

3.5 Site Photos

On this page are a selection of site photos showing the current state of the site, its trees and access.



View of main access road (The Street) to site



View of southern boundary road of the site



View of track on eastern boundary of site



View of site from North East corner of site



View looking North from centre of site



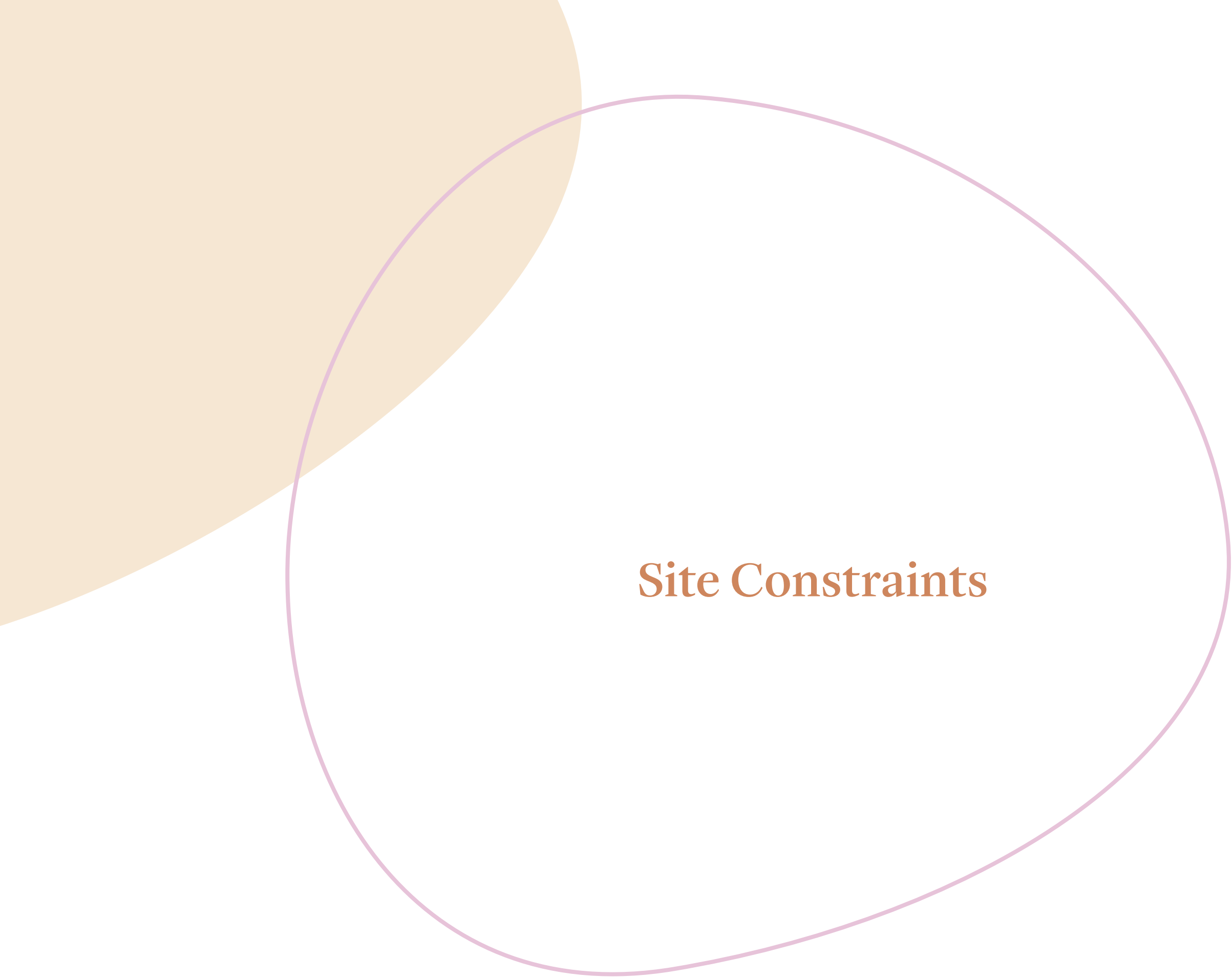
View of site from Southern Boundary



View looking south from the northern edge of the site



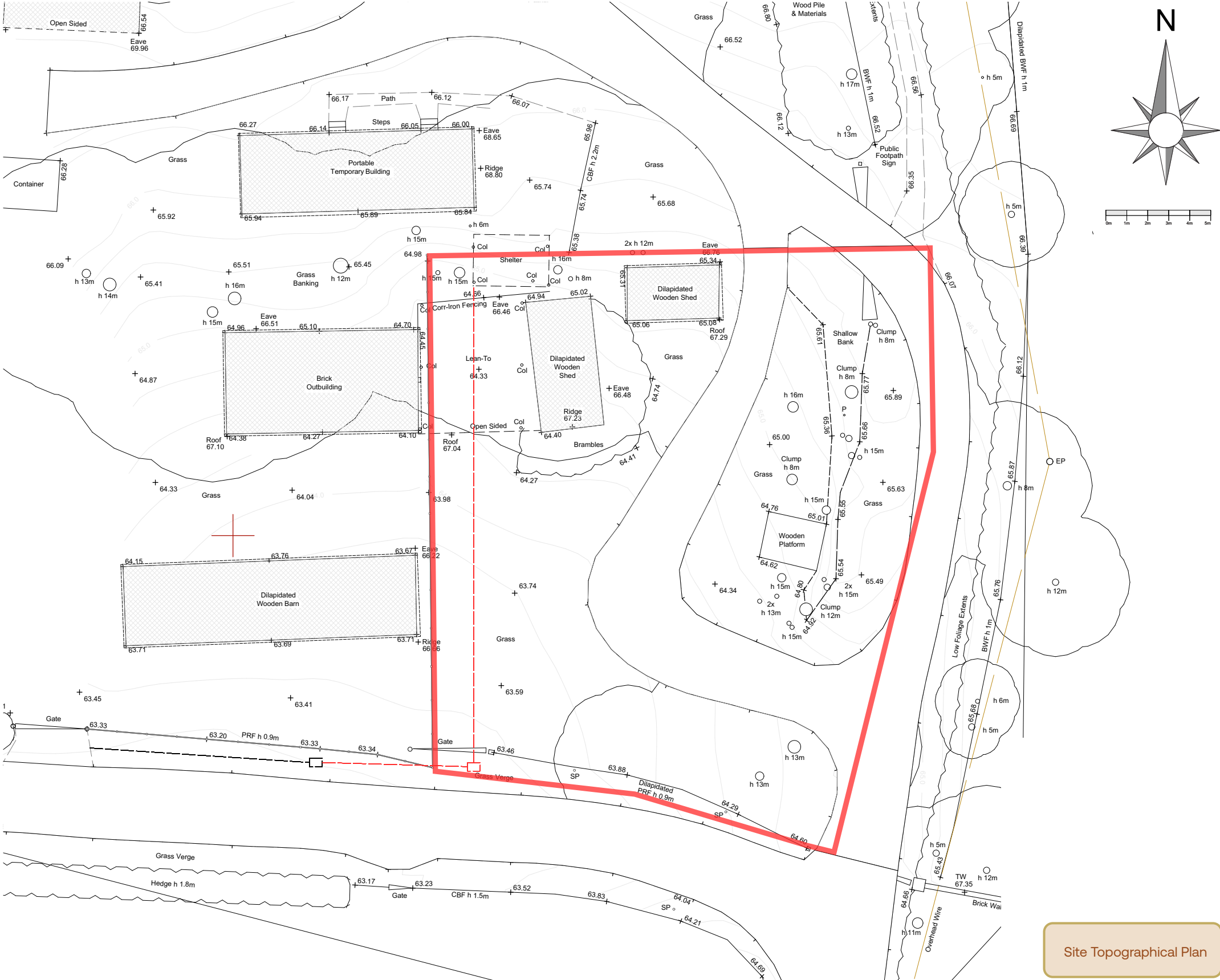
View of site from South East corner of site



