from the historic farmhouse, its frontage to The Street, its enclosed curtilage and associated historic outbuildings. The application site makes only a limited contribution to its setting as a result.
- 6.91 The Heritage Statement also found that the *“the walled garden of Dalton Farm and the separation of land ownership has greatly impacted the historic understanding of the Farm”* and that *“Daltons Farm is best experienced from the west, along The Street, from where its primary façade, its main, east elevation, can be viewed”*. Existing walls, outbuildings, mature vegetation and the historic subdivision of the former farmstead substantially limit intervisibility and have already diminished the historic relationship between the site and the listed building.



6.92 The Heritage Statement finds (at paragraph 5.16):

"The division of the farmstead and holding in the 20th century has significantly eroded the ability to understand the association of the buildings with each other and their former relationship."

6.93 From within the application site, views towards Daltons Farm are screened by existing outbuildings and mature trees and vegetation as shown in the images below. The proposed development will retain these features and introduce additional planting.



*View within the site looking North-East - Summer
(stable building in foreground with Daltons behind)*



*View within the site looking North-East - Winter
(stable building in foreground with Daltons behind)*

6.94 The site also lies to the west of Bolney Conservation Area, with the site access and The Byre falling within the Conservation Area itself.

6.95 It is understood that there is no Conservation Area Appraisal or Management Plan for the Bolney Conservation Area at this point in time. The relevant features of the Conservation Area are therefore considered within Section Five of the submitted Heritage Statement to establish the relevant historic features and significance of the designated area.

6.96 The Heritage Statement's assessment of impacts upon the Bolney Conservation Area ultimately found:

"The application site makes little contribution to the setting of the Bolney Conservation Area in terms of enabling the character of the Conservation Area to be appreciated. For the most part, the application site is not legible from the Conservation Area."

6.97 However, there were some specific, limited viewpoints where the development of the site could have noticeable impact on the setting of the Conservation Area, appreciable from *"very limited locations"*. The overall harm on this asset was considered to be negligible and the application site was not considered to make a meaningful contribution to the setting of the Conservation Area. The Byre, and



other features within the site that lie within the Conservation Area itself would be maintained in their current form.

- 6.98 In considering the application to develop the adjoining land at Foxhole Farm, the Council's conservation officer advised that the development of that land would have some less than substantial harm on the historic linear settlement pattern of the village and that this impact should be weighed against the benefits of development in accordance with paragraph 215 of the NPPF. It is considered likely that a similar weighing up of the public benefits would apply in this instance given the small contribution the site makes to the setting of Daltons Farm and Bolney Conservation Area. Any harm caused to these heritage assets is considered to be less than substantial and on the lower end of the scale of harm.
- 6.99 The relevant Historic Environment Record (HER) was consulted in preparation of the Heritage Statement, in accordance with paragraph 207 of the National Planning Policy Framework (NPPF, 2024).
- 6.100 The proposed buildings are considered to be traditionally-styled and vernacular in character, with a low density of development that maintains the character and grain of the wider area. The works proposed maintain existing mature trees and plot boundaries and the layout avoids any sense of density of built form.
- 6.101 For the reasons set out in the Heritage Statement, the addition of five high-quality new family homes in this location is considered to clearly outweigh the very minor harm to the setting of the listed building identified above.

Flood Risk and Drainage

- 6.102 The application is supported by a detailed Flood Risk, Foul Sewage and Surface Water Drainage Assessment prepared by Hilson Moran Partnership that covers these issues in full detail.
- 6.103 The site is wholly located within Flood Zone 1 (lowest risk of flooding from rivers and sea).



- 6.104 A small area of the site close to the main entrance is situated within a slight depression and is susceptible to surface water pooling. This occurs within an isolated area and would not result in flood risk elsewhere, nor would it impact upon safe access and egress.
- 6.105 Hilson Moran have prepared a detailed surface water drainage strategy based on the characteristics of the site. The proposed strategy would reduce runoff rates to Qbar greenfield rates and include a 45% allowance for future climate change in accordance with national policy and guidance.
- 6.106 The geology of the site is not favourable to infiltration and therefore the proposed drainage scheme would discharge to the existing watercourse/ditch in accordance with the drainage hierarchy.
- 6.107 New foul water drainage will connect to the Southern Water sewer on The Street.
- 6.108 On this basis, the development is considered to be safe for present and future scenarios without increasing the risk of flooding either onsite or offsite.

Sustainability

- 6.109 The application is supported by a Sustainability Statement from Lewis & Co Planning setting out the measures proposed as part of the development.
- 6.110 The development will deliver wide-ranging sustainability benefits, including those detailed above - in respect of environmental and locational sustainability. The main measures proposed in the construction of the new homes are:
- Fabric first approach to building design including increased insulation, air tightness etc
 - All-electric air source heat pumps
 - Mechanical ventilation with heat recovery
 - Integrated solar panels within the rear (south-facing) roofslopes
 - Water efficiency in line with Policy DP42 requirements (optional building regulation requirements)
 - Electric vehicle and bike charging



- Sustainable drainage (SuDS) and biodiversity net gain enhancements (in excess of 10%)

6.111 The Sustainability Statement demonstrates full compliance with Policy DP39 (Sustainable Design and Construction) and Policy DP42 (Water Infrastructure and the Water Environment) on this basis.



7.0 CONCLUSIONS

- 7.1 The proposals would deliver five high quality new family homes in a sustainable location close to existing services and facilities in Bolney. The delivery of new housing on a windfall site is especially welcome now that the Council can no longer demonstrate a five-year supply of housing land.
- 7.2 The development proposals have been sensitively designed to minimise potential impacts on neighbours and would create a new residential street that is sympathetic to the traditional and rural character of the village and surrounding area.
- 7.3 The proposal meets all three requirements under Policy DP6 for new housing in edge of settlement locations and is therefore acceptable in principle. The proposals also meet the requirements of Policy DP12 and Policy DP15 for the delivery of new housing in ‘countryside’ locations (in policy terms).
- 7.4 The development would result in a net improvement in biodiversity, would ensure the site and surrounding area are safe from current and future flood risk and is acceptable in terms of heritage policy.
- 7.5 For all these reasons, the scheme is an excellent example of sustainable development and accords with adopted planning policy.
- 7.6 In light of the above, Mid Sussex District Council is respectfully requested to grant planning permission for the proposed development without undue delay.

Lewis and Co Planning
June 2026