

# Illustrative Masterplan

The proposed masterplan has evolved from a detailed understanding of the site constraints and the contextual and historical analysis of Bolney and the surrounding area. The design has been driven by a co-ordinated landscape strategy to minimise the impact of the development and provide high quality space for future residents, including the following features and benefits:



Accessible Countryside Open Space



New pedestrian & cycling connections



Sustainable drainage features



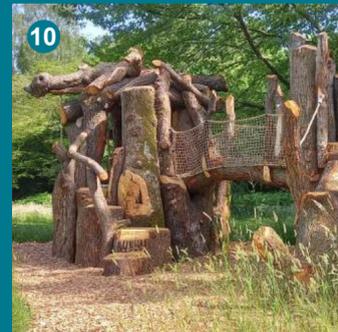
Kangaroos community hub building



Outdoor educational space



EV charging & car club



Children's play areas



Community Orchards



Outdoor gym



Community Allotments



1. New vehicular access onto Cowfold Road
2. New pedestrian links to The Street
3. New pedestrian link to PRoW
4. Primary tree-lined access roads
5. Secondary informal 'rural' lanes / mews
6. New publicly accessible countryside open space
7. Viewpoint with seating area and interpretation
8. Community orchards acting as thresholds to northern and southern development parcels
9. Community Building with associated outdoor space
10. Children's play areas (LEAPs & LAPs)
11. Outdoor gym
12. Community allotments
13. Outdoor educational space
14. SuDS basins
15. Foul water pumping station
16. Substation
17. Enterprise Car Club

