

Land at Foxhole Farm, Bolney

DESIGN AND ACCESS STATEMENT
Rev P01





Image left: Artist's impression of western edge of northern development parcel

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01. Introduction



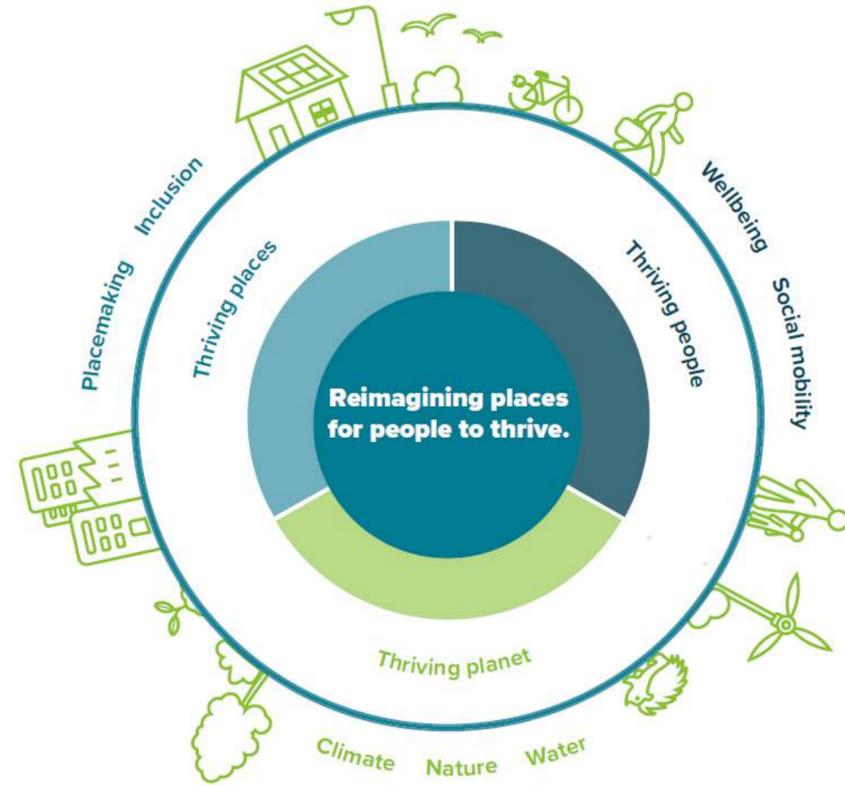
Executive Summary

This Design and Access Statement (DAS) has been prepared on behalf of Wates Developments Ltd to support a planning application for Land at Foxhole Farm, Bolney - the Site comprises 16.88ha.

The submission is an Outline Application for 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. All matters are reserved except for access.

The DAS sets out the design rationale for the proposed scheme. It is part of a comprehensive package of information submitted with the planning application and provides a framework of guidance and specification to help shape and control elements of the development. It will explain the proposals in a concise and structured way to ensure that those assessing the application will understand the rationale that underpins it and how the design responds to the constraints and opportunities of the Site.

The applicant, Wates Developments, is part of the wider Wates Group and specialises in land and planning across Southern England. Wates have been promoting the Site over the past 5 years and the proposals have evolved through a detailed understanding of the technical constraints and opportunities.



The structure of this DAS is outlined as follows:

01. Introduction

This section comprises an initial introduction to the document, including an overview of the proposals, the vision for the Site and a summary of the key benefits that the scheme will provide.

This is followed by an overview of the national and local planning policy context, as it relates to the proposals, and a summary of the relevant planning history of the Application Site.

02. The Site

This section begins with an analysis and appraisal of the Site’s wider context, including an overview of the Site’s location, an assessment of the settlement structure and characteristics of Bolney and the surrounding area, and a review of the local vernacular.

This is followed by an assessment of the existing site features and various environmental and technical considerations.

03. Design Proposals

This section starts with a summary of the evolution of the proposed design and key features forming the overall design concept, before moving on to the illustrative masterplan. This is accompanied by a series of design rationale diagrams and suggested proposals for the external appearance and materiality of the development.

04. Summary

Finally, this section forms a brief summary of the key information.

Professional Team



Land Promotion / Project Management
Wates Developments



Landscape
SLR



Built Heritage
Pegasus Group



Energy Efficiency and Sustainability
Iceni Projects



Architects / Masterplanning
Re-Format



Arboriculture
Simon Jones Associates



Drainage / Utilities
Ramboll



Archaeology
RPS



Planning Consultant
Judith Ashton Associates



Highways Consultant
i-transport



Ecology / Biodiversity
Aspect Ecology



Mineral Safeguarding
IC Planning



Proposed aerial view of development from south

Vision

The proposed development at Foxhole Farm, Bolney will:

- Expand Bolney in a sustainable manner.
- Provide much needed housing, including affordable homes.
- Provide a community focused multi-generational development to promote positive physical and mental well-being.
- Deliver a demonstrable net gain in biodiversity terms.
- Provide integrated and landscaped open space of approximately 9.28 ha.
- Provide a mix of housing types.
- Provide future-proof homes.
- Create a development that will integrate sustainable drainage strategies into the wider ecology and landscaping gains on site.
- Protect and retain existing hedgerows and trees wherever possible.
- Upgrade surrounding public rights of way to encourage sustainable methods of transport.
- Respect the setting of nearby Listed Buildings.

- Respect existing topography and views in/out of the Site.
- Provide appropriate architectural design.

The aim has been to produce a design which is compatible with the distinctive qualities of Bolney and Mid Sussex; respects the setting of adjacent heritage assets (such as the Grade I St Mary Magdalene Church); respects the privacy and amenity of adjacent neighbours; results in wildlife and landscape improvements; and is sympathetic to new and existing residents alike.

In this respect, landscape, heritage and ecological experts have been comprehensively involved in the design process, in terms of re-managing the Site to increase biodiversity and its attractiveness to existing and new residents.

Addressing local needs

The Neighbourhood Plan (2016) sets out the services and amenities desired by the local community at that time and has been supplemented by the IDP that accompanies the Submission Draft Local Plan. The two documents and the policy approach advocated in the Submission Draft Local Plan have helped to shape and form the scheme.

This scheme not only delivers on the identified housing need within the local area but in consultation with key stakeholders this scheme is capable of delivering long lasting social, health and environmental benefits through the following:

- Provision for access to quality, informal and natural green spaces.
- Countryside open space.
- A community hub building that has been purpose-designed in partnership with local charity Kangaroos.
- Community allotments and orchards.
- Outdoor learning space.
- Childrens' play areas.
- Biodiversity enhancements.
- Improved pedestrian permeability, including new connections to existing public rights of way and The Street.
- Open market and affordable housing.

