

Design and Access Statement

853_Franc Jean Farm

February 2026

Revision: -

The Applicant :
Tim Whitlock

Project Location:
Land at Franc-Jean Farm,
Bolney,
Haywards Heath.
RH17 5PJ.

For Planning Permission

New two storey 3 bed residential dwelling .

This document must be read in conjunction with the full plans
associated to this application.

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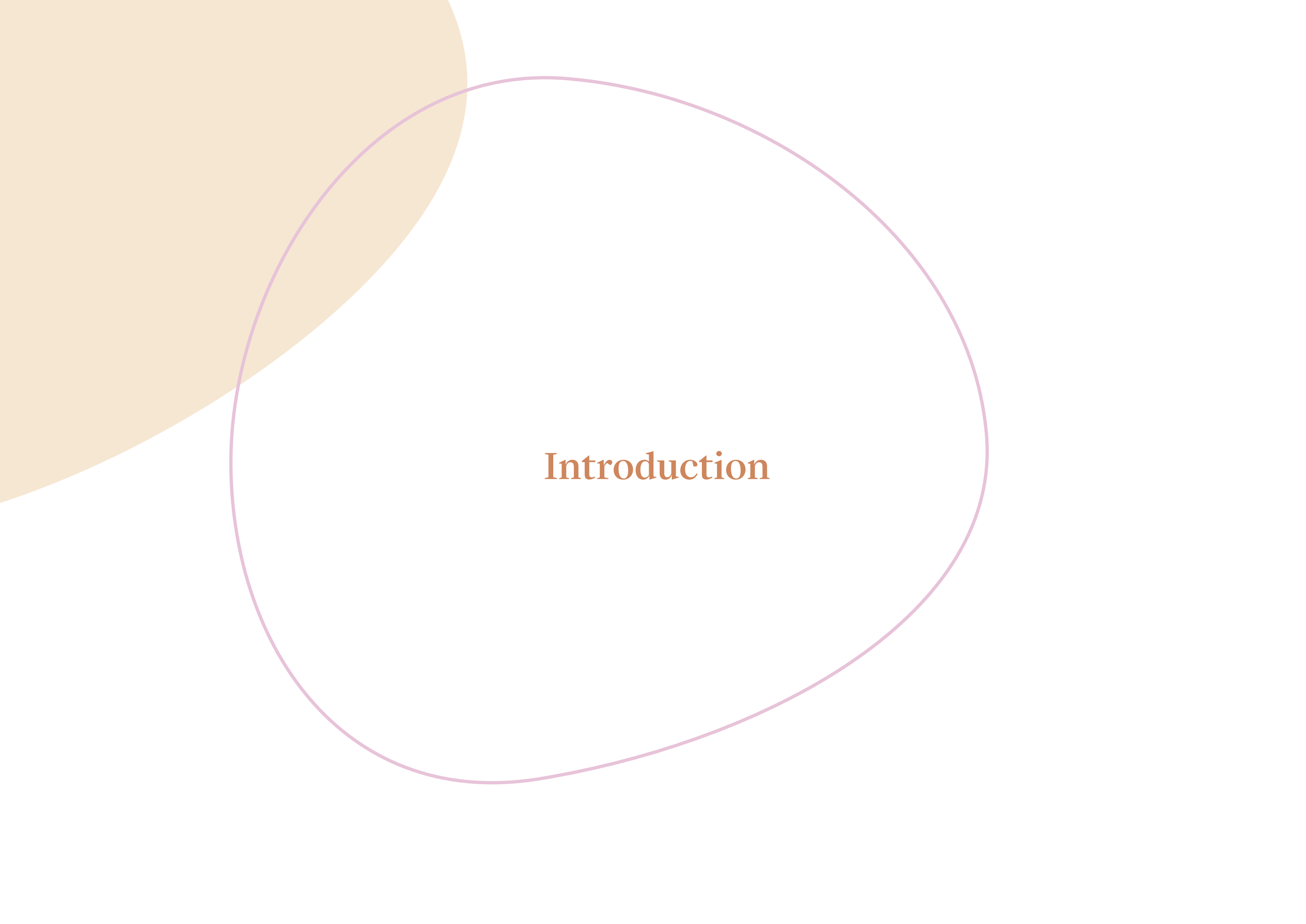
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Introduction

