



Foxhole Farm, Bolney

Self/Custom Build Plot Design Code & Plot Passports | September 2026



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Design Parameters Guide

Introduction

A Outline Application DM/25/1129 was Granted Permission on 18th November 2025.

The Application consisted of:

- » Outline application (appearance, landscaping, layout and scale reserved), for the erection of up to 200 residential dwellings, including affordable housing a community building (use class f1) encompassing land for education provision, together with associated access, ancillary parking and landscaping; the creation of a vehicular access point from the a272 cowfold road, and pedestrian and cycle only access to the street; and creation of a network of roads, footways, and cycleways through the site; together with the provision of countryside open space, children's play areas, community orchard, and allotments; sustainable drainage systems and landscape buffers

As part of the Conditions, condition no 25. states:

- » No reserved matters shall be submitted in respect of the self / custom build dwellings unless and until a design code and plot passport in relation to the two self / custom build plots detailing the parameters of future development for each plot has been submitted to and approved by the Local Planning Authority.

These documents shall include (but not be limited to) the following information:

- a) Palette of materials for external appearance of dwelling including windows
- b) Parameters on height and positioning on the plot
- c) Details on boundary treatment
- d) Information on performance and sustainability requirements. Each plot should follow the design code and plot passport in the submission of any reserved matters application.

Reason: In the interests of visual amenity and of the environment of the development and to accord with Policy DP26 of the Mid Sussex District Plan 2014 - 2031.



Design Parameters Guide

Plot Passports

Individual Plot Passports for the self/custom build plots 181 and 182 have been produced and are appended at the end of this Guide. These take account of the proposed site layout for the remainder of the site, an extract of which is provided on the page opposite.

They also take account of the overall design parameters shown within this document which include parameters on height and positioning, boundary treatment and appearance/materials.

The individual Plot Passports provide the following information in relation to each self/custom build plot:

- » Plot Number
- » Unit Type
- » Plot Area
- » Maximum GIA
- » Maximum height to eaves
- » Maximum height to ridge
- » Maximum storey height
- » Extent of Build zone
- » Extent of Single storey Zone
- » Extent of plot to be conveyed
- » On-plot car parking spaces
- » Position of vehicular access
- » Boundary responsibility



△ Site Layout (SL.01 A)





Design Parameters Guide

Use & Layout

The Plot Passports provide for a single self/custom build dwelling to be built to the purchaser's chosen design and layout within an area defined as a "Build Zone" on each of the individual plots. A property of a gross internal floor area up to the maximum floorspace approved as part of the outline planning permission and indicated in the table below shall be constructed within the Build Zone as a 2-storey self/custom build dwelling, under a reserved matters application.

SCHEDULE OF ACCOMMODATION

PLOT	TYPE	GIS (SQM)
181	2 Bed House (corner)	103.56
182	3 Bed House	122.82
TOTAL	2 HOUSES	

The plots may not be subdivided nor may they be merged with another plot.

Scale

The properties shall not have eaves and ridge heights higher than that indicated on the Plot Passport. Any proposals to increase the eaves and/or ridge heights beyond those indicated on the Plot Passport may not be supported by the Local Planning Authority.

The roofs shall include traditional pitches between 35-45 degrees and may also include ridges, hips and valleys.

Any detached carport, garage or outbuilding shall be single storey with a pitched roof. Any such building must be located within the Single Storey Zone.

The rear gardens shall not be less than 10m in depth to ensure adequate distance to any property to the rear to maintain mutual privacy and private amenity space.

Appearance

All external facing materials for each individual self/custom build dwelling must be chosen from the approved Materials Palette appended to this Guide.

Required boundary treatments are indicated in the section on landscaping below and are to be installed prior to the occupation of each self/custom build dwelling. The boundaries for which each occupier is responsible are marked with a 'T' on the individual Plot Passports.

Access & Parking

The point of vehicular access to the individual plots is marked on the accompanying Plot Passports.

The dwelling houses shall be provided with parking to the standard of the Local Planning Authority.

Cycle storage shall be provided to the required standard of the Local Planning Authority.

Landscaping

The hard landscaping design indicates the provision of permeable or porous surfaces around the exterior of each dwelling to receive surface water runoff to meet Building Regulation requirements.

The external boundaries to the 2 self/custom build plots shall take the form of close boarded fencing with screen planting, internal boundaries shall take the form of hit & miss & the plot purchasers will be responsible for their maintenance as indicated on the plot passports.

Individual self/custom build purchasers would be able to landscape their front and rear gardens to suit their individual tastes.

Other Matters

Storage of materials, plant and equipment shall be coordinated by the appointed builder, in accordance with the approved Construction Management Plan.

Refuse storage shall be provided for general waste and recycling in accordance with the prevailing guidance of the Local Planning Authority.

Air Source Heat Pumps are being utilised to heat the properties (in lieu of mains gas), high performance traditional construction & insulation to meet Part L. Bathroom & Kitchen taps to have flow restrictors & appliances to meet Part G water efficiency consumption & low energy light bulbs.