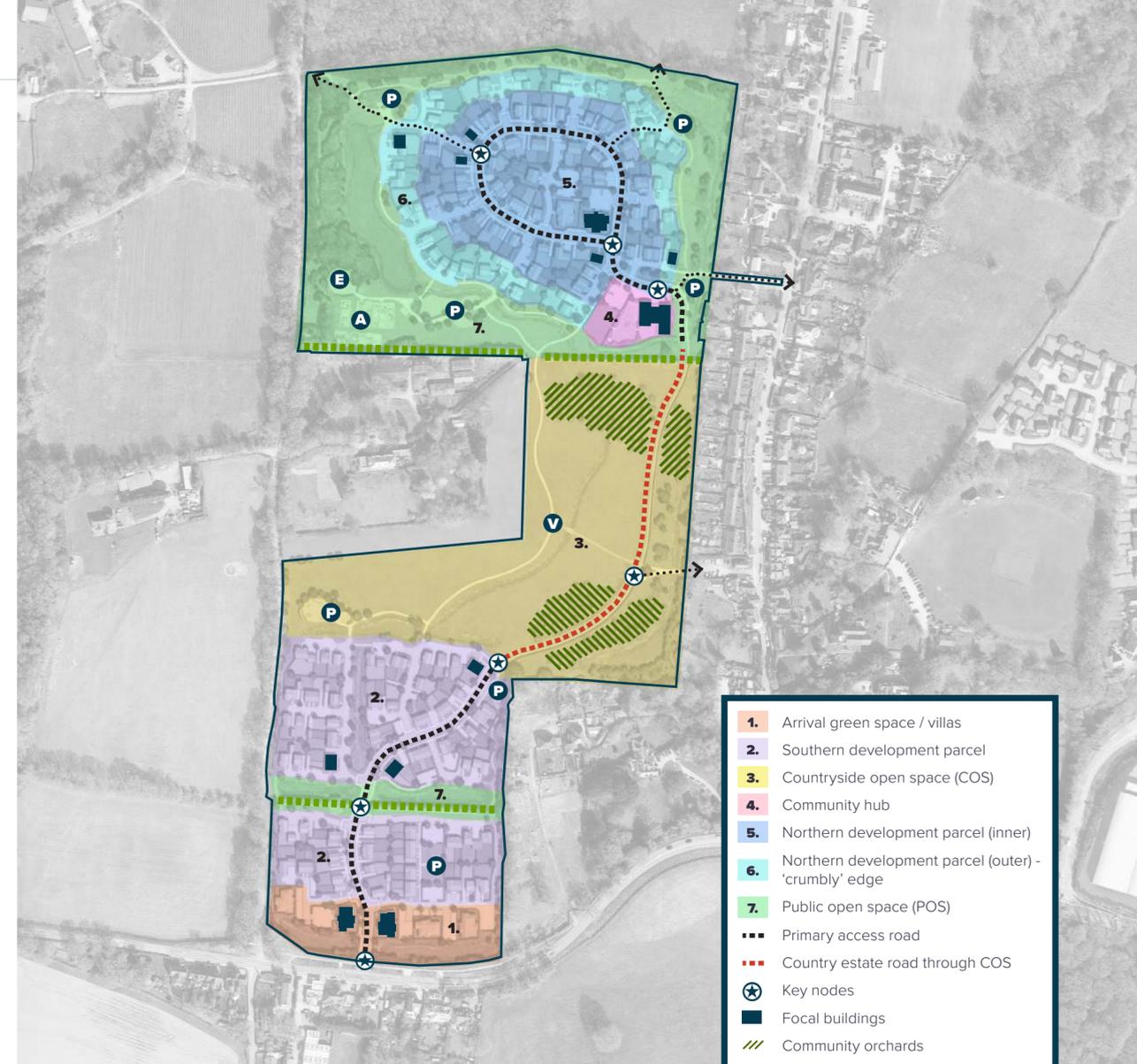


# Placemaking

The varied nature of the existing Site, in terms of surrounding context, topography and views, provides an opportunity to create a series of character areas, each with their own distinctive identifying features. A series of key nodes, defined by focal buildings, vistas and surface materials enhance legibility throughout the development and help to tie the character areas together as a cohesive whole.

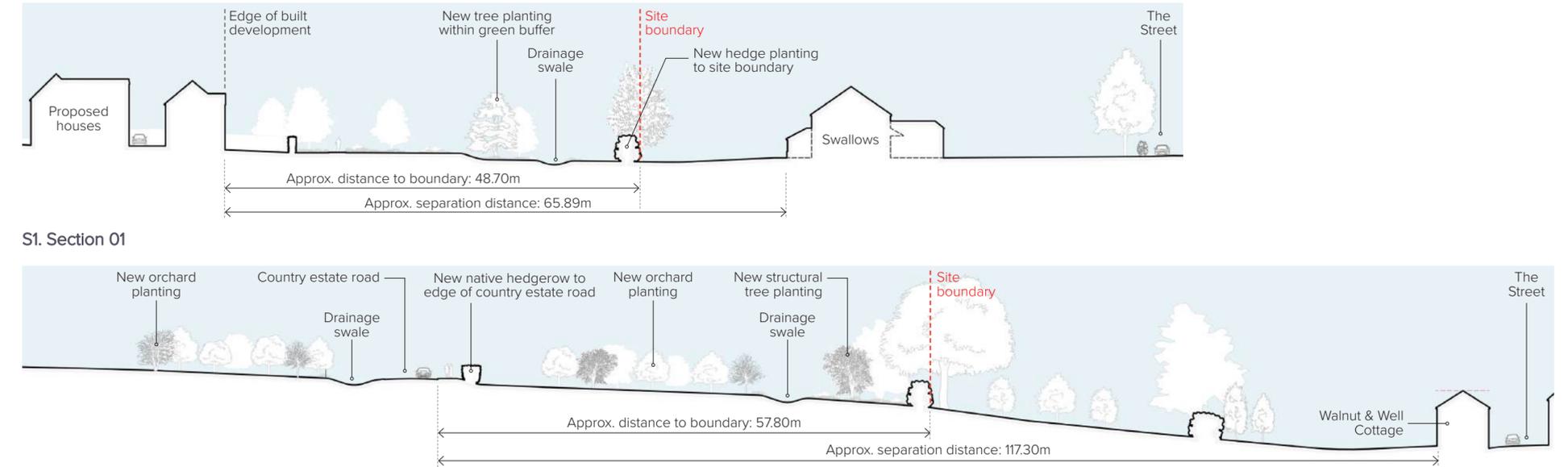
The character areas can be summarised as follows:

1. Arrival green space with 'villa' blocks of apartments.
2. Southern development parcel - primarily linear rows of houses connecting to the central spine road.
3. Countryside open space with estate road. Long reaching views towards the South Downs. Threshold spaces to development parcels defined by community orchards.
4. Community hub building - Landmark building at entrance to the northern development parcel with public 'plaza' in front. The adjacent pedestrian link to The Street is designed to be an arrival green and small informal play area.
5. Northern development parcel (inner) - looser, more organic layout of houses arranged around looped access road.
6. Northern development parcel (outer) - larger, more dispersed detached properties forming a lower density, 'crumbly' edge in response to the semi-rural context.
7. Public open space, comprising wooded landscape buffers, existing field margins and outdoor residents' amenities, such as allotments and play areas.



Plan showing character areas

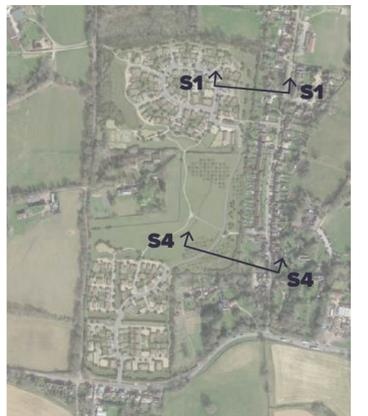
# Indicative Site Sections



The adjacent indicative site sections show the relationship of the proposed development to the existing properties along The Street to the east of the Site.

The design proposals have been carefully considered and iteratively developed having regard to the relationship of the Application Site to the rear gardens of the existing adjacent properties, in terms of outlook, privacy and natural surveillance.

The adjacent sections illustrate the effect the proposed landscape buffer, that will run along the length of the eastern boundary and is to be populated with native parkland trees, native scrub planting and meadow grass, will have in terms of protecting the privacy and amenity of the adjacent residents.



## External Appearance

It is intended that the proposed buildings, hard surfacing and boundary treatments will utilise a simple palette of locally sourced materials that are reflective of the surrounding semi-rural context. The proposed buildings should feature details and architectural features that are reflective of the local vernacular and appropriate to the semi-rural context of the Site, such as:

- Regular building forms with brick banding and/ or decorative banding within areas of tile-hanging.
- Occasional use of more irregular, ad-hoc forms, particularly on larger, detached units.
- Projecting/feature gables with accent materials.
- Use of timber porches or recessed/ enclosed brick porches to provide visual interest.
- Use of projecting brick/timber bay windows to provide articulation on dual-frontage units

Some examples of the above details and a suggested material palette are included adjacent and on the opposite page. While these images are not of Bolney, they represent exemplar/aspirational examples for the proposed development.



## Architectural Materials



### External Finishes

Walling and roofing materials should be of local origins.

- External walls predominantly in brick and tile-hanging.
- Accent walls in painted brick, render or painted timber boarding.
- Roofs predominantly in plain clay tile throughout, with some use of slate or grey-coloured tiles to provide variation.
- Timber windows should be white, black or neutral tones with integrated (not appliqué) glazing bars.
- Front doors to be timber and unglazed where appropriate.
- Rainwater goods in black, neutral tones, or hidden.

### Hard Surfacing

Hard surfacing would look to reflect materials used in the local area where possible and create a varied and attractive streetscape.

- Primary roads in tarmac, changing to lighter, buff colour through countryside open space.
- Use of herringbone brick paving and setts to signify change in road hierarchy and at key nodes and intersections.
- Use of gravel and mown grass footpaths in open green spaces.
- Create edgings, creases and thresholds to better transition between core surfaces.
- Use of natural materials over man-made where possible.