1.1 Introduction

This Design and Access Statement supports a planning application to Mid Sussex District Council for the erection of a single detached dwelling. The proposal comprises a three-bedroom, two-storey residential property on land created through the subdivision of the existing plot at Franc-Jean Farm, Bolney, Haywards Heath, RH17 5PJ.

The statement has been prepared in accordance with the National Planning Policy Framework (NPPF) and relevant local planning policies.

The application site lies within an established rural context and forms part of the wider Franc-Jean Farm landholding. The proposed dwelling represents an appropriate and efficient use of land and has been designed with due regard to the character, scale, and appearance of its surroundings.

The form and layout of the dwelling have been carefully considered to ensure a satisfactory relationship with neighbouring properties and the wider landscape.

The proposal seeks to deliver a high-quality and sustainable residential dwelling that is respectful of its setting. Sustainability principles have informed the design, with the intention to incorporate energy-efficient construction methods and materials.

Overall, the development is considered to comply with national and local planning policy and represents an acceptable and sustainable form of development.



1.2 Ecotecture

Since starting Ecotecture, we've prioritised conscious and mindful practice, always considering and minimising our impact. This commitment is reflected in our name, Ecotecture.

At Ecotecture, we pride ourselves on being proactive designers specialising in energy-efficient architecture. We ensure we have early input from the council, structural engineers, heating engineers, and cost consultants, where possible.

This proactive design ethos allows us to develop solutions that are well-informed and tested by a myriad of experienced industry professionals, giving you confidence in our capabilities.

Our Values

We design buildings that enable people to lead better, more sustainable lives by combining our expertise in historic building conservation, energy efficiency, and retrofit.

We adhere to Quaker principles: Simplicity, Peace, Integrity, Community, Equality, and Stewardship of the Earth.

Our Design Approach

We follow the five Passivhaus principles:

- 1 – High quality insulation.
- 2 – Heat control and robust joinery
- 3 – Airtight construction
- 4 – Heat recovery ventilation.
- 5 – Thermal bridge free design.

Sustainability is our core ethos, not an afterthought. Our values are evident in our work and extends to our business operations and community activities.

We set annual objectives and measure our progress alongside our financial performance, reporting each New Year.

At Ecotecture, we think green, live green and design green.