Plot Passports

Plot Number: 181

PLOT NUMBER: 181

Unit Type	2 bed
Plot Area	246.2sqm / 0.061 acres
Maximum GIA	103.56
Maximum Eaves	5.025m from DPC
Maximum Ridge	8.2m from DPC
Storey Height	2 Storey

Key Plan

-  Plot boundary
-  2 storey dwelling maximum 5.025m to u/s eaves. 8.2m ridge height, to be positioned within 2 storey build zone
-  Grass or low level planting to front garden areas
-  CB Close boarded fence
-  H&M Hit & miss fence

Note: building footprints dimensions are approximate for guidance only



Materials:

Roof: Grey tile or brown tile

Walls: Woodward Hampton Antique or Heathfield Russett or similar to match immediate surrounding plots

Boundary: The external boundaries shall take the form of close boarded fencing with screen planting, internal boundaries shall take the form of hit & miss as indicated

Gardens: Grass or low level planting to front gardens

Performance & Sustainability : Air Source Heat Pumps are being utilised to heat the properties (in lieu of mains gas), high performance traditional construction & insulation to meet Part L. Bathroom & Kitchen taps to have flow restrictors & appliances to meet Part G water efficiency consumption & low energy light bulbs.

Plot Passports

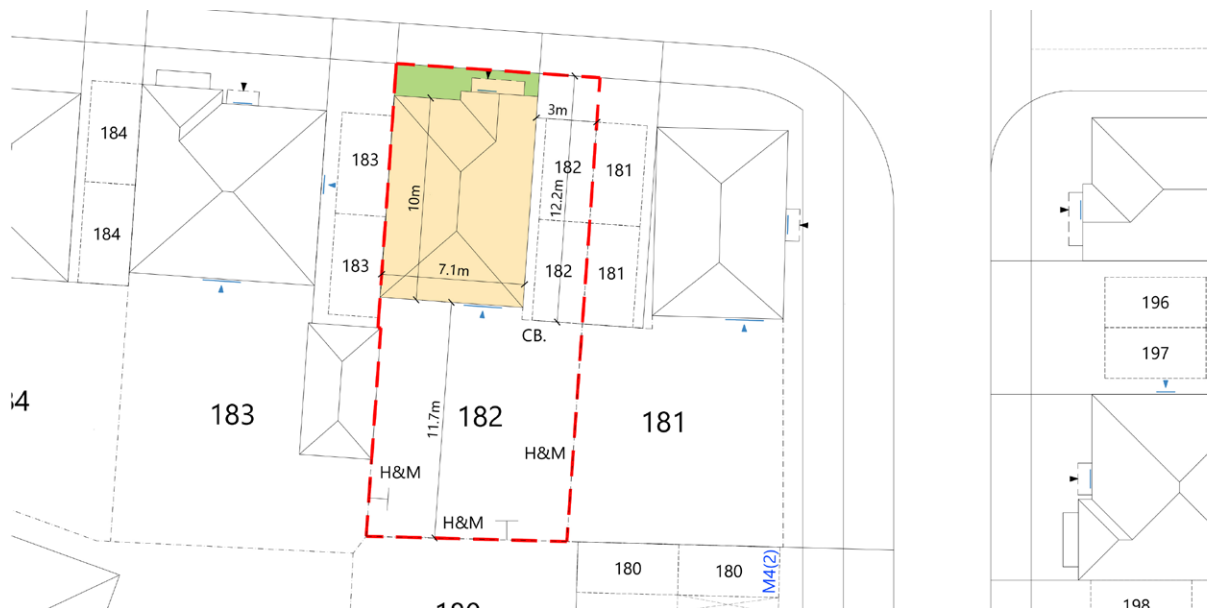
Plot Number: 182

PLOT NUMBER: 182	
Unit Type	2 or 3 bed
Plot Area	232sqm / 0.0574 acres
Maximum GIA	122.82
Maximum Eaves	5.025m from DPC
Maximum Ridge	8.4m from DPC
Storey Height	2 Storey

Key Plan

- Plot boundary
- 2 storey dwelling maximum 5.025m to u/s eaves. 8.4m ridge height, to be positioned within 2 storey build zone
- Grass or low level planting to front garden areas
- CB Close boarded fence
- H&M Hit & miss fence

Note: building footprints dimensions are approximate for guidance only



Materials:

Roof: Brown tile

Walls: Heathfield Russett or similar and tile hanging to match immediate surrounding plots

Boundary: The external boundaries shall take the form of close boarded fencing with screen planting, internal boundaries shall take the form of hit & miss as indicated

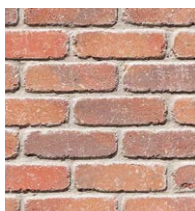
Gardens: Grass or low level planting to front gardens

Performance & Sustainability : Air Source Heat Pumps are being utilised to heat the properties (in lieu of mains gas), high performance traditional construction & insulation to meet Part L. Bathroom & Kitchen taps to have flow restrictors & appliances to meet Part G water efficiency consumption & low energy light bulbs.



Materials Palette

Facade Options



Woodward Hampton Antique Brick



Tile Hanging



Heathfield Russett Brick

Roof Options

Tiles



Brown Roof Tile



Grey Roof Tile

Front Elevations

Windows sizes & positions to be agreed with the self/custom build purchaser depending on their own choice of internal layout. Porch is optional.

Woodward Hampton Antique or Heathfield Russett or similar to match immediate surrounding plots

Grey or brown tiles



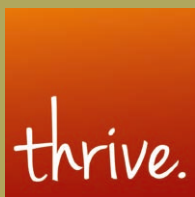
△ Plot 181

Heathfield Russett or similar and/or tile hanging to match immediate surrounding plots

Brown tiles



△ Plot 182



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