In addition, the proposals will extend the community at Bolney in a way that complements the village.



Proposed Masterplan



Artist's impression of western edge of country estate road, central POS and community orchards

Key Benefits



New homes

Up to 200 new homes, including 60 affordable homes (30% provision).



Public open space

Over 9 hectares of public open space (over 54% of the Site), including newly accessible countryside open space for the local community.



Education & Play

Outdoor space for informal play and educational use (e.g. forest school) to encourage children to connect with nature.



Community Orchards & Allotments

Growing spaces to promote wellbeing and healthy living.



Kangaroos Community Hub Building

A new purpose-built community facility, in partnership with local charity Kangaroos who will use the building to continue and grow their support for children, teenagers and adults with severe learning disabilities (see overleaf).



Sustainable Drainage

Integrated sustainable drainage systems (SuDS) to manage existing and proposed surface water run-off and provide ecological enhancements through the creation of attractive semi-wetland habitats.



Car club & EV charging

Provision of car club on site for residents (in partnership with Enterprise) to reduce reliance on car ownership and EV charging throughout to encourage cleaner transport options.



Accessibility & Connectivity

New footpath and cycle connections through site, including new links to existing PRow to the north and The Street. Good access to A23 and local centres of Haywards Heath and Burgess Hill (both within 6 miles of the Site).

Kangaroos Charity Partnership

Background

Wates Developments are very excited to be partnering with the charity Kangaroos to deliver a new purpose built community hub as part of the proposals at Bolney. This new partnership is a real opportunity to maximise the benefits of the Site in accordance with the proposed allocation in the Local Plan for both new homes and community benefits. It offers Kangaroos a vital platform to continue and grow their community outreach.

Operating since 1994, Kangaroos is a well-established charity within Mid Sussex who support children, teenagers and adults with severe learning disabilities and complex needs, by providing a supportive environment where their members can develop social and life skills to build confidence, self esteem and independence. Kangaroos also runs a family support programme, which gives families of members an opportunity to connect with one another in a supported environment. Kangaroos currently supports over 400 members in the local community, providing nearly 2,000 hours of activity, throughout the year.

The Benefits of a New Facility

Kangaroos are currently operating out of various facilities in the Mid Sussex area which are shared with other organisations and limit the activity that Kangaroos can provide. The new bespoke space at Bolney will give the Charity the opportunity to continue and expand the amazing work they do with local children and adults and reach a bigger audience. Kangaroos has a waiting list of over 80 families within the local area and it is the hope that by moving to a large purpose built hub, they will be able to provide support to all those that require it.

The building will be used to provide a safe and supportive space for Kangaroos members and their families to engage in the Kangaroos programme. Kangaroos service offers year round activities where members can play, socialise, interact and thrive. As well as sessions being run from the hub it will provide local community engagement through volunteering, open days, showcases as well as plans for a pop up community cafe and shop.

For details of design proposals for the facility, refer to Section 03 of the DAS.



“

Kangaroos is excited to be partnering with Wates and exploring the prospects of delivering a new bespoke facility at Bolney. Less than 15 minutes from our current facilities, the Site will remain very accessible to our current members and will provide a much needed centre for Kangaroos. The building itself will be situated next to the beautiful open spaces that the Site is retaining, giving our members the opportunity to spend time outdoors and benefit from the best that Mid Sussex has to offer. This opportunity could make such a difference to the lives of many families in Mid Sussex and give the Charity a home for life

”

Emma Hunt
Kangaroos CEO



Planning Policy Context

The Development Plan

The Development Plan for the Application Site comprises the following documents:

- The Saved policies from the Mid Sussex Local Plan (May 2004);
- The Saved policies from the Small Scale Housing Development Plan Document (April 2008);
- The Mid Sussex District Plan 2014-2031 (March 2018);
- The Mid Sussex Site Allocations DPD (June 2022);
- The Bolney Neighbourhood Plan (September 2016); and
- The West Sussex Joint Minerals Local Plan (2021)

It is noted that none of the saved policies in the Mid Sussex Local Plan (May 2004) and the Small Scale Housing Development Plan Document (April 2008) are germane to this Site.

It is further noted that as set out in the Planning Statement, the Mid Sussex Local Plan 2014 – 2031 which set the housing target in policy DP4 was adopted in 2018 and was adopted against the backdrop to the Objectively Assessed Housing Need

established in the Mid Sussex Housing and Economic Development Needs Assessment (HEDNA) (February 2015), as updated in November 2015 and August 2016, and the NPPF 2012.

As the basis for calculating the Local Housing Need was since changed and the NPPF has been subject to a number of revisions since 2012, the approach adopted to the housing requirements in the Adopted Local Plan is inconsistent with the NPPF 2024.

As a result, the weight to be attributed to spatial policies DP4 and DP12 of the adopted plan is significantly reduced, and para 11d of the NPPF and the tilted balance engaged.

The above is exacerbated by the fact that the Council have in the Statement of Common Ground on the Scamps Hill appeal (ref. 3350075) accepted that as at 1st April 2024, they did not have a five year housing land supply.

As para 78 of the NPPF makes it clear that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing, the fact Mid Sussex District Council have openly acknowledged they do not have

a five year housing land supply, the weight to be attributed to spatial policies DP4 and DP12 of the adopted plan is significantly reduced, and para 11d of the NPPF and the tilted balance engaged.

That said we accept that the fact that these policies are out of date does not mean that they must be disregarded in the planning assessment. However, any breach of these policies would be

afforded reduced (limited) weight in the planning balance.

Similarly, as the Bolney Neighbourhood Plan (BNP) is now over 8 years old para 14 of the NPPF does not apply and the weight to be attributed to it is significantly reduced and para 11d of the NPPF and the tilted balance engaged.



Policy Document Covers

Emerging Local Plan

Mid Sussex District Council is currently in the process of reviewing and updating the District Plan.

The Mid Sussex District Plan 2014-2031 was submitted for independent examination on the 8th July 2024.

Having identified the Local Housing Need (LHN), and identified completions to date, proposed windfalls and the current sources of supply, (existing allocations and permission), the submission draft plan indicates that there is a need to allocate sites to accommodate 6,687 dwellings if the plan is to meet its LHN in full and have an oversupply to provide for resilience/ address the unmet needs of neighbouring authorities.