1.3 Vision Statement

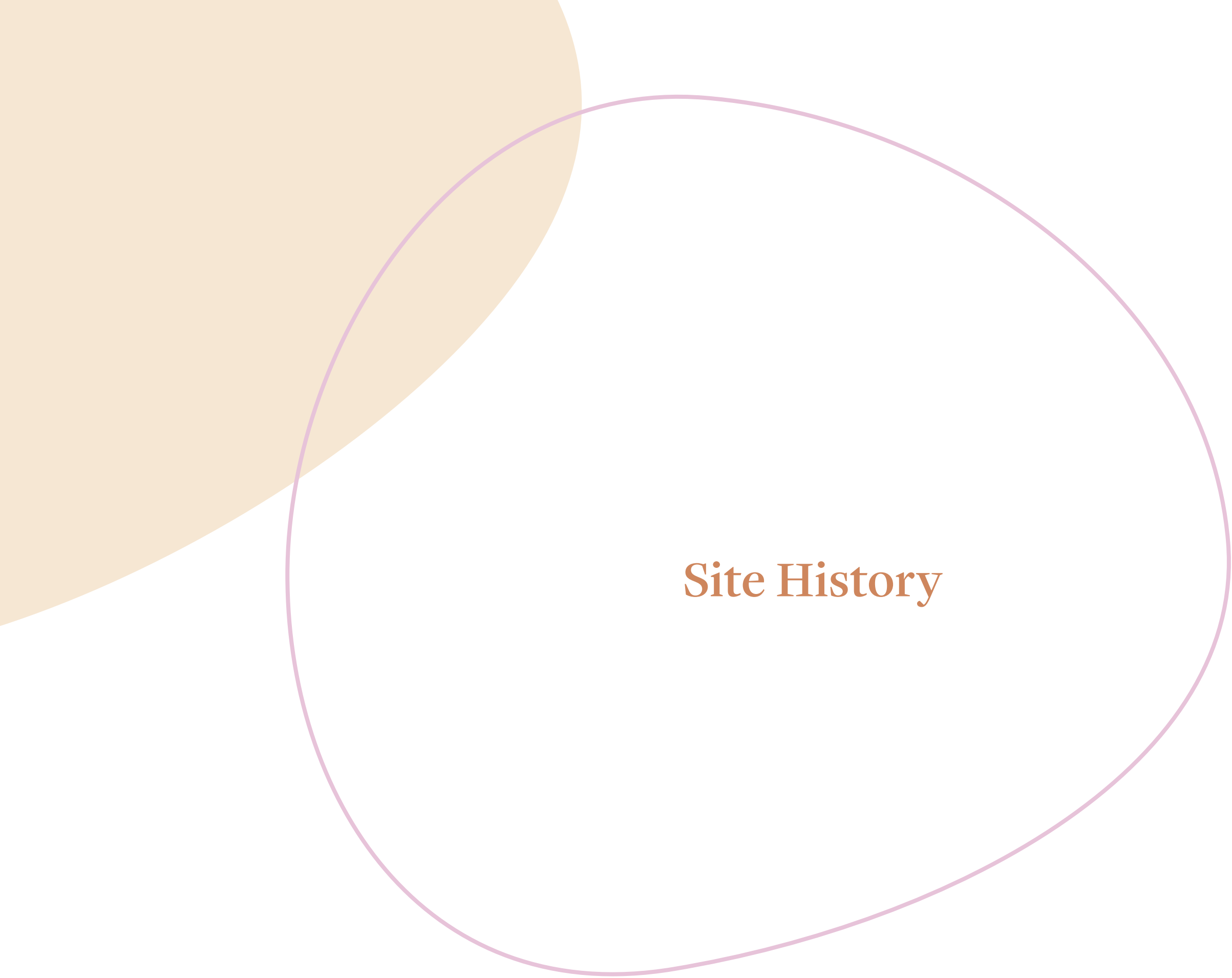
The vision for the proposed development at Franc-Jean Farm is to deliver a high-quality, sustainable single dwelling that responds positively to its rural village context and reinforces the distinctive character of Bolney.

The proposal seeks to make efficient use of land within the defined settlement edge, providing a well-designed home that is appropriately scaled, sensitively sited, and integrated into its surroundings. The design draws on the established built form, materials and landscape features of the village, ensuring the development respects local character in accordance with Bolney Neighbourhood Plan Policies BOLT1 and BOLT2, which promote development that reflects the scale, layout and identity of the village.

In line with Mid Sussex District Plan Policies DP1, DP12 and DP26, the scheme prioritises high standards of design, residential amenity and sustainability. The dwelling is arranged to minimise visual impact, protect existing trees and landscape features, and maintain appropriate separation from neighbouring properties, thereby safeguarding privacy and the rural setting.

Sustainability is central to the vision, with a fabric-first approach, energy-efficient design principles and responsible water management forming an integral part of the proposal. The development aims to provide a durable, adaptable home that meets modern living standards while contributing positively to the long-term character and environmental quality of Bolney.