### Boundaries

Demarcations between public, and private spaces should seek to reflect the semi-rural context, and create soft, gentle relationships between these key interfaces.

- Public facing boundaries should be either hedges, ragstone walling or brick walling.
- No public-facing rear boundaries should have close boarded fencing or similar on show.
- Retaining walls (where required) to be faced in brick or ragstone.

## Illustrative Views

The following illustrative views give an indication of how the proposed development could look, in terms of the masterplan layout and indicative building forms and soft and hard landscaping.



## View 01

Proposed aerial view from south-west



## View 02

View of site entrance from Cowfold Road



## View 03

View looking north along country estate road, towards community orchards. Feature tree on right hand side acts as visual marker for pedestrian link to The Street



## View 04

View from south-west corner of northern development parcel, looking north across SuDS basin with new woodland planting on left and development edge on right



## View 05

View of community hub building entrance from north-east



## View 06

View of community hub building from country estate road to south-east, showing arrival sequence into northern development parcel



## View 07

View of community hub building from access road to east, showing arrival sequence into northern development parcel



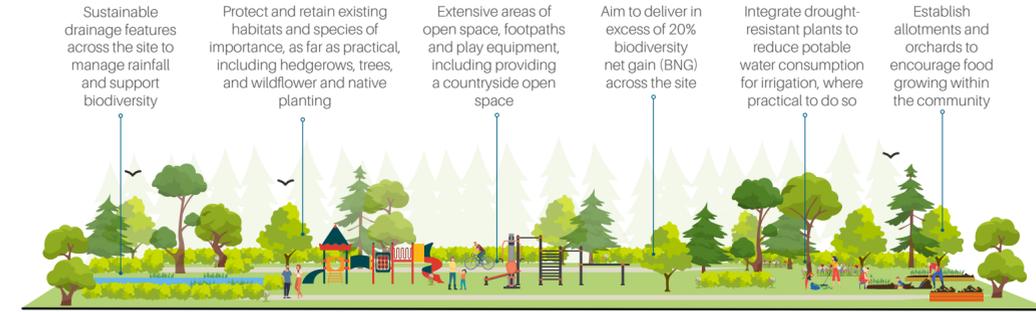
# A Sustainable Development

## Environmental Benefits

This infographic provides an overview of the sustainability benefits that could be delivered through the proposed development at the Land at Foxhole Farm, Bolney, Mid Sussex. The proposal will provide up to 200 homes, a community hub and Kangaroos facility, countryside open space, allotments, orchards, internal access roads and footpaths, car parking including electric vehicle (EV) charging facilities, sustainable drainage systems and associated landscaping and infrastructure.

Sustainability is core to this application and has been considered from the very outset of the project. The development proposal expects to deliver a wide range of sustainability benefit that will contribute positively to the local area and help lay the foundations for a thriving place. Residents will receive information packs detailing the sustainability benefits and features of the scheme to encourage uptake and community involvement.