As a result of its housing need and having regard to the findings of the Urban Capacity Study, Housing Land Availability Assessment, Settlement Sustainability Review Study, Habitat Regulation Assessment, Strategic Flood Risk Assessment, Strategic Transport Study, the Site Selection Process, and Sustainability Appraisal the plan looks to allocate 3 sustainable communities (on land west of Burgess Hill, at Crabbet Park and south of Reeds Lane, Sayers Common) along with 17 smaller housing sites, including the land at Foxhole Farm, Bolney (Policy DPA14 refers).

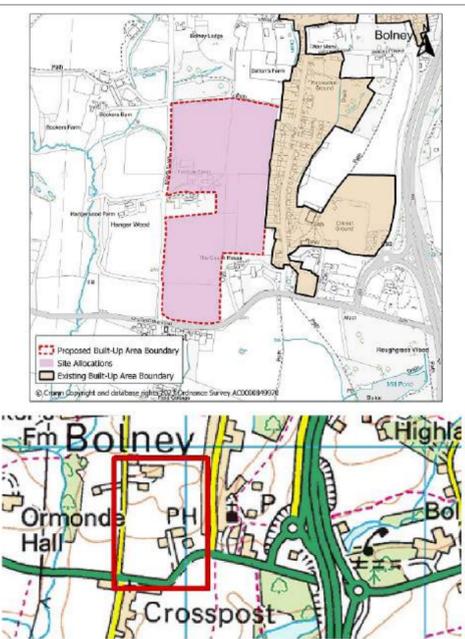
Policy DPA14 indicates that the Land at Foxhole Farm, Bolney will provide for 200 dwellings, and the following infrastructure on-site:

- Land for education provision
- Community facility
- Community working hub
- Allotments
- Informal outdoor space including community orchard and country park

It also requires the developers of the Site to make financial contributions towards the provision of:

- Sustainable Transport
- Education
- Library
- Local Community Infrastructure
- Emergency Services
- Play area
- Health
- Other outdoor provision
- Outdoor sports

DPA14: Land at Foxhole Farm, Bolney			
The boundary shown on the site map below represents the extent of the site inclusive of all built development and any mitigation requirements (e.g. landscape buffers or open space) listed within the policy requirements.			
Allocation	Housing		
SHELAA:	1120	Settlement:	Bolney
Gross Site Area (ha):	18.4	Number of dwellings:	200
Infrastructure	On-site: <ul style="list-style-type: none"> • Land for education provision • Community facility • Community working hub • Allotments • Informal outdoor space including community orchard and country park Financial contributions towards the provision of: <ul style="list-style-type: none"> • Sustainable Transport • Education • Library • Local Community Infrastructure • Emergency Services • Play area • Health • Other outdoor provision • Outdoor sports Provision of: <ul style="list-style-type: none"> • Sustainable transport measures • Highway works • Sewerage network upgrades 		



Policy DPA14, Extract from Submission Local Plan

And to make provision for the following off site:

- Sustainable transport measures
- Highway works
- Sewerage network upgrades

In addition, policy DPA14 also contains the following policy requirements:

1. Informed by a Heritage Impact Assessment, provide an appropriate

layout and design which protects the setting of nearby Grade II listed building, 'Walnut and Well Cottage', and Bolney Conservation Areas (North and South).

2. Follow a sequential approach by directing development away from areas of flood risk associated with surface water flooding in lowest areas of the Site.

3. Retain the character of footpath 44Bo which runs along the Site's northern boundary and create a pedestrian link from the Site.

4. Provide suitable vehicular, pedestrian and cycle access from Cowfold Road (A272).

5. Provide pedestrian and cycle access to The Street into the north part of the Site between the properties of Westmeadow and Downland. In addition, explore potential for additional pedestrian and cycle access to The Street into the south-central part of the Site.

6. Provide a country park between the north and south development parcels.

7. Explore opportunities on-site to enhance education provision in the village that meets an identified local need.

8. Occupation of development will be phased to align with the delivery of sewerage infrastructure, in consultation with the service provider.

9. The Site lies within the brick clay (Weald) Mineral Safeguarding Area, therefore the potential for mineral sterilisation should be considered in accordance with the requirements of the West Sussex Joint Minerals Local Plan and associated Safeguarding Guidance

10. Meet the requirements of other relevant development plan policies

Para 49 of the NPPF makes it clear that:

'Local planning authorities may give weight to relevant policies in emerging plans according to:

- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).'

Para 50 continues:

'However, in the context of the Framework – and in particular the presumption in favour of sustainable development – arguments that an application is premature are unlikely to justify a refusal of planning permission other than in the limited circumstances where both:

- a) the development proposed is so substantial, or its cumulative effect

would be so significant, that to grant permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new development that are central to an emerging plan; and

- b) the emerging plan is at an advanced stage but is not yet formally part of the development plan for the area.'

Having regard to the above, whilst the Application Site is a proposed allocation in the submission draft local plan it is not so substantial/ its cumulative effect would not be so significant, that to grant permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new development that are central to the submission local plan. The Application Site is in effect a small, self-contained site, located on the edge of the urban area that is not fettered by any land use designations and is capable of delivering a sustainable development that helps address the councils five year housing land supply deficit and accommodates the requirements of the submission local plan without creating an undesirable precedent / being premature to the adoption of the Local Plan.

Given the above and mindful of the fact that this Site could contribute towards the five year housing land supply, due consideration should be given to the merits of permitting this Site's development ahead of the local plan process.

To this end it should be noted that this application has sought to address the policy requirements set out in the emerging local plan and been designed to be in general conformity with Policy DPA14.



Submission Reg. 19 District Plan Cover

Design Policy

The proposed scheme has been developed with reference to the following relevant national and local design guidelines.

National Design Guide

The National Planning Policy Framework (NPPF) emphasises the importance of good design in creating sustainable, functional, and visually appealing developments. The National Design Guide (NDG) supports the NPPF by defining what makes a ‘well-designed’ place by breaking it down into ten key characteristics (see diagram, adjacent left). Viewed as a whole, these characteristics combine to create the overall character of a place. Therefore, ‘well-designed’ places can be defined as those that bring these characteristics together in a fully integrated and mutually supporting way to achieve the primary aims of the NPPF (Chapter 12).

National Model Design Code

Building upon the NDG, the National Model Design Code (NMDC) provides a set of guidelines to help local authorities implement high-quality design standards for new developments. It covers various aspects of the built environment, including architectural styles, materials, landscaping, street layouts, and the integration of public spaces.