Site History

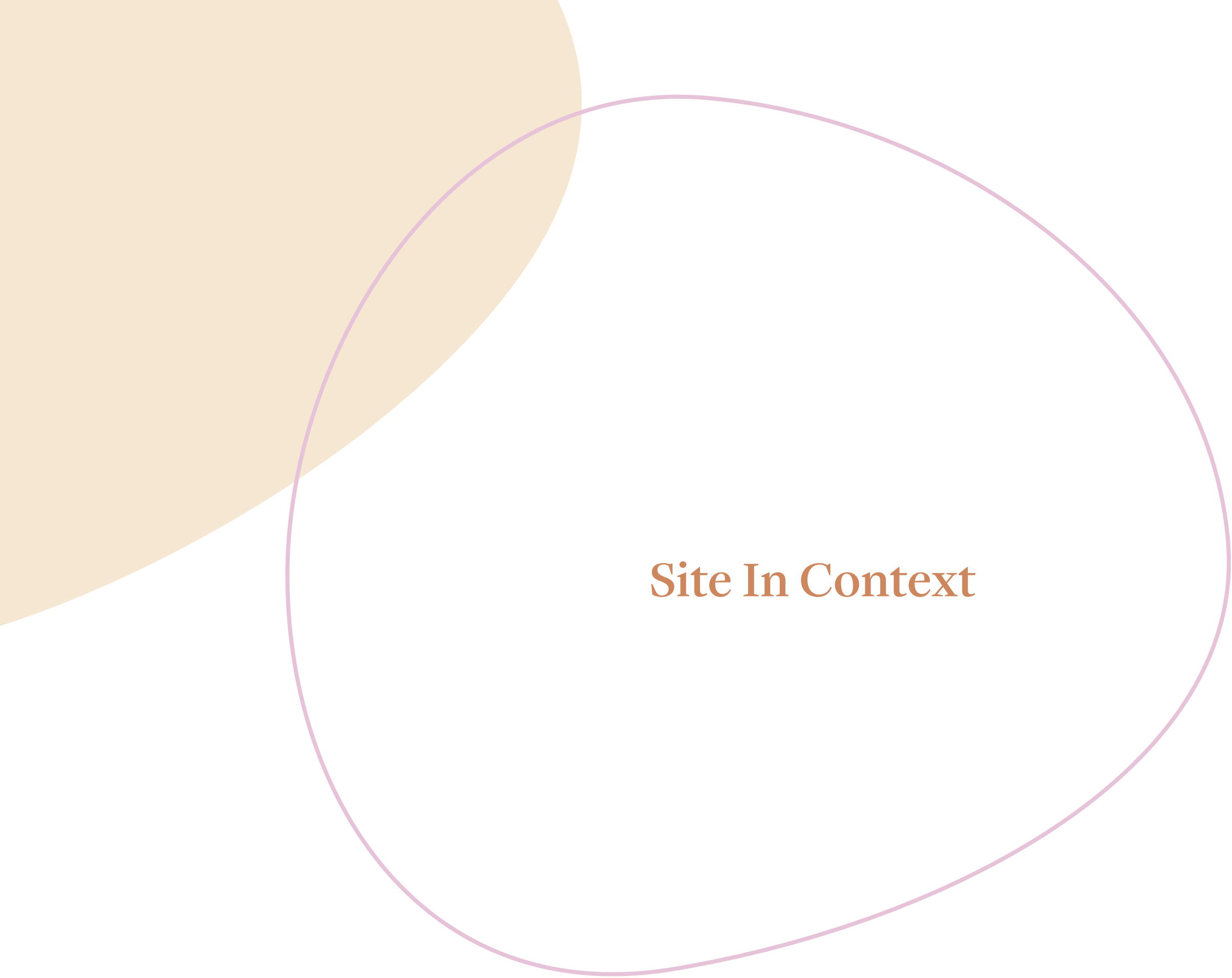
Relevant Planning History

Discharge of Planning Conditions No's: 3,4,5,6 and 7 relating to planning application 14/03449/OUT
Year:2020
Ref. No: DM/20/1114
Status: Approved

Approval of Reserved Matters application covering the appearance, layout and landscaping of the site. Amended plans received 27th March 2018 showing changes to elevations and removal of first floor terrace.
Year:2018
Ref. No: DM/18/0264
Status: Approved

Outline application for erection of 1 no. two-storey pitched-roof house, off-road parking and garage with access and scale. Revised plans received 01/12/14 showing reduction in scale.
Year: 2014
Ref. No: 14/03449/OUT
Status: Approved

For a more detailed list of the site's relevant planning history refer to the accompanying Planning statement.



