

# Design and Access Statement

For the proposed development at:

**Badgers Brook  
London Road  
Bolney  
Haywards Heath RH17 5PY**

**For The Erection of 4 x 4 Bedroomed Houses and 2 x 5  
Bedroomed Houses**



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## SECTION 1

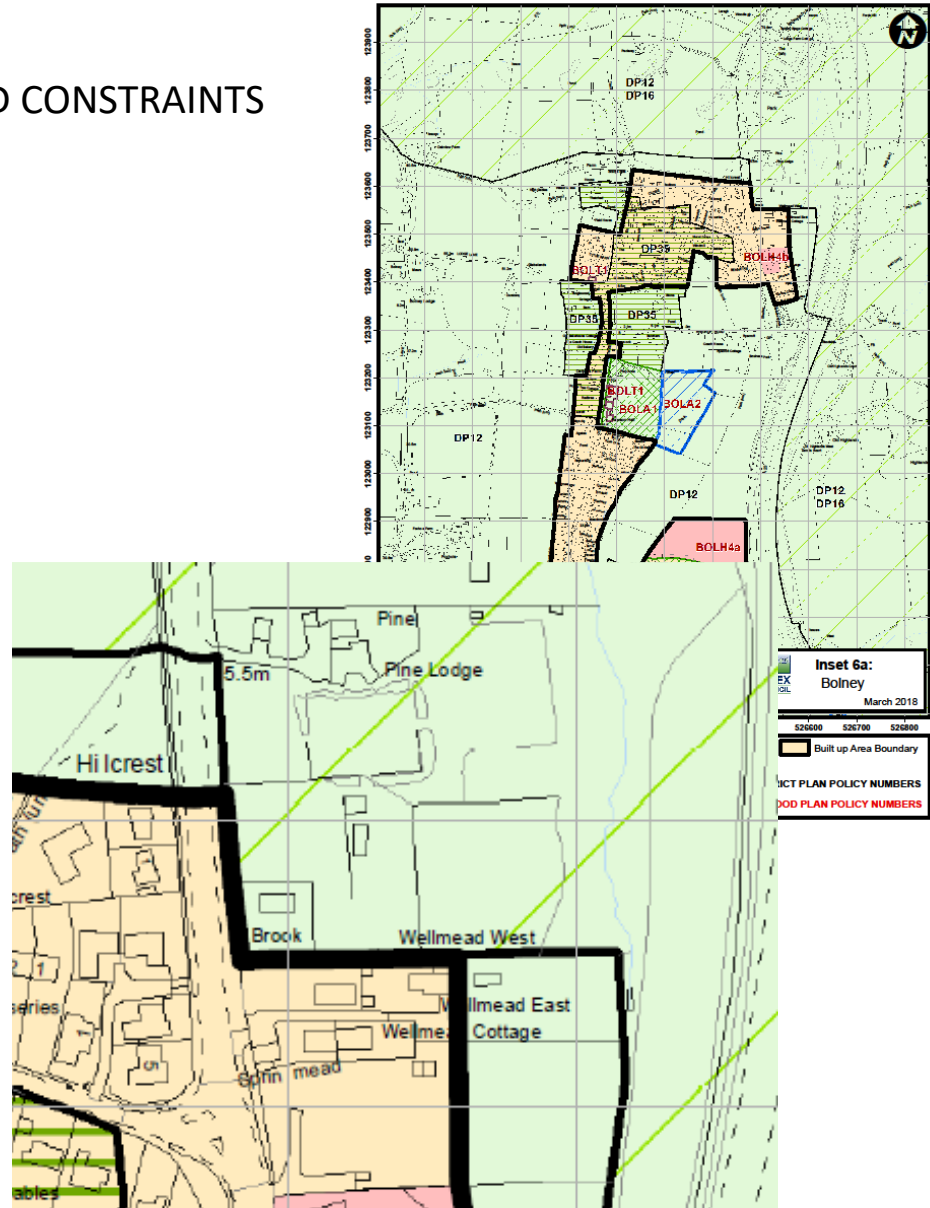
## SITE LOCATION AND CONSTRAINTS

The application site is located to the eastern side of London Road, although fairly central within Bolney Village, the built up area boundary runs along the southern (side) and western (front) boundaries, with the application site being located within the Countryside.

The site is also designated as being within the High Weald Area of Outstanding Natural Beauty (AONB) with a group TPO on the trees to the southern boundary.

The site is fairly well screened to the frontage, with an existing close boarded fence and mature trees, the existing entrance is located at the south western corner and leads to the existing dwelling and to a further parking area to the rear of the site.

The site is currently occupied by an existing detached bungalow and associated buildings and paddock areas used in connection with keeping animals. In addition from the signs and from the planning history the site appears to have a commercial use.



## SECTION 2 SETTING AND LOCATION

The site is also designated as being within the High Weald Area of Outstanding Natural Beauty (AONB) with a group TPO on the trees to the southern boundary.

The existing detached bungalow and associated buildings and paddock areas used in connection with keeping animals.

The proposed design and location of the units within the site demonstrates that the site isn't over developed and avoids the appearance of cramming.

Similar density developments in the Village of Bolney can be seen at Springfield Close, Mayfields, the private road containing the properties – Brentwood, Fir Trees, Pines Trees, Tree Tops, Hillcrest and Wynfrith. To the southwest of the application site are the roads Paynesfield and Tythe Barn.

Separation distances between Wellmead West, Wellmead East and Wellmead Cottage are between 20 and 33m which ensures the neighbouring properties are not adversely impacted.

The proposals retain the existing Lime Tree boundary planting ensuring the existing neighbouring properties will not have any adverse impacts on the level of existing private amenity space, as highlighted in Policy BOLH2.