Building Better, Building Beautiful Commission

The Building Better, Building Beautiful Commission (BBBBC) was established in 2018 to explore how to improve the quality of housing and urban design across the country. The commission’s purpose was to promote a more aesthetically pleasing, sustainable, and community-focused approach to development, whilst deterring

poor-quality, unattractive housing and public realm.

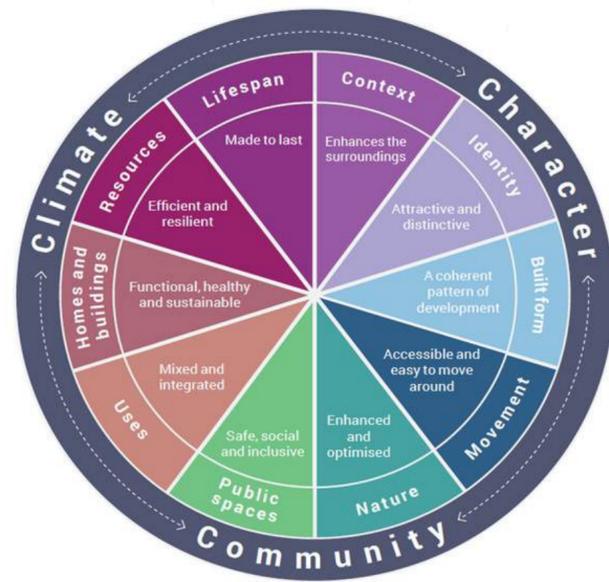
Their final report ‘Living with Beauty’, published in 2020, outlined three main aims for the planning system as a whole:

- To ‘ask for beauty’
- To ‘refuse ugliness’
- To ‘promote stewardship’

To achieve this, the report makes policy

proposals in eight priority areas (see diagram, below right).

The categories of ‘Neighbourhoods’ (creating places not just houses) and ‘Nature’ (re-greening our towns and cities) have been of particular relevance in ensuring the proposed development is both of its place (i.e. integrated into the wider landscape and ecology of its surroundings) and has its own sense of place (by creating attractive, legible and welcoming arrangements of built form).



The ten characteristics of well-designed places (National Design Guide)



Eight Priorities for Reform (Living with Beauty, BBBBC)

Adopted Mid Sussex District Plan (2014-2031)

The current Mid Sussex District Plan (MSDP), adopted March 2018, sets out the vision and objectives of the council to promote the development of sustainable communities, in terms of social, economic and environmental factors. It outlines 15 Strategic Objectives to achieve this which relate to four Priority Themes:

- Protecting and enhancing the environment;
- Promoting economic vitality;
- Ensuring cohesive and safe communities; and,
- Supporting healthy lifestyles.

Design guidance is given under the heading ‘Nature and Quality of Development - Design’ (Policies DP26 to DP29). These policies specifically relate to the following Strategic Objectives, which the proposed development seeks to support and implement:

2. To promote well located and designed development that reflects the District’s distinctive towns and villages, retains their separate identity and character and prevents coalescence

3. To protect valued landscapes for their visual, historical and biodiversity qualities
4. To protect valued characteristics of the built environment for their historical and visual qualities
12. To support sustainable communities which are safe, healthy and inclusive
13. To provide the amount and type of housing that meets the needs of all sectors of the community
14. To create environments that are accessible to all members of the community

Submission (Reg. 19) Mid Sussex District Plan (2021-2039)

The draft Regulation 19 MSDP was submitted for independent examination in July 2024. It builds upon the current plan’s objectives to promote sustainable growth, whilst ensuring the area develops in a way that respects its unique character. The draft MSDP continues with the 15 Strategic Objectives, which are underpinned by a set of three Priority Themes:

- Environment: Protecting and enhancing the natural, built, and historic environment.

- Economy: Promoting economic vitality.
- Social: Ensuring cohesive, safe and healthy communities.

The proposed development seeks to provide a positive response to these Priority Themes by implementing the following Strategic Objectives in particular:

1. To create and maintain easily accessible high quality green and blue infrastructure in the right places to encourage active travel, improve physical and mental health, support biodiversity and address climate change mitigation and adaptation.
3. To promote well located and designed development that reflects the district’s distinctive towns and villages, retains their separate identity and character and prevents coalescence.
4. To protect valued landscapes for their visual, historical and biodiversity qualities.
12. To support sustainable communities which embody the 20-minute neighbourhood principles and are complete, compact and well connected, safe, healthy and inclusive.

13. To provide the amount and type of housing that meets the needs of all sectors of the community.
14. To create environments that are accessible to all members of the community.
15. To create places that encourage a healthy and enjoyable lifestyle by the provision of... informal leisure space and the opportunity to walk, cycle or ride to common destinations.

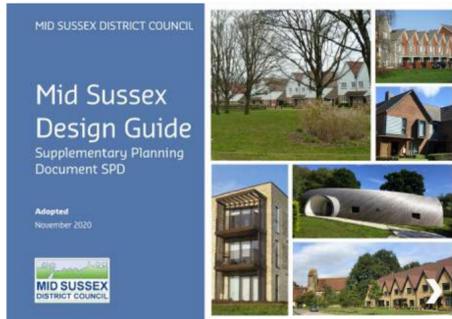
Mid Sussex Design Guide Supplementary Planning Document (SPD)

Policy 'DPB1: Character and Design' of the draft MSDP states that "all new development must be designed in accordance with the Mid Sussex Design Guide (MSDG)".

This SPD sets out a framework of design principles that "aim to deliver high quality new development... that is inclusive and responds appropriately to its context while prioritising sustainability in the design process".

The MSDG is structured in ten chapters which set out these design principles and also cross-reference back to the NDG characteristics.

Whilst the proposed masterplan has been developed to respond to and apply all of the relevant design principles, the adjacent table focuses on the key criteria and provides a summary of how the design responds to these, as well as where additional supporting information can be found.



Mid Sussex Design Guide SPD Cover

2. Understanding the Context

Key Relevant Design Principles:

DG1: Character Study
DG2: Site appraisal

How does the proposal respond?

A detailed assessment has been undertaken of the Site and its surrounding context, including a study of existing settlement patterns and local vernacular. This has informed the proposed layout of 2 separate nucleated cores which respond to the character of the adjoining settlement areas.

Further information:

An appraisal of the existing Site and surrounding context is included in Section 02 of the DAS (pages 26 to 49).