Site In Context

3.1 Site Location

Bolney is a rural village and civil parish located within the Mid Sussex District of West Sussex. The village occupies a strategic position approximately 36 miles south of London and 11 miles north of Brighton, providing convenient access to both regional and national centres.

Its location near the junction of the A23 and A272 affords strong north-south connectivity along the London-Brighton corridor, while also linking the village to the wider Mid Sussex countryside and neighbouring settlements, including Haywards Heath to the east and Burgess Hill to the south-east.

The village has a predominantly linear form, with development largely concentrated along The Street, a north-south route that forms the historic core of Bolney. Secondary roads, including Top Street, Cherry Lane, and Ryecroft, extend east-west and contribute to the village's dispersed rural character.

Beyond the main settlement, development extends south of the A272 along Bolney Chapel Road and east of the A23 at Crossways. Despite the presence of a flyover at the A23/A272 junction, this transport corridor remains a significant infrastructure feature that influences movement, access, and the spatial structure of the village.



3.2 Local Character

In January 1989, the Local Planning Authority designated two parts of Bolney as a Conservation Area due to their special architectural and historic interest.

The southern part contains several listed buildings, including the Grade I Church of St Mary Magdalene. The northern part features low-density development with trees, hedges, and open spaces contributing to its attractiveness.

The following features, in particular, contribute to the character of the Conservation Area:

- The lack of a uniform building line which adds variety and interest, reflects the gradual growth of the village and enhances its semi-rural character;
- The variety of age and style of the buildings and the use of natural and traditional building materials;
- The attractive walling within the area;
- The attractive countryside views; and
- Views into and out of the Conservation Area.

Bolney

Conservation Area

In recognition of the special architectural and historic interest of sections of the village the Local Planning Authority designated two parts of Bolney as a Conservation Area in January 1989.

The southern part of the village contains several listed buildings, including the Grade I Church of St Mary Magdalene with its Norman chancel and nave. The buildings which are arranged in an attractive manner around Bolney Street together create a sense of enclosure and form an attractive entry to the village. The northern part of the Conservation Area, which also contains a number of listed buildings, includes those properties fronting onto Bolney Street, north of 'Leacroft', Cherry Lane and Top Street. It is characterised by low density development, with trees, hedges and open spaces making an important contribution to its attractiveness.