### Policy BOLH2 – Infill and Backland development

All residential infill and backland development within the built-up area of Bolney should reflect the character of the surrounding area and protect the amenity of neighbours. It should reinforce the characteristics and features of the street by reflecting the scale, mass, height and form of its neighbours.

Development proposals will be expected to:

- ensure that they do not lead to over-development of a site; and
- avoid the appearance of cramming; and
- demonstrate that development is of a similar density to properties in the immediate surrounding area (this is particularly the case for applications for two or more dwellings on a site currently or previously occupied by a single property); and
- ensure that new buildings do not adversely affect neighbouring properties by materially reducing the amount of daylight available through windows or by materially obstructing the path of direct sunlight to a garden or window; and
- ensure that it does not unacceptably reduce the level of existing private amenity space provision for existing residential properties; and



## SECTION 2

## SETTING AND LOCATION

The photos opposite show a rural tree lined street scene with only occasional properties seen through the trees.

The existing site entrance shown in photo 1 and 2 with mixed mature trees consisting of Sycamore and Lime Trees.



Photo 1

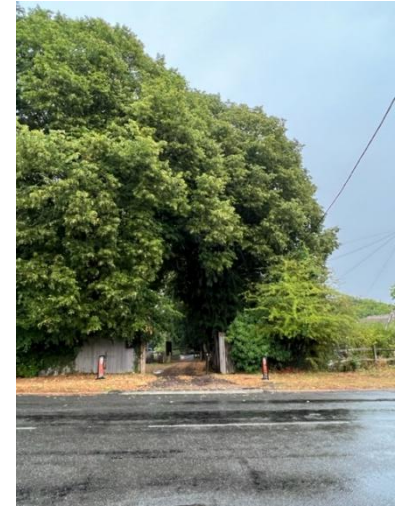


Photo 2



Photo 3



Photo 4

## SECTION 2

## SETTING AND LOCATION

The site has an exiting screen of mature sycamore and Lime trees which will be retained to ensure the character of the area is maintained and any development will not adversely impact the wider area.

Photos 6 and 7 show the line of Lime trees that separate and screen the application site and Wellmead West, Wellmead East and Wellmead Cottage.



Photo 5



Photo 6

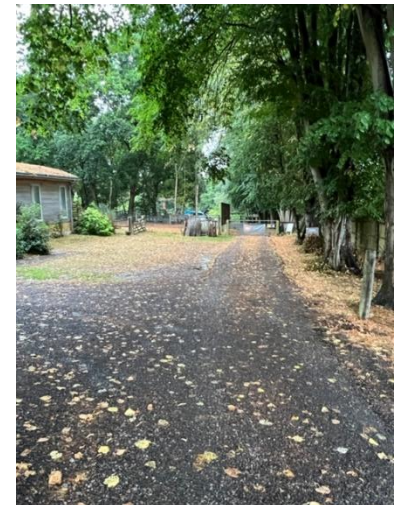


Photo 7



## SECTION 2

## SETTING AND LOCATION

Photos 8, 9, 10 and 11 show the line of sycamore and lime trees that front London road and screen the development from the existing street scene which will be maintained with the existing dwelling which will be demolished

Photos 12 looks down the site towards the G7 and G8 two linear groups of oak, ash, cherry and birch which are being retained as a woodland/wildlife communal area.



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12

## SECTION 2

## SETTING AND LOCATION

Photos 13,14 and 15 show the existing dwelling and commercial building that will be demolished with the G7 and G8 two linear groups of oak, ash, cherry and birch.

Photo 15 shows the Linear boundary hedge of laurel and rhododendron situated behind the commercial buildings that will separate and screen the site from Pine Lodge and Pine Cottage to the north.

Photo 16 shows the main paddock which is the site for the main development.



Photo 13



Photo 14



Photo 15



Photo 16



## SECTION 2

## SETTING AND LOCATION

Photo 17 shows the extent of the main development area which has no trees or shrubs but is surrounded and screened from the wider area by mature trees, shrubs and hedging.

Photo 18 shows an alternative view of G7 and G8 two linear groups of oak, ash, cherry and birch.



Photo 17



Photo 18

## SECTION 3

## PROPOSED USE

The pre-application advice for 7 detached properties on the pre-planning layout indicated—

*that due to the semi-rural character of the plot, it was the planning officers informal opinion that the number of units proposed, their layout and spacing was not in-keeping with this edge of village location.*

*The existing site have a number of established trees, it does not appear that these have been taken into account in relation to the layout of the scheme.*

*As such it was advised that the number of units should be reduced in order to create a more open and spacious development, in-keeping with this semi-rural character and taking into account the location of the trees and looking to try and incorporate them into the layout.*

The site layout was revised following the instruction and advice of Arbtech Consulting Ltd. The number of units has been reduced, the trees and site constraints have been accommodated and the layout now respects the existing trees and ecosystems they contain, which is in line with Policy BOLE1.

Plot 1 is now in line with the existing detached dwelling s build line that faces London Road and has been set back further into the site away from the adjacent properties. The existing site access has been retained with the advice of Arbtech Consulting Ltd a no dig solution for the private access road, that will be suitable for emergency and refuse vehicles will be detailed. The existing trees have been retained ands will become a woodland/wildlife communal area for the development residents.

The layout is now spacious and reflects the character of the village, as seen in Springfield Close, Mayfields and



## SECTION 3 PROPOSED USE

The layout has now been revised to reduce the number of dwellings, to provide greater separation distances between proposed dwelling and adjacent neighbouring properties.

Parking has been revised to accommodate