3. Establishing the Structure

Key Relevant Design Principles:

DG3: Work with the Site's natural features and resources
DG4: Establish a landscape and green infrastructure network
DG5: Water features and sustainable drainage systems
DG6: Design to enhance biodiversity
DG7: Respond to topography and strategic views
DG8: Establish a clear movement network that connects with the surrounding area
DG9: Reduce reliance on the private car
DG11: Respond to the existing townscape, heritage assets and historic landscapes

How does the proposal respond?

Proposals have been shaped by the Site's existing natural features and contours, as well as preservation of the setting of heritage assets and the conservation area.

Connectivity to the surrounding area is provided via pedestrian links to The Street and existing PRoW (Footpath 44BO), which interlink with a hierarchy of roads and paths within the development, based around key desire lines.

Ecological improvements are provided through the creation of new countryside open space, tree and hedge planting and integrated SuDS features.

Further information:

Design principles and parameters are outlined in Section 03 of the DAS (pages 54 to 69). Refer also to accompanying Heritage, Landscape and Ecology information.

4. Site Layout, Streets and Spaces

Key Relevant Design Principles:

DG12: Deliver a clear and connected structure of streets and spaces
DG13: Provide positive frontage to streets
DG15: Use markers, landmarks, vistas and street hierarchy to aid legibility
DG16: Create a positive development edge
DG17: Provide attractive streets and spaces defined by buildings rather than the highway, that encourage low speeds and that are safe to use by everyone
DG18: Integrate parking to support attractive streets and spaces
DG25: Enhance the environment and sense of place through open spaces

How does the proposal respond?

The proposed masterplan is structured around a network of hierarchical streets that connect the development parcels and public open spaces. Focal buildings (defined by accent materials and architectural details) will be located at key nodes/vistas and landmark buildings (such as the community hub) and features (such as a feature tree marking southern link to The Street) help to aid legibility.

At the development edges, buildings positively address open spaces and density is reduced to provide an appropriate transition to the countryside edge.

Further information:

Design principles and parameters are outlined in Section 03 of the DAS (pages 54 to 69).

5. Site Optimisation and Mixed Use

Key Relevant Design Principles:

DG31: Focus development in sustainable locations
DG34: Managing increased density in urban extensions
DG36: Create mixed communities and housing that is adaptable to change

How does the proposal respond?

The proposed development is sustainably located with good transport links to nearby centres of Haywards Heath and Burgess Hill, as well as the A23.

Density has deliberately been kept at or below existing levels, with lower density located in the north-west of the Site towards the countryside edge.

Housing mix has been designed in accordance with MSDC requirements, with affordable provision evenly spread throughout the development.

Further information:

For information on the Site's location and connectivity to local amenities, refer to pages 26 to 27 and 32 to 43 of the DAS.

The proposed density of the development is outlined on page 54 of the DAS.

6. High Quality and Sustainable Building Design

Key Relevant Design Principles:

DG38: Design buildings with architectural integrity and a sense of place
DG39: Deliver appropriately scaled buildings
DG40: Design buildings that respond to and animate the street space

How does the proposal respond?

Whilst these proposals are submitted in outline, suggested materials and elevational treatment have been provided for the houses that respond to the local vernacular and seek to positively address street frontages and development edges (i.e. through the use of additional architectural features to animate dual frontage buildings).

There are no buildings taller than 2-storeys proposed.

The community building has been designed to respond to the agricultural vernacular of farmsteads in the surrounding area and creates a mini 'plaza' in front for public use.

Further information:

For suggested external appearance, refer to pages 68 to 69 of the DAS.

For the community building design, refer to pages 64 to 65 of the DAS.

For sustainability information, refer to pages 78 to 79 of the DAS and accompanying Sustainability Statement.

8. Residential Amenity

Key Relevant Design Principles:

DG45: Privacy of existing and future residents
DG48: Design to minimise the impact of noise, air and light pollution

How does the proposal respond?

Careful consideration has been given to the relationship between the proposed development and the rear gardens of properties on The Street to the east. A significant green buffer is proposed with strategic tree planting to screen views at key points.

On the southern edge, development has purposely been pulled away from the edge of Cowfold Road which is heavily screened by the existing hedgerow.

Further information:

Information on the strategy for protecting privacy of existing and future residents is included on pages 58 to 61 and page 67 of the DAS.

Refer also to supporting landscape design information.



Artist's impression of view into proposed development from site access on Cowfold Road

01. Introduction

Bolney Neighbourhood Plan (2015-2031)

The Bolney Neighbourhood Plan (BNP), made September 2016, sets out design guidelines under Policy BOLD1 - Design of New Development and Conservation. This states that “permission for new development will ordinarily be permitted subject to the following criteria...” These are included on this page, along with a brief summary of how the proposed development responds to these requirements and where additional supporting information can be found.

“It is designed to a high quality which reflects Bolney’s rural nature and responds to the heritage and distinctive character by way of:

- height, scale, spacing, layout, orientation, design and materials of buildings, and
- the scale, design and materials of the public realm (highways, footways, open space and landscape)

The proposed development takes the form of two distinct nucleated cores which are reflective of the existing, adjacent settlement pattern. The form, scale and layout of houses is dependent on where they are located within the network of hierarchical streets, which themselves have been influenced by the surrounding context. (e.g. larger, detached units at greater spacing are located closer to the countryside edge).

Section 02 of this DAS sets out how the proposed development respects the general character, and local vernacular of

Bolney, as well as the landscape, heritage, and highways matters; whilst Section 03 comments the design approach and how this has evolved over the project’s gestation.

“It does not have an unacceptable impact on the setting of any heritage asset”

The setting of heritage assets has been a key driver in the development of proposals, which have been iteratively developed and tested at each stage. This has included consideration of their direct, positional relationship to the proposed development, as well as the impact on long reaching views to/from them (such as St Mary Magdalene’s Church). This heritage-led approach, has resulted in a proposed masterplan that is well-considered and respectful of its historic context.

For further information, refer to Section 02 - page 41 (heritage) and accompanying Heritage Statement

It respects the natural contours of a site and protects and sensitively incorporates well-established natural features of the landscape including trees, species-rich hedgerows and ponds within the Site

In conjunction with heritage, the development of the proposals has also been landscape-led, driven by a detailed analysis of the Site’s topography, physical features and the landscape character of the immediate and surrounding context. This has been translated into the proposed masterplan through the positioning of

development parcels in the lower parts of the Site; the retention (as far as possible) of existing trees and vegetation; and provision of generous green buffers to neighbouring properties to the east and the existing PRoW to the north.

For further information, refer to Section 02 - pages 38 to 40 (landscape); Section 03 (generally) and accompanying landscape information.