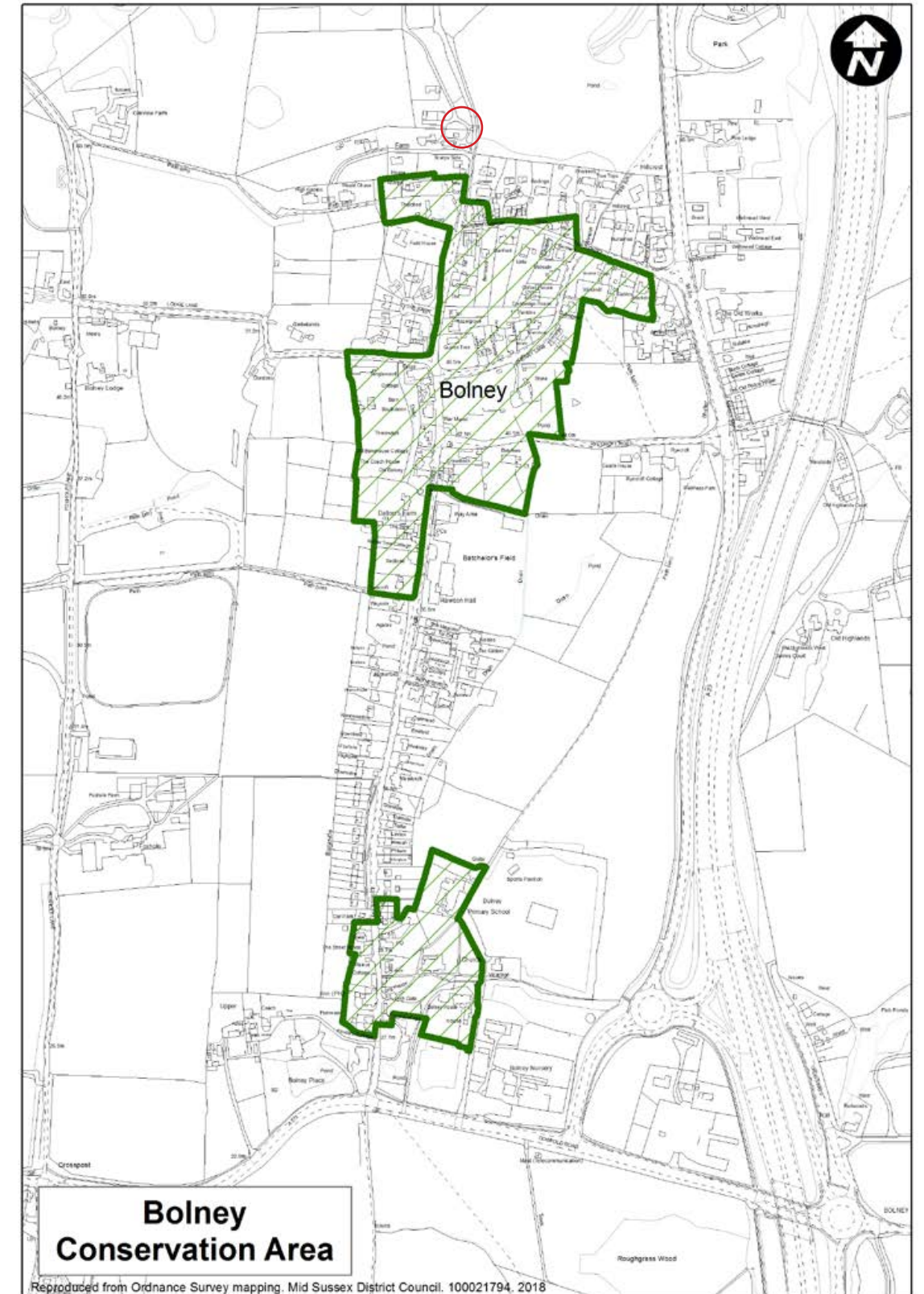
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- views into and out of the Conservation Area.

Bolney Conservation Area Description
Mid Sussex Council



The Bolney Stage
Trip Advisor

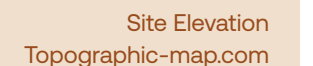
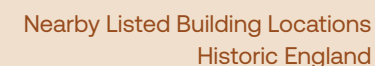
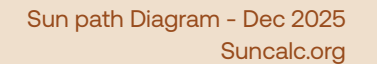
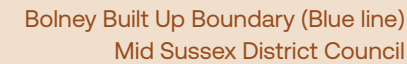


**Bolney
Conservation Area**

Reproduced from Ordnance Survey mapping, Mid Sussex District Council. 100021794, 2018

Bolney Conservation Area Map (Green line)
Mid Sussex Council

These heritage assets and the Conservation Area setting inform the character of the locality and provide important context for the design consideration of new development in proximity to the site.



3.4 Local Site Context

The site is located on the northernmost edge of Bolney village. It is bounded to the north by a number of trees and the AONB to the east by trees on the site boundary, a track that provides access to the rest of the farm, to the west by residential buildings and to the south an access toad to the homes south and west of the site.

Th site slopes up from south to north and was previously part of a working farm but has not been so for a while. It does not form part of any agricultural unit.