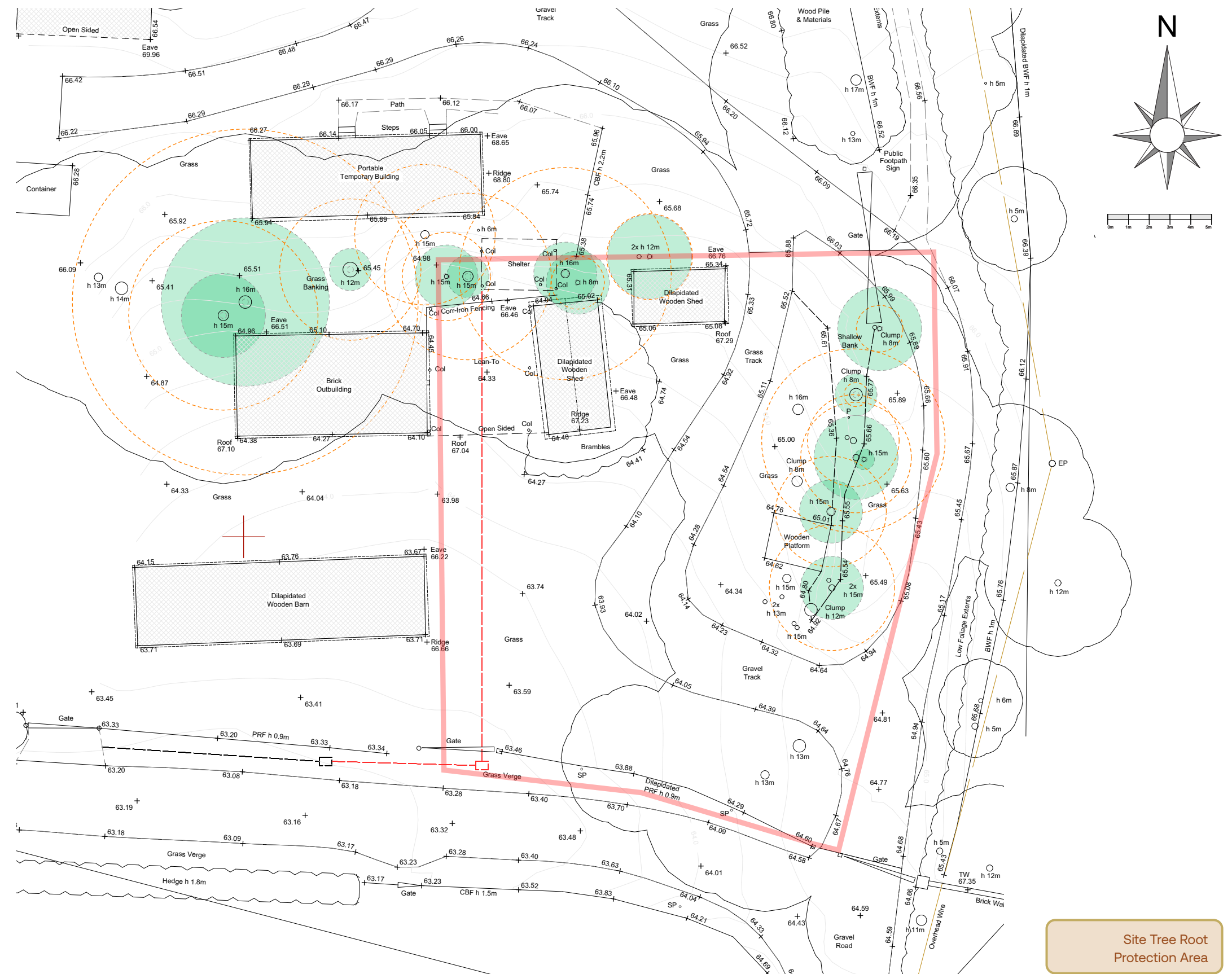
Site Constraints

4.1 Topographical Survey

The topographical survey shown identifies variations in site levels, including areas of both gentle and steeper gradients. The land rises across the site from the south-west corner towards the north-east corner, reflecting the natural topography of the area.



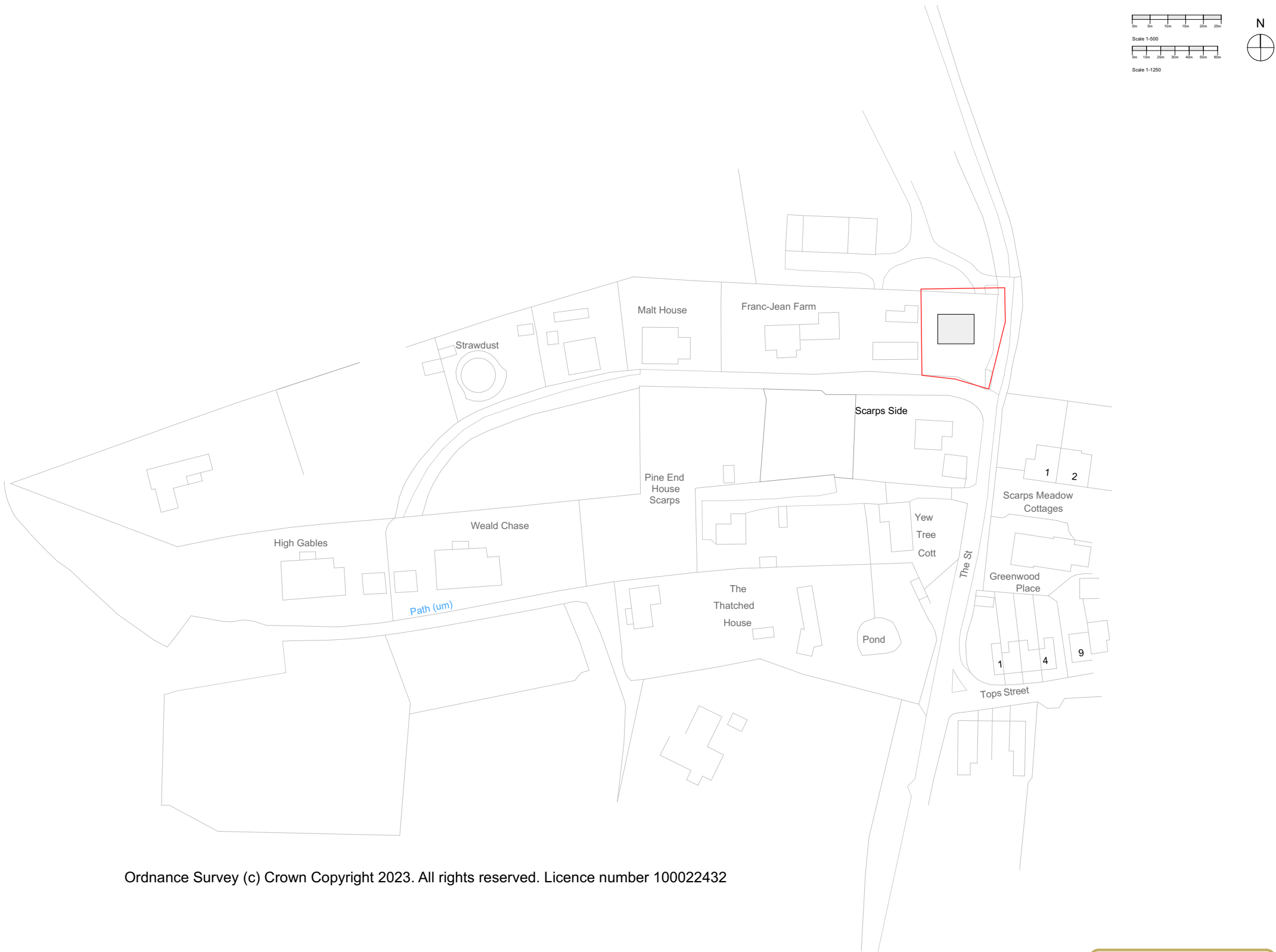
This page illustrates the existing Tree Root Protection Areas (TRPAs) for the trees currently on site. The image highlights where the TRPAs intersect with the existing buildings. This information will inform the siting of the proposed dwelling, with the aim of minimizing any impact on the TRPAs.