“It creates a safe, accessible and well-connected environment that meets the needs of its users”

Proposed dwellings will be designed in accordance with the relevant requirements of Approved Document M and Secured by Design principles.

The proposed development will also provide a purpose-designed, accessible community facility for children and adults with severe learning disabilities.

In addition, proposals include multiple new pedestrian/cycle connections to The Street and the existing PRoW to the north to encourage active travel.

The proposed new access on Cowfold Road has been designed in full detail, in consultation with WSCC Highways, to ensure residents and visitors can safely enter and leave the development by car/cycle.

For further information, refer to Section 02 - pages 42 to 43 (transport/highways information); Section 03 - pages 62 to 65 (proposed masterplan and community hub design); and accompanying Transport Statement.

“It will not result in unacceptable levels of light, noise, air or water pollution”

The proposed scheme has been designed to minimise the impact of noise and air pollution from Cowfold Road on residents.

The proposed country estate road that links the 2 development parcels is set back from the rear gardens of existing properties on The Street and hedge planting along the road edge will screen headlights at source.

For further information see the Lighting Design Assessment, Noise Impact Assessment, and Air Quality Assessment; together with relevant sections of the Heritage Statement and LVA

“Where possible, it provides lock-up facilities for storage of bicycles, children’s pushchairs and mobility vehicles to encourage walking and cycling and to assist accessibility”

As proposals develop through future Reserved Matters application(s), suitable storage will be provided in accordance with the latest supplementary planning documents/guidance.

Planning History

A review of the planning history of this Site on the planning section of the LPA website reveals two previous applications for minor re-development, as listed below:

- 11/00052/FUL (January 2011). Application for Equestrian manège for private use only. Approved.
- 05/02905/AGRDET (December 2005). Proposed replacement building. Approval - Agricultural Determination

In addition, the following relevant planning applications have been noted nearby:

- DM/17/4392: Land North and East of Bolney Cricket Club, The Pavilion, Glebe Field, The Street, Bolney.

In February 2019 planning permission was granted for the proposed erection of 30 No. dwellings comprising of 2 No. one bedroom apartments, 10 No. two bedroom houses, 10 No. three bedroom houses and 8 No. four bedroom houses with associated development on land North And East Of Bolney Cricket Club. This has subsequently been built out and is commensurate with Bolney Neighbourhood Plan allocation BOLH4a.



Site Plan for Land North and East of Bolney Cricket Club (DM/17/4392)



Image of completed development

- DM/20/2640: Marylands Nursery Site, Cowfold Road, Bolney
In July 2021 planning permission was granted for the demolition of a single dwelling and outbuildings and erection of B8 floorspace (including ancillary office space) across 3 buildings, with hard and soft landscaping, parking and servicing; encompassing altered access from the A272/A23 Western Roundabout and the existing Cowfold Road vehicular access closed. This has subsequently been built out and is commensurate with MSDC Site Allocations DPD allocation SA6.

In addition, we also note there is currently an outstanding outline application (DM/24/2215) for two semi-detached houses and associated parking on Land Adj to Nightingales, The Street, Bolney; and an application (DM/24/2170) to Convert an agricultural building into two residential dwellings on land at Bookers Farm, Foxhole Lane, Bolney.



Image of completed development



Site Plan for Marylands Nursery Site (DM/20/2640)

02. Site Appraisal





Site Location

Location

Bolney is a village and civil parish located in the Mid Sussex district of West Sussex. The larger towns of Haywards Heath and Burgess Hill are situated a short distance away, less than 6 miles to the north-east and south-east of the village.

Bolney itself is bordered on the east by the A23, providing connections to Brighton in the south and London and beyond, via the M23 and M25, to the north. The nearest railway stations are located in Haywards Heath and Burgess Hill and there are several daily buses serving the local area which can be accessed from The Street.

The Parish contains a range of facilities and services, including: a church; primary school; village hall; cricket club; public playing fields; garden centre; petrol station with convenience store; tack shop; public house; and the renowned Bolney Wine Estate.

Site Description

The Site adjoins the existing built-up edge on the west of Bolney village and comprises agricultural fields. It has a total area of 16.88ha.

It is well screened by tree cover, which encloses the boundary along Foxhole Lane, limiting views into the Site from publicly accessible areas.

The eastern boundary of the Site adjoins the edge of Bolney village, running parallel to The Street. Foxhole Lane runs along the western Site boundary in a north-south direction, meeting at the junction with the A272/Cowfold Road to the south. The A272 intersects with the A23 approximately 0.8km to the east of the Site.

Three bus stops are situated in close proximity to the Site – two less than 100m away along The Street to the east providing a service to Haywards Heath, Crawley, Burgess Hill and Brighton. One on London Road which provides a service to Crawley and Brighton.

The existing topography of the Site is undulating. At the northern edge of the Site, levels reach 37m AOD. These levels then rise to a maximum elevation of 42m AOD at the centre of the Site and then fall to around 24m AOD on Cowfold Road to the south (refer also to the accompanying LVA).

The Site itself is not located within a Conservation Area, however parts of Bolney Village are designated as Conservation Area, albeit in two parts – a northern section located to the north-east of The Site and encompassing The Street as well as a southern section centred around the church located south-east of the Site.

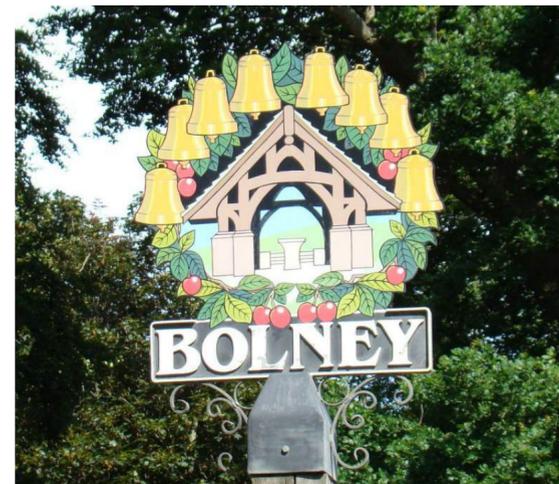
There are no statutorily Listed buildings on-site. The Grade 1 listed St Mary Magdalene Church is however located to east of the Site on the other side of The Street, and the Grade II Listed Walnut and Well Cottage is located adjacent to the Site to the east. There are also a number of Listed buildings along Lodge Lane to the north.