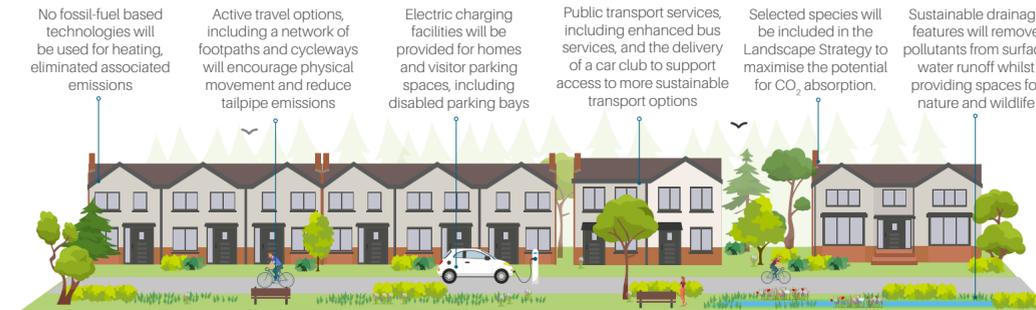
## Natural Environment



## Built Environment



## Emissions



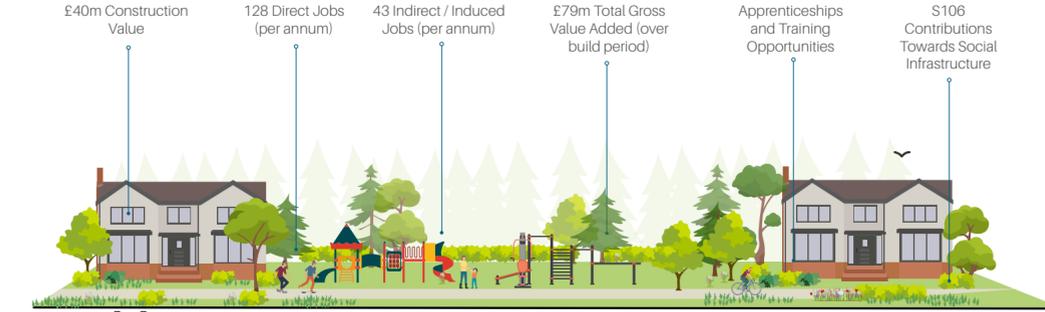
## Socio-Economic Benefits

This infographic provides an overview of the socio-economic benefits that could be delivered from the mixed-use development proposed at the Land at Foxhole Farm, Bolney. The proposal includes 200 new homes to meet a wide range of housing needs, including 30% affordable homes. The scheme includes a new Kangaroos community facility which supports children, teenagers and adults with severe learning disabilities.

The new community will also provide green open spaces, play facilities (for all abilities), allotments, orchards and active travel opportunities to encourage healthy lifestyles.

Overall, the delivery of housing and social infrastructure will provide benefits for the local economy during the construction period and further social benefits once occupied, which are captured and summarised here (n.b. figures are approximate and rounded).

## Construction Phase



## Operational Phase



## Wider Benefits



# 04. Summary



# Conclusion

## Summary Design Statement

This outline planning application is for the development 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. All matters are reserved, with the exception of access.

This DAS has set out the existing context for development, in terms of relevant local and national planning policy and the analysis of local character, settlement patterns and site/technical factors influencing design. It has presented outline proposals for the Site and their benefits, as well as summarising their development/evolution and design rationale.

The proposed outline scheme represents a genuinely landscape- and heritage-led proposal for the Site that understands, retains and respects its context and allows the natural surroundings to shape the design.

Significant effort has been put into ensuring the proposed development responds to the existing constraints and opportunities represented by the Site; respects existing landscape views and the setting of listed assets (in particular the Grade-I listed St Mary Magdalene Church) and the adjacent conservation area; and considers the needs well-being and inclusivity of new and existing residents alike.

The proposed scheme creates a network of green spaces, centred around the primary area of countryside open space (located on the high ground) and interlinked by a hierarchical system of roads and footpaths that respond to the predicted desire lines of residents and visitors. These green spaces include new areas of woodland and orchard planting, as well as a generous landscape buffer along the eastern edge of the Site to maintain a sense of privacy and

separation to the existing properties on The Street, whilst still allowing for natural surveillance of the public open spaces.

Built development has been carefully positioned to minimise visual impact and preserve long views. A landscaped buffer with strategic tree planting has been provided along the northern edge of the Site to preserve the setting of the existing PRow (Footpath 44BO) in line with policy requirements.

Whilst proposals are in outline only, careful consideration has been given to the form, scale, massing and material treatment of built development to ensure

that the masterplan is deliverable in a manner that is sensitive and appropriate to its context.

In summary, the proposed development represents a respectful and contextually appropriate extension to the existing settlement. It is generous in its landscape and ecological improvements and will open up significant green space for public access, alongside dedicated community uses. It will provide much needed affordable and market housing locally for families, and young and old alike, in an environmentally, sociable and economically sustainable development.



# Land at Foxhole Farm, Bolney

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