Our Proposal

5.1 Proposed Location Plan



Ordnance Survey (c) Crown Copyright 2023. All rights reserved. Licence number 100022432

Proposed Location Plan

5.2 Proposed Scale and Massing

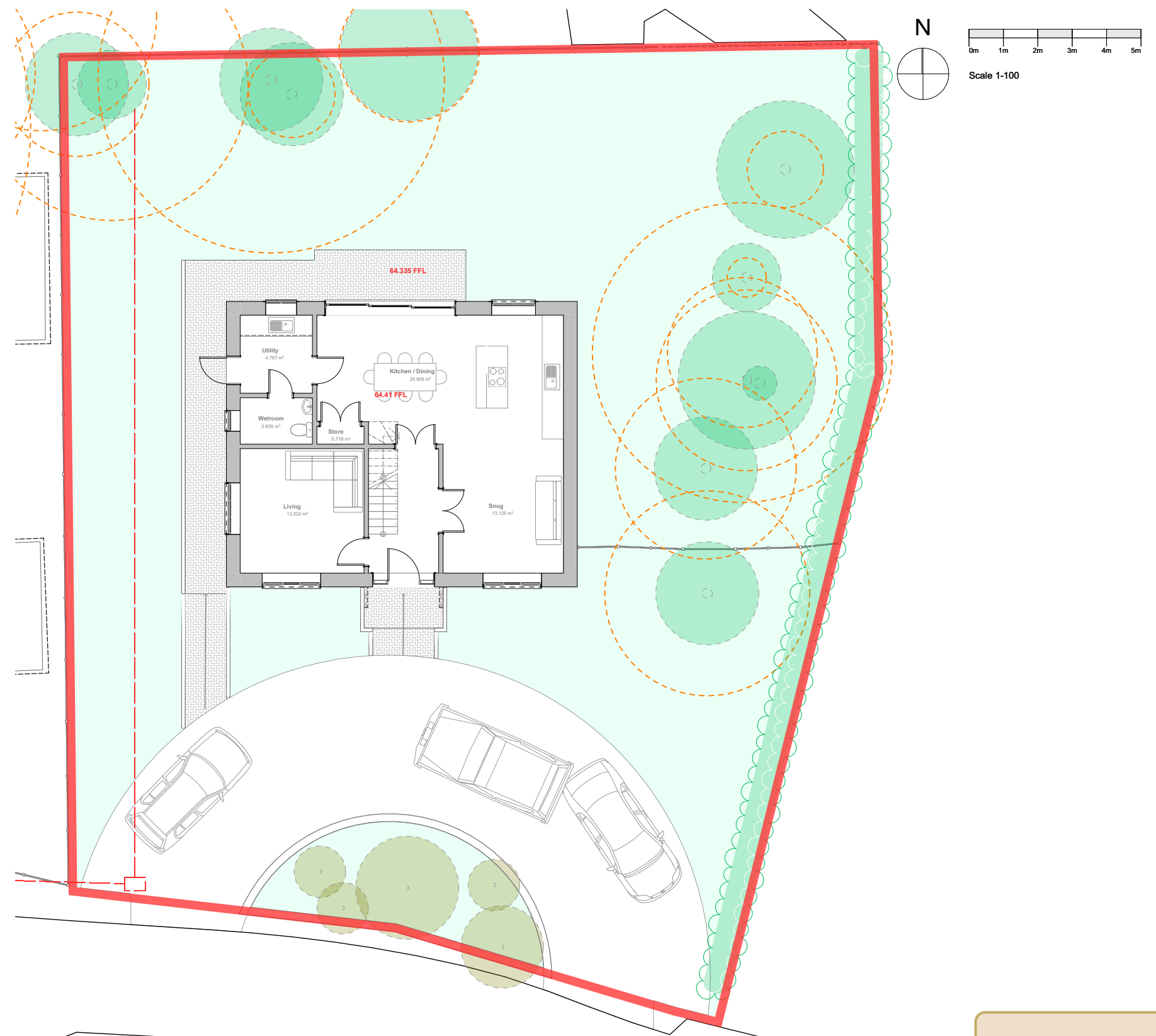
The proposed dwelling has been carefully sited in the centre of the plot, guided by the Tree Root Protection Area (TRPA), the established footprint patterns of surrounding homes, and local topography.

This approach minimises impacts on protected trees, aligns with the existing housing pattern, and allows for adequate private amenity space, reflecting the objectives of Bolney Neighbourhood Plan Policy BOLT1, which supports development that respects the character and layout of the village.

Retaining the mature trees along the northern and eastern boundaries provides natural screening, while the principal elevation sits 22m from the nearest southern building, preventing overlooking and ensuring privacy in line with Policy DP26 (Design) of the Mid Sussex District Plan, which requires development to safeguard residential amenity.

The proposed dwelling is a two-storey detached home with a ridge height of 8.5m, consistent in scale with neighbouring properties. This ensures the building respects the surrounding streetscape and the village's rural character, supporting Policy BOLT2 of the Neighbourhood Plan and relevant district-wide design guidance.

Overall, the siting, scale, and landscaping strategy demonstrate a sensitive response to the site's context while meeting the requirements of local and neighbourhood planning policies.

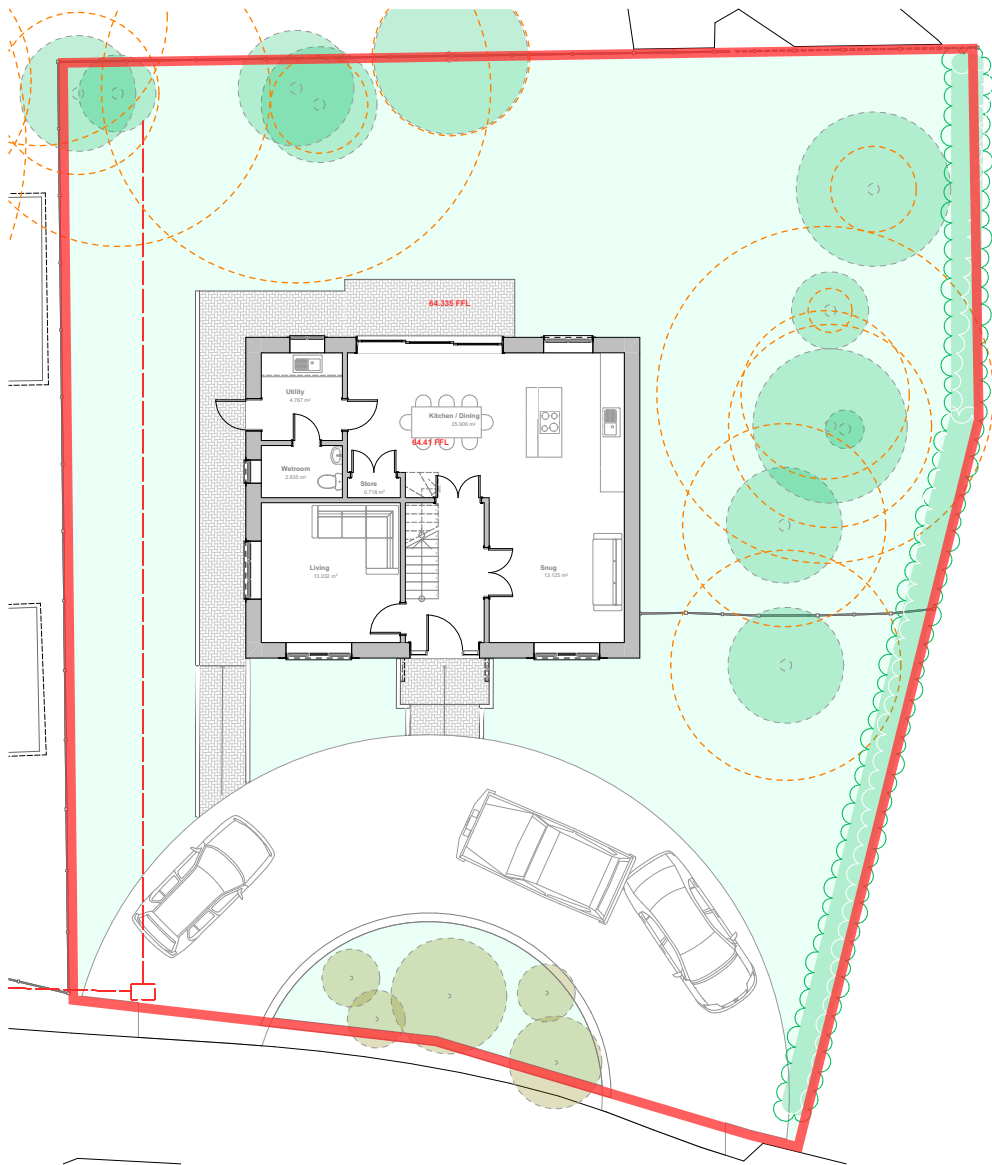


5.3 Proposed Layout

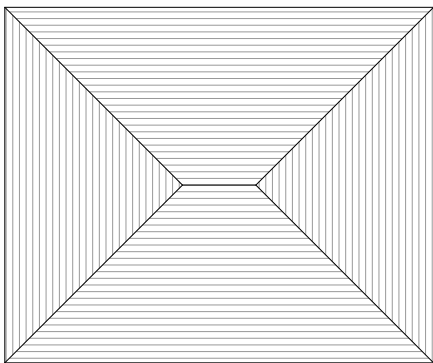
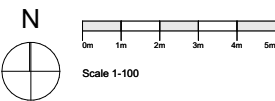
The proposed 3-bed, one-bath dwelling provides two double bedrooms and a single bedroom just 0.25 m² shy of the double standard, ensuring high-quality, well-proportioned accommodation.