Foxhole Lane runs along the western edge of the Site



Existing site frontage on Cowfold Road to the south



Bolney Village Sign

Contextual Analysis

Growth of Bolney

The current form of Bolney village has grown out of the 3 separate and distinct nodes; Bolney Common, Bolney and Crosspost. Over time, the gradual growth of these hamlets has seen them converge into one village.

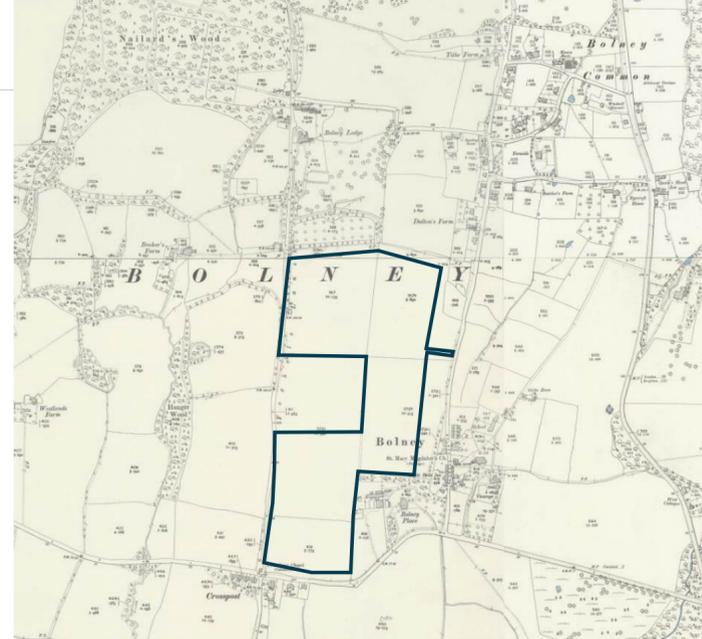
The historic cores of Bolney Common and Bolney were converged in the mid-to-late 20th century by linear development along The Street. In recent years, the village has grown to the east of the core of Bolney, towards the A23, with residential development and the introduction of light industrial units.

A settlement of nucleated cores

Initially, the form of the village can be misinterpreted as a linear pattern, due to the formal nature of The Street, which runs on the eastern boundary of the Site in a very strong north/south direction. However, the urban grain is more nuanced across the settlement as a whole, featuring multiple nucleated

cores, which have, over time and in part, connected to one another. There are also gaps within the urban grain, formed by either existing landscape features and/or highways, which give pauses to the settlement rather than clearly defined edges. Agricultural/industrial buildings in the surrounding context supplement the dispersed nature of Bolney.

The proposed masterplan for the land at Foxhole Farm responds to these defining characteristics in its form, comprising two distinct parcels of development that are connected by a large, publicly-accessible area of landscape and open space. The creation of this central open space, free from built development and with a generous landscape buffer to the eastern edge of the Site, will preserve the setting of the Conservation Areas, and help to restrict intrusive visual links between existing and proposed development, as well as offering current and future residents public access to a large area of countryside open space to enjoy.



Extract from Historical OS Map (published 1911)



Plan Showing Bolney Development Growth Timeline

Settlement Structure

The adjacent plan illustrates the current structure of the village and how the proposed development will complement this and not result in expansion any further west beyond the southernmost core on Cowfold Road.

Areas of development are coloured in light grey, illustrating how the historic cores of Bolney Common, Bolney and Crosspost have expanded and converged over time. This has created a dispersed and loosely defined settlement (a dispersed mosaic), however the distinct historic cores of Bolney and Bolney Common retain a strong sense of place and identity.

Areas of public open space are coloured in light green, showing how the proposed development of the Site will unlock a vast amount of previously private, inaccessible open space for use by existing and new residents of the village.



Settlement Structure of Bolney

Character Analysis

Bolney village has a predominantly rural character and identity. However, noise associated with the surrounding road network (A23 and A272) is notable and therefore the village's sense of tranquillity or remoteness is reduced.

The settlement of Bolney consists of the historic cores that bookend the northern and southern parts of the village; the linear form of The Street; and Crosspost, on the A272. These constituent parts are read as individual character areas, that combine as a whole to form the cohesive settlement of Bolney village.

The prominent character areas and features of the village are as follows:

- The northern historic core of Bolney Common, of informal character. The building-line and frontages have a varied relationship with the lanes, without kerbs and footways, that loop through the area. The built form is generally perceived within a green setting of well vegetated gardens and landscape spaces.
- Small pockets of cul-de-sac development infill parts of the village in and around the historic cores. These

are generally of a consistent age and architectural style.

- Linear development on London Road has a consistent building line with buildings fronting the main road.
- The Street features linear development with a consistent frontage. The change in level between the carriageway and the properties to the west is a notable feature.
- The southern historic core of Bolney is of varied architectural form. Historic built form sited close to the carriageway edge is a feature of this area. The ground on either side of The Street rises from The Street, particularly to the east. St Mary Magdalene Church is a notable structure, although little visible from The Street.
- Recent development on the eastern side of the village is accessed and influenced heavily by the significant highways infrastructure. Visual connectivity to the rest of Bolney is limited, instead views are generally to the east over the rolling wooded landscape.



- Crosspost is heavily influenced by Cowfold Road with properties and services fronting the road. Built form is limited to the southern side of the

road, and features a consistent building line. The former chapel building on the junction to Bolney Chapel Road is a notable feature.



The historic core of Bolney Common with a blend of building ages, architectural styles, and building heights. The built form is arranged around the loop formed by The Street, Cherry Lane and Top Street.



The southern historic core of Bolney features buildings set close to the carriageway, with a varied building line and rich, characterful, architecture.



Homes at Crosspost with a consistent building line, age and architectural style, generally all front the main road, on the southern side.



Homes and farmsteads set back from Cowfold Road give a rural-fringe character to the southern extent of Bolney.



Linear form of development between the historic cores of Bolney, with a consistent building-line and frontage. The change in level between the street and the dwellings on the western side is notable.



Recent commercial units on the junction of the A23 and Cowfold Road (A272) have introduced a new form of character to Bolney, with large footprint buildings set within a significant infrastructure corridor.

Local Vernacular



Northern End of Village

A mixture of red and painted brick, tile-hanging and painted timber cladding. Smaller cottages (top left) are relatively unadorned, whilst larger farmhouses and community buildings have more varied materials, feature chimneys and porches and decorative timber elements.

Centre of Village (The Street)

Prevalent use of red brick and tile-hanging with a generally consistent, plain architectural style. There are some examples of more adorned buildings (below, top), which reference some of the details from the historic southern core of Bolney



Southern End of Village (The Street)

Elements of half-timbering and tile-hanging with decorative banding can be seen alongside rendered and brick elevations. Whilst building frontages are relatively minimal, there is a use of projecting bays and porches.