The home includes a living room, snug, generous kitchen/dining space, utility, and wet room, with a footprint of 70.5 m² and a total floor area of approximately 138.25 m². Built-in storage exceeds the minimum 2.5 m² requirement, meeting the Nationally Described Space Standards and supporting Bolney Neighbourhood Plan Policy BOLT1, which seeks homes that provide sufficient internal space for future occupants.

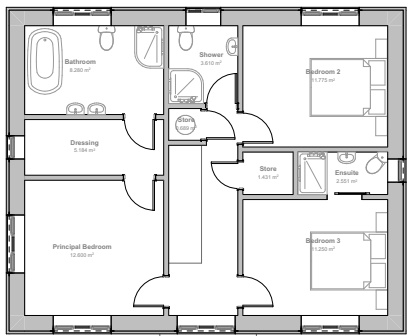
The proposal aligns with Mid Sussex District Plan Policy DP26, delivering high-quality, functional, and adaptable housing that meets local standards and occupant needs.



Proposed Ground Floor



Proposed Roof Plan



Proposed First Floor

5.4 Design Precedents

This page highlights the local materials that have been used around the local area of the site. This has served as inspiration for the proposed elevations.



White UPVC Windows - The Street



Gravel Drive and White Render - Ryecroft Rd



White UPVC Windows - 10 Magdalene Rise



Render and UPVC Windows - 10 Top Street



White Render and White UPVC Windows - 14 Tops Street



White Render and UPVC Windows - The Street



2 Storey Dwelling of similar design - 4 London Road



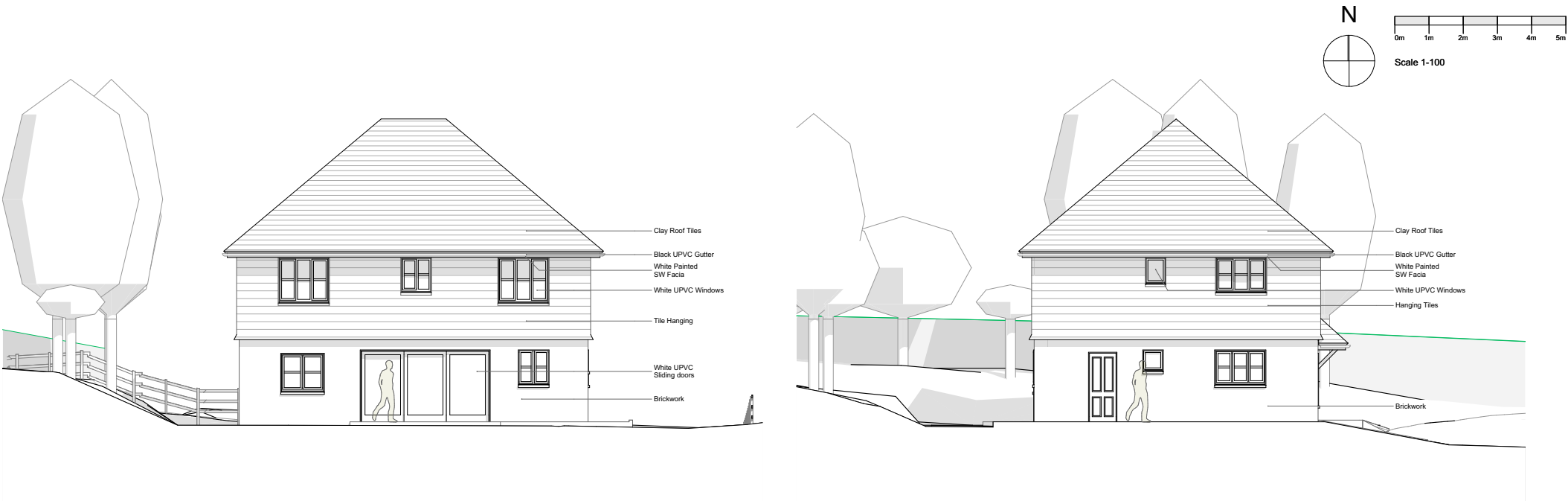
Render and UPVC Windows - The Street

5.5 Materials and Appearance

The proposed dwelling will be finished with a brick on the ground floor, Hanging tiles to the first floor, white UPVC windows, a black UPVC front door, white UPVC rear sliding doors, and clay tile roofing.

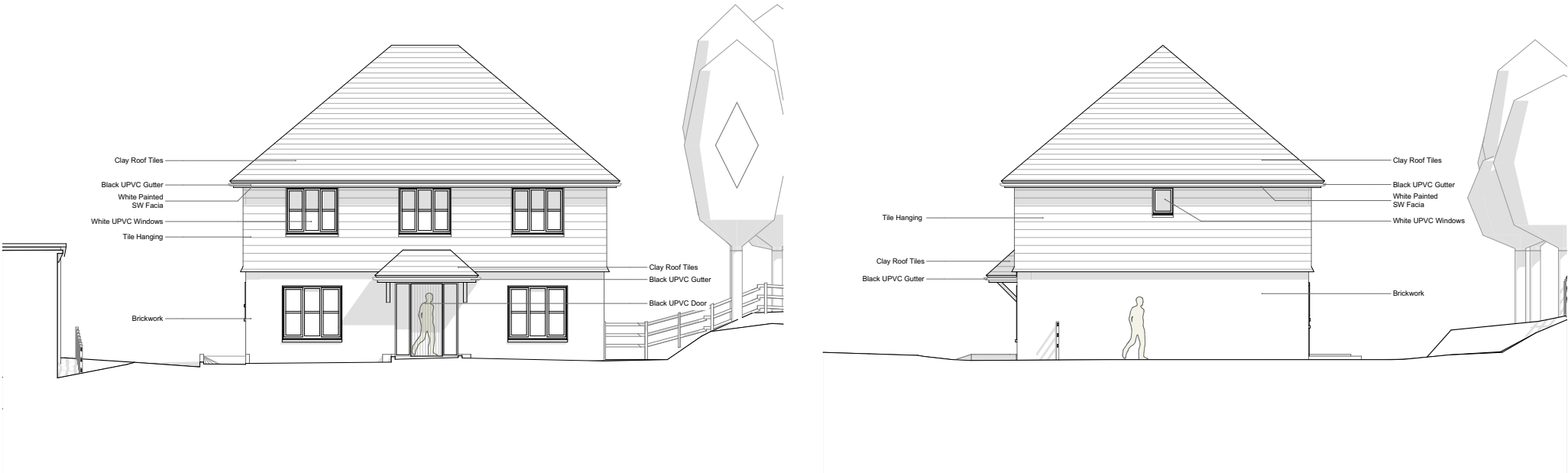
These materials reflect the traditional local vernacular and ensure the building sits harmoniously within the village context. The palette and detailing have been carefully chosen to respond to surrounding properties and the rural character of Bolney, supporting Bolney Neighbourhood Plan Policy BOLT1, which seeks new development that respects the scale, character, and appearance of the village, and Mid Sussex District Plan Policy DP26 (Design and Amenity), which encourages high-quality design that integrates positively with its setting.

The careful selection of finishes, proportions, and roof form ensures the dwelling complements the existing streetscape while maintaining a clear identity as a modern, functional home. This approach ensures that the appearance of the building reinforces local character, preserves the village aesthetic, and aligns with the design-led principles set out in both the Bolney Neighbourhood Plan and district planning policy.