Southern End of Village (Cowfold Road)

Use of brick with decorative banding and motifs and tile-hanging. The majority of buildings are semi-detached and similar in form, with occasional use of porches and bay windows.



Site Considerations

The plan on the opposite page illustrates the main design considerations associated with the Site and its immediate surroundings.

To the north, the Site is bounded by an existing Public Right of Way (Footpath 44Bo), the existing character of which is required to be maintained, as per Policy DPA14 of the Submission Draft Local Plan. To the east, the rear gardens of the properties on the western side of The Street back directly on to the Site (some of which are currently open to the Site). Care must be taken to preserve the private amenity of these gardens in a sensitive manner. On the southern edge, the Site adjoins Cowfold Road (A272), the main thoroughfare between Petersfield and Haywards Heath, so care must be taken to protect residents from road noise.

The Site itself has undulating topography, with the highest point roughly in the middle (adjacent to the existing Foxhole Farmhouse). The ground slopes down from here to the south and north-east and north-west. Built development will be positioned away from the highest ground (to protect views from the listed church), whilst also giving due consideration to areas of potential surface water flood risk in the lower parts of the Site. On the latter point, a comprehensive drainage

strategy has been developed to collect and attenuate proposed run-off and also improve management of existing flow paths, alleviating some of the existing drainage problems both on and off site.

Existing field boundaries, marked by hedges, will be retained and managed within the proposed design, with minimal removal to accommodate access between development parcels. On the southern boundary, the existing substantial hedgerow will be retained as far as is practical to provide screening to Cowfold Road whilst facilitating the new access to the Site.

The Site does not contain any heritage assets and is not within a Conservation Area, however it is visible from close to the Grade-I Listed St Mary Magdalene church to the west of The Street. Care has been taken to maintain views to and from the church from the high point of the Site (adjacent to Foxhole Farm).

The Site lies to the west of the Grade II Listed Well and Walnut Cottage, separated from it by the gardens of the asset and further gardens associated with another residence. The asset has filtered intervisibility and co-visibility with the central area of the Site, which has a sense of being undeveloped, and this has been preserved.

The Site lies to the west of the southern part of the Bolney Conservation Area, and to the south-west of the northern part of the Conservation Area. There are glimpsed views of the central area of the Site from the churchyard within the Conservation Area, and there is also anticipated to be visibility of this part of the Site from private buildings within the area. There are reciprocal views of the Conservation Area from the central area of the Site. The central area of the Site is perceived as undeveloped in glimpsed views from The Street.

It would be desirable to maintain an open character to the central area of the Site. There are also dynamic views of the Site when travelling west along the footpath on the northern edge of the Site, which leads west from the northern part of the Conservation Area. The character of this footpath has been considered in detail with the relevant landscape and heritage consultants.

In terms of utilities, there is an existing overhead power cable running along the northern edge of the Site, which is proposed to be re-routed to accommodate the development layout.



LEGEND	
LEGAL / OWNERSHIP	
	Site boundary
ACCESS	
	Public right of way
	Primary access to site
	Secondary access to site (cycle / pedestrian only)
	A-Road (A272)
	Minor road
NATURAL FEATURES	
	Existing trees / hedges
	Shadow path of existing trees
	RPA / line of no development/ disturbance around existing trees
	RPA / line of no dwellings/built form
SERVICES / UTILITIES	
	Existing overhead power line to be re-routed
HERITAGE / PLANNING	
	Settlement boundary
	Listed building
	Conservation Area
DRAINAGE / FLOOD RISK	
	Flood zone 2
	Existing direction of falls across site
River / watercourse	
Climate change surface water flood mapping (yearly chance of flooding between 2040 and 2060):	
	High risk (more than 3.3% chance)
	Medium risk (1 to 3.3% chance)
	Low risk (0.1 to 1% chance)
OTHER CONSIDERATIONS	
	Sensitive boundary - privacy of neighbouring amenity
	Potential noise from road



Existing view from the Site towards the St Mary Magdalene Church to be preserved



Aerial view showing rear gardens of existing properties on west of The Street backing on to Site

Site Opportunities

Alongside the considerations influencing development, there are also a number of potential opportunities afforded by the Site, as summarised by the plan on the opposite page. Many of these provide positive responses to the criteria listed under Policy DPA14 of the Submission Draft Local Plan.

In the central elevated area of the Site, there is the opportunity to create a new area of countryside open space between the northern and southern development parcels (in accordance with Criterion 6 of Policy DPA14). This in turn allows views from the Listed church to be preserved, as well as opening up views south towards the South Downs, which were previously not publicly accessible.

Along the northern and eastern boundaries, there is an opportunity to create a green buffer, through new tree/hedge planting and enhancement of existing vegetation, which will help to retain the character of Footpath 44 Bo (to the north) and the privacy of the neighbouring gardens (to the east). In addition, re-routing of the existing overhead power cable below ground will further enhance the visual appearance of this edge of the Site.

On the southern edge, there is an opportunity to create a landscaped buffer zone with integral SuDS features (where

levels are lowest) which will create an appropriate offset to Cowfold Road.

These landscape enhancements, alongside other ecological improvements and the return of large areas of agricultural land to public open green space, will also help to secure a biodiversity net gain in excess of 15% for hedgerows and 40% for habitats.

This large expanse of green space also creates opportunities to provide additional amenities that can enhance the health and wellbeing of new and existing residents alike, such as: community allotments and orchards; outdoor educational space; outdoor exercise areas; and children's play areas. Furthermore, the proposed development will include a new, purpose-designed community building (in partnership with local charity Kangaroos) that will provide much needed local support for children and adults with severe learning disabilities and complex needs, and create opportunities for community involvement through organised events.

Finally, there is an opportunity to enhance connectivity by providing a new site access on Cowfold Road (as per Criterion 4 of Policy DPA14) and new pedestrian/cycle link to The Street (as per Criterion 5 of Policy DPA14).



Opportunity to open up views towards South Downs from countryside open space not previously publicly accessible



Existing old barn to north of farmhouse to be removed



LEGEND	
(A)	Buffer to existing PRoW / neighbouring properties
(B)	New pedestrian/cycle link
(C)	New housing development
(D)	New public open space
(E)	Existing power line re-routed below ground
(F)	Landscape and drainage buffer
(G)	Existing hedge enhanced
(H)	New community facility
(V)	Long Views