Proposed North Elevation

Proposed West Elevation



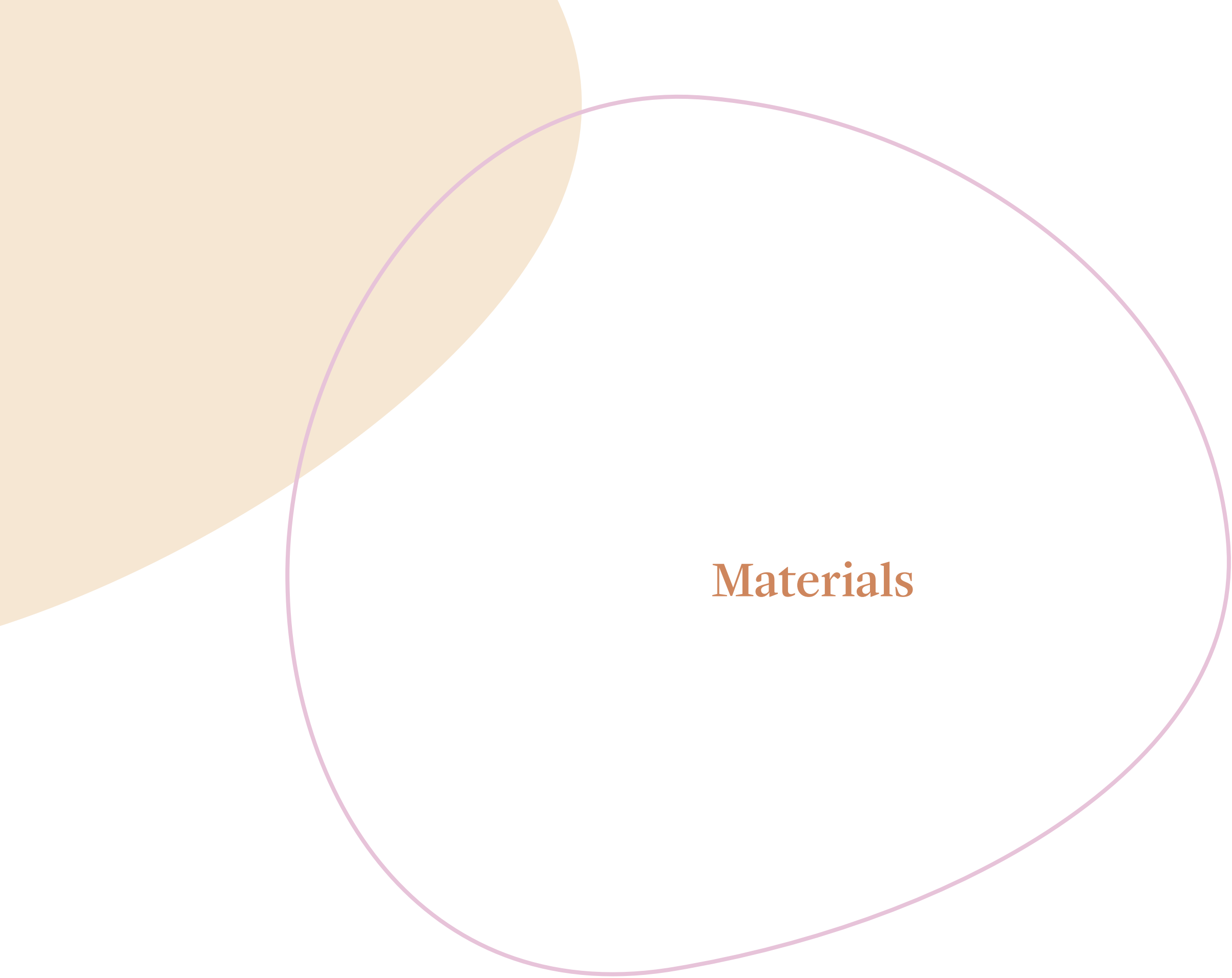
Proposed South Elevation

Proposed East Elevation

Proposed Elevations

5.5 Materials and Appearance





Materials

6.1 Materials



Windows - White UPVC



Landscaping - Mixed Native Hedge



Landscaping - Raised Garden Beds Tanalised Timber



Roofing - Clay Tiles



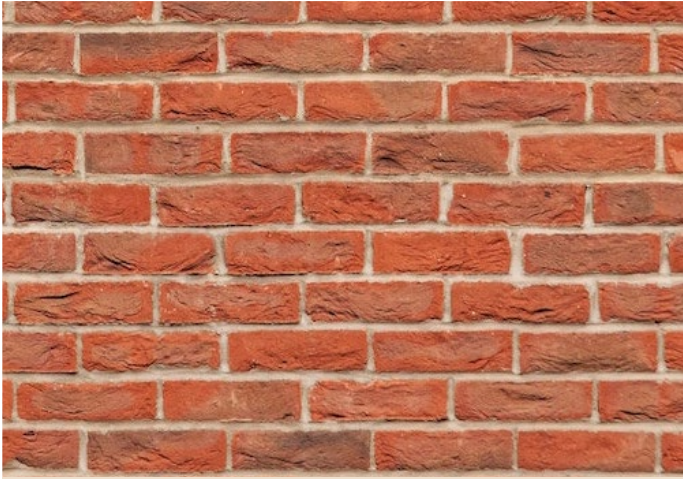
Fencing - Post and Rail Agricultural Fencing



Landscaping - Gravel Driveway



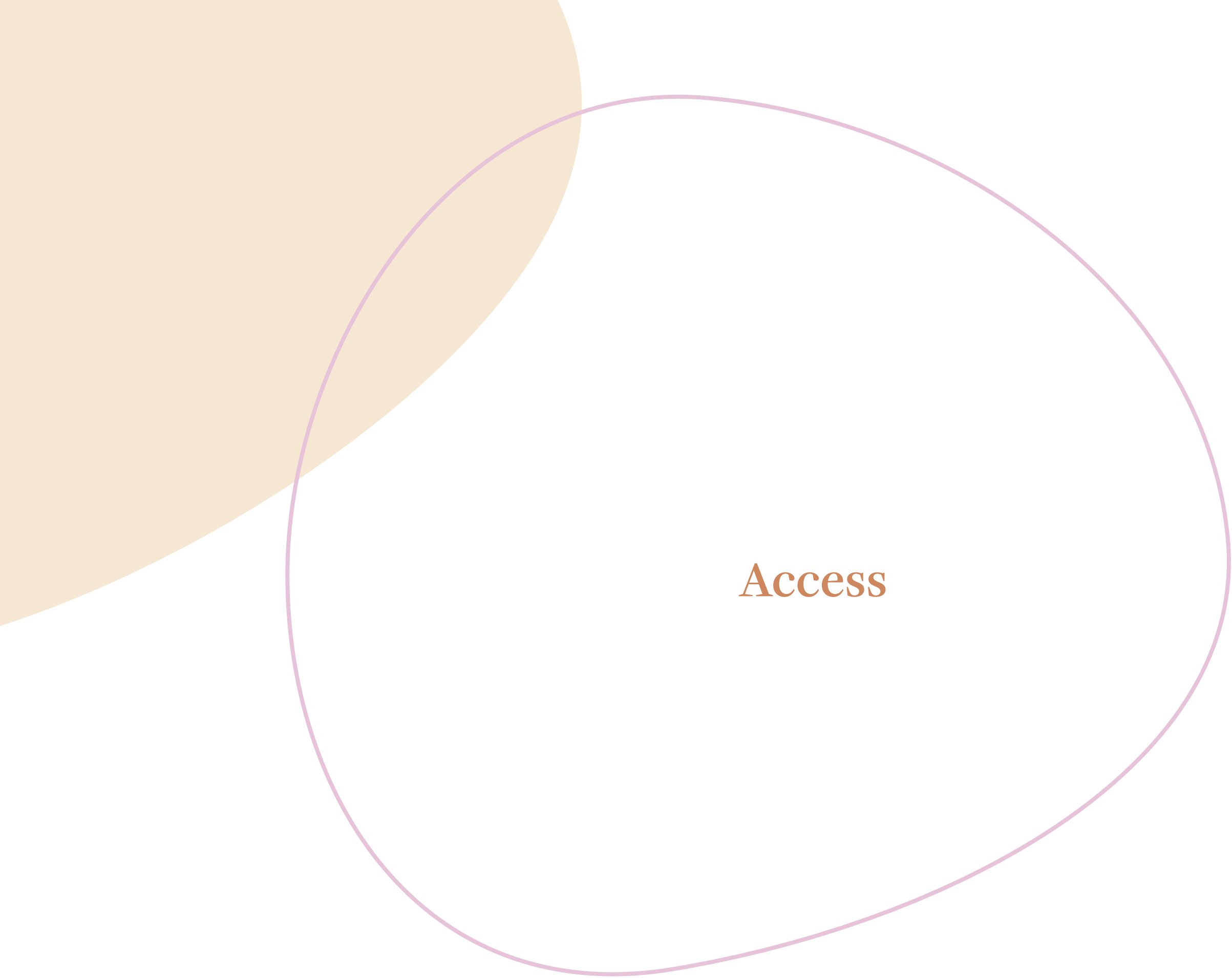
Walls - Tile Hanging (Close Up)



Walls - Brickwork



Landscaping - Permeable Paver



Access

7.1 Access and Parking

The existing site access is currently located on the southern boundary and is formed by an agricultural post and beam fencing and a timber gate. The former farm buildings also historically used an access along the eastern boundary, directly onto The Street.

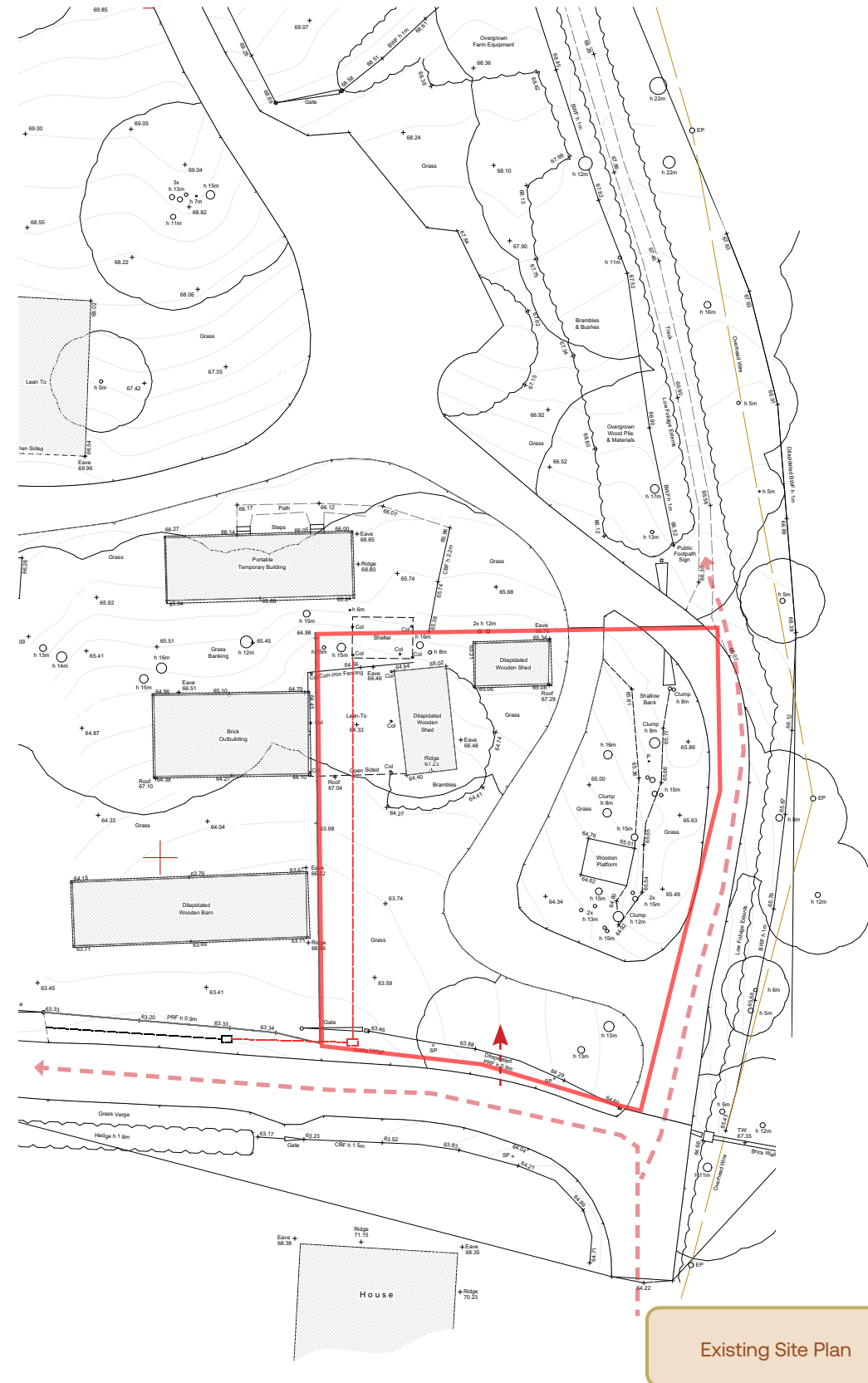
The proposal relocates the primary access to the corner where the eastern road access on the site boundary meets the southern site boundary road, making use of the existing road layout. This provides improved visibility and a safer, more straightforward connection to The Street, in line with Bolney Neighbourhood Plan Policy BOLT3 and Mid Sussex District Plan Policy DP21 (Transport).

Parking is provided to the front of the dwelling via a semi-circular 'in and out' driveway, allowing space for up to three vehicles. This removes the need for on-site turning and helps reduce pressure on on-street parking, while fitting comfortably within the rural setting.

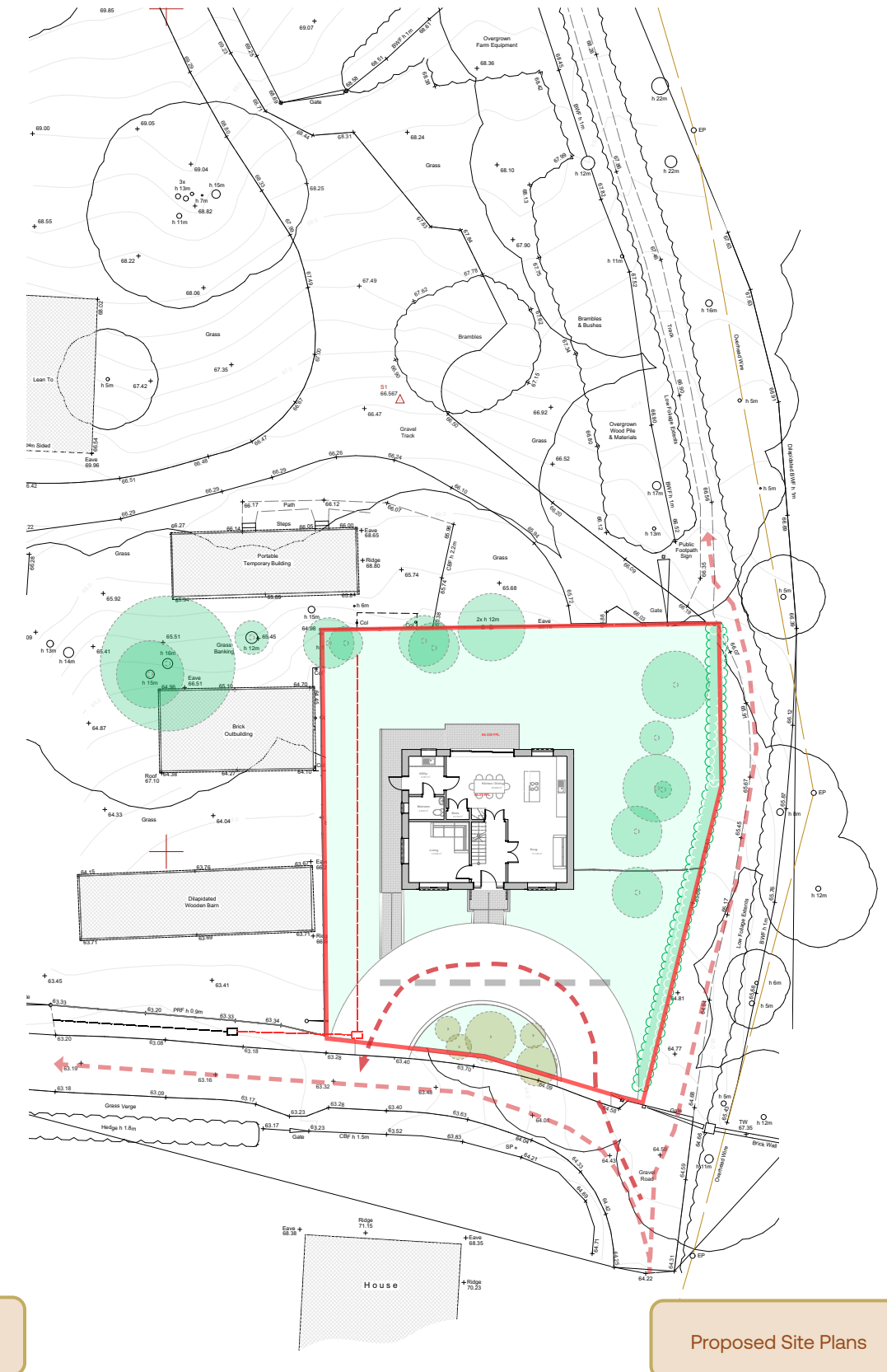
There is no formal pedestrian footpath in this part of Bolney, reflecting its rural character with grassed verges and informal routes. The proposal does not change this arrangement.

Overall, the access and parking arrangements provide a safe and practical solution that integrates well with the surrounding area and complies with both neighbourhood and district planning policies.

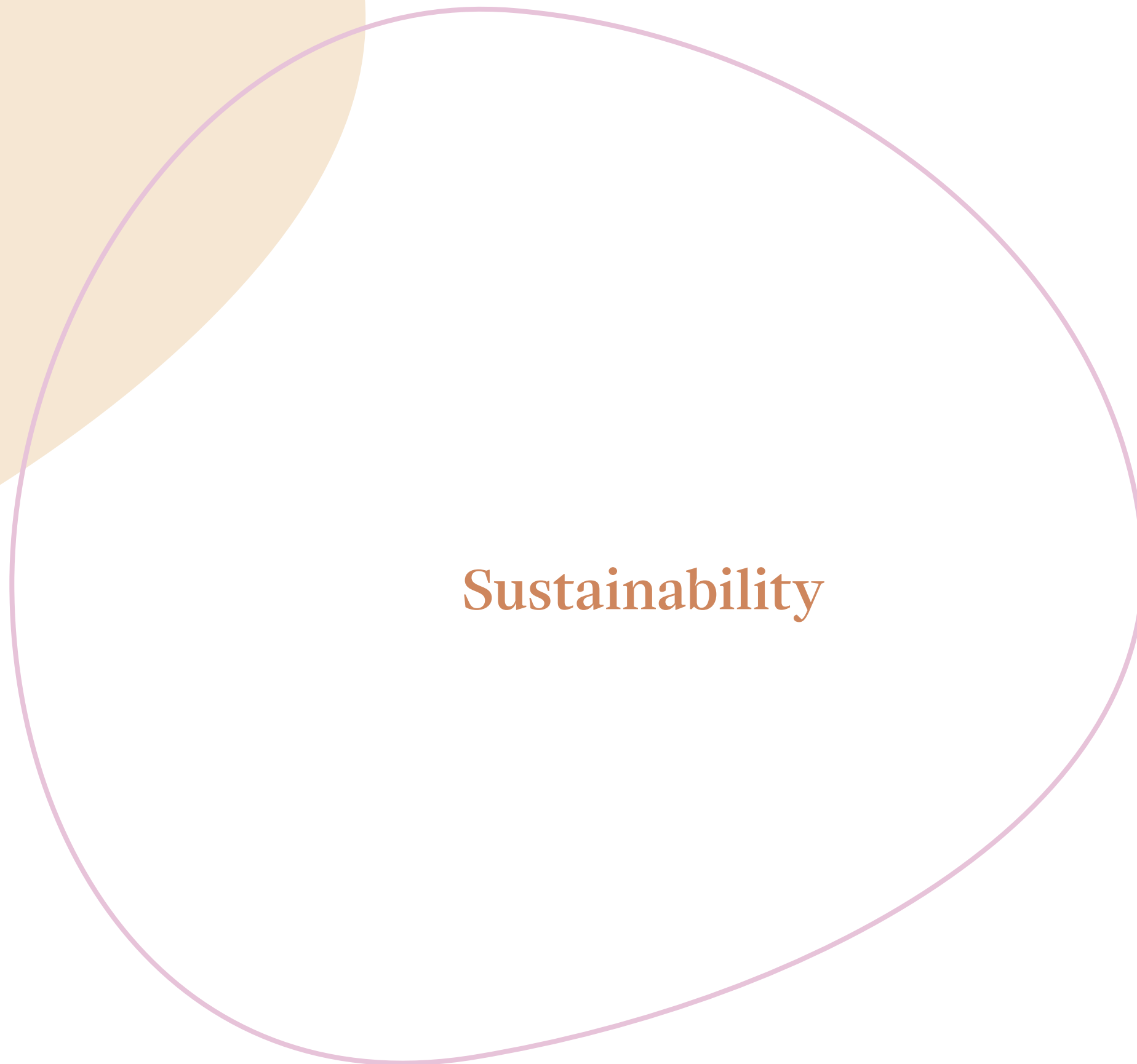
The track that runs along the eastern boundary of the site doubles as a public footpath and will remain unchanged and unaffected by the proposed works.



Existing Site Plan



Proposed Site Plans



Sustainability

8.1 Energy Management

The dwelling is designed with a compact form to minimise heating and cooling demands. High-performance windows and doors reduce thermal bridging, while the building fabric follows Passivhaus principles to ensure maximum energy efficiency.

A fabric-first approach is prioritised over renewable technologies. However, should planning be approved, a cost-benefit assessment will determine whether a photovoltaic array could further support energy performance.

The layout follows a 5-metre daylighting rule, ensuring that all regularly occupied spaces receive good levels of natural light, reducing reliance on artificial lighting and enhancing comfort.

Low-energy lighting and A-rated appliances, including LEDs, minimise internal heat gains and support overall efficiency. Insulation and airtightness are complemented by passive strategies to prevent overheating, maintaining comfort during warmer months.

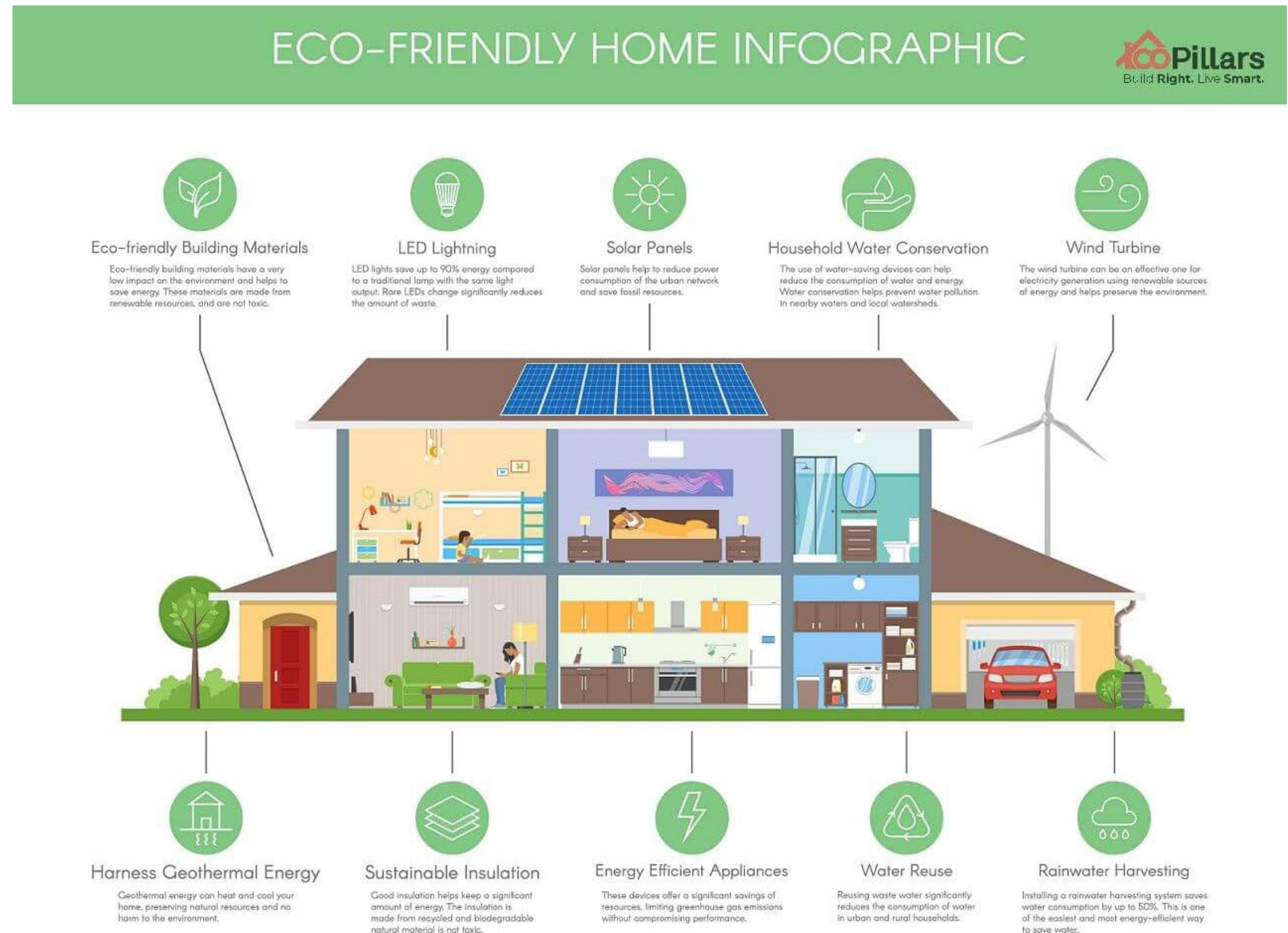


Image from 100 pillars.in

8.2 Water Management

Flood Risk and Water Management

The application site at Bolney, lies outside the Environment Agency’s identified flood plain and is located within an area of low surface water flood risk, as shown on the Environment Agency flood maps.

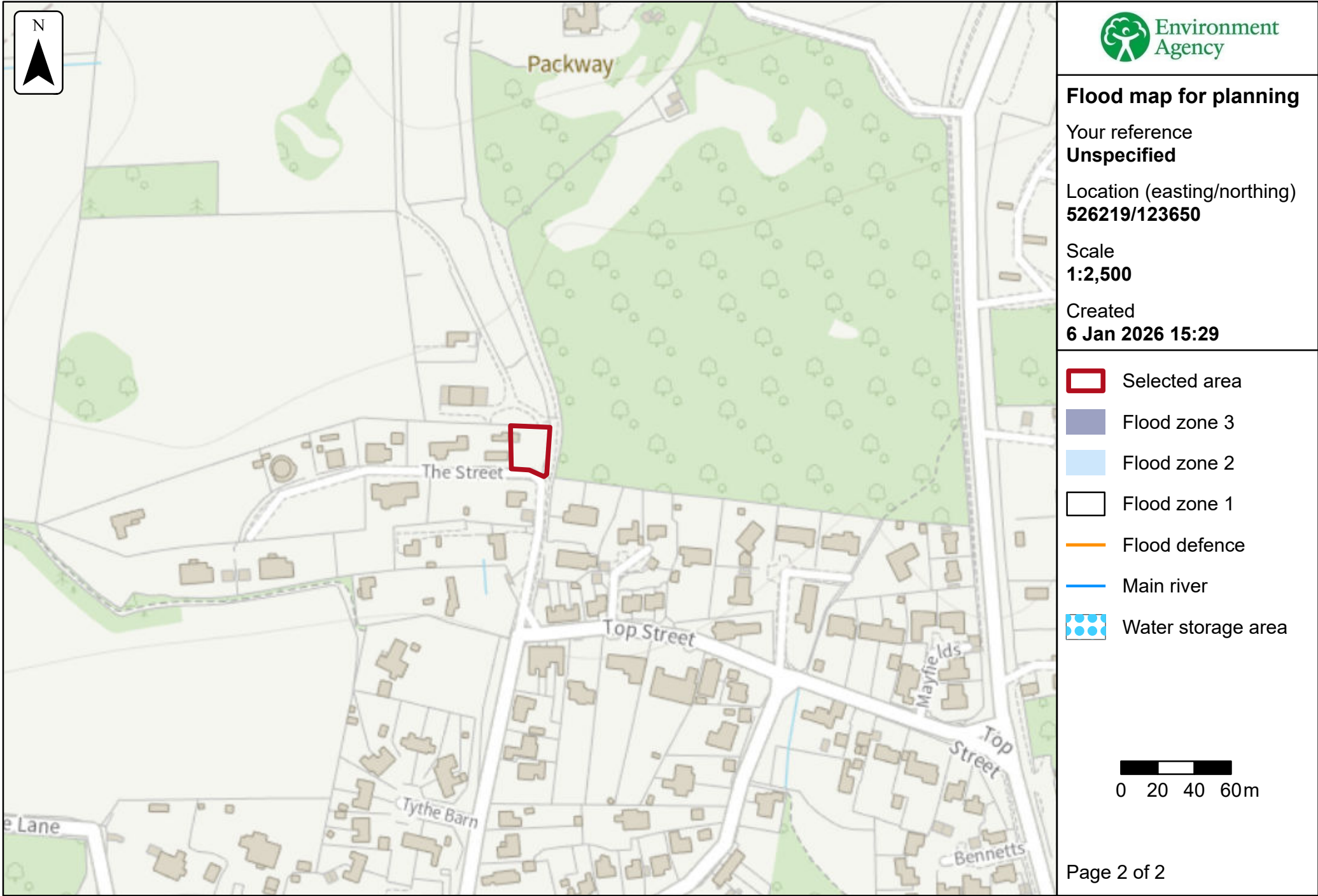
A precautionary approach to surface water management has informed the design of the proposed single three-bedroom dwelling. Hard landscaping will be kept to a minimum and permeable surfacing will be used where practicable to reduce surface water runoff. The dwelling has been designed with surface water directed away from the building footprint, thereby reducing reliance on additional flood mitigation measures.

Opportunities for rainwater harvesting will be explored prior to commencement as part of the overall sustainable drainage strategy.

Water Efficiency

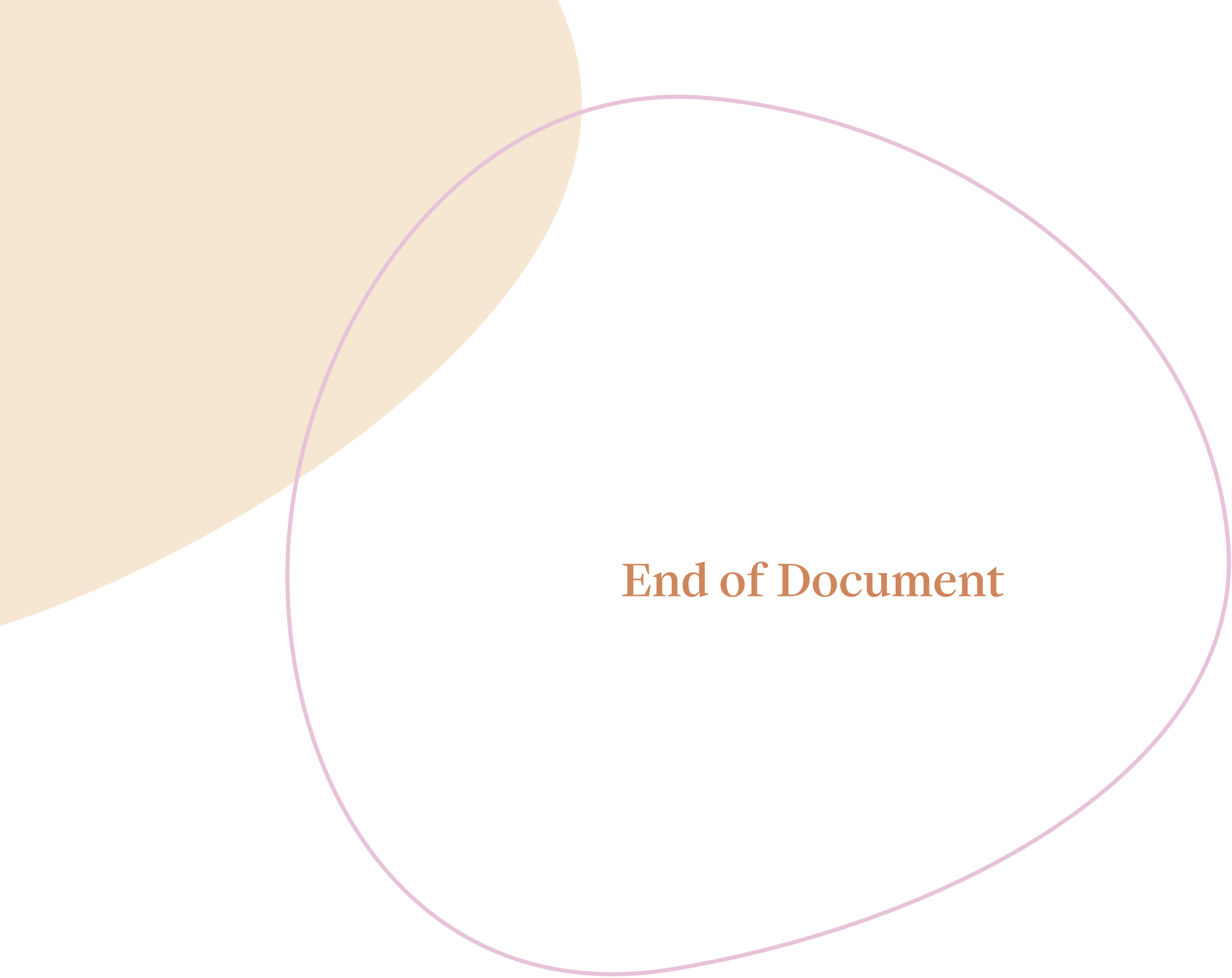
The proposed dwelling will comply with Building Regulations Part G (2010) and will incorporate water-efficient fittings, including dual-flush 2/4 litre WCs and aerated taps and shower heads. These measures are intended to limit potable water consumption to less than 105 litres per person per day.

There are no watercourses or natural water sources within or adjacent to the site. However, the potential to reduce reliance on mains water through rainwater harvesting will be considered as part of the development’s sustainable water management approach.



© Environment Agency copyright and/or database rights 2026. All rights reserved. © Crown copyright and database rights 2026 Ordnance Survey licence number AC0000807064.

Image from 100 pillars.in



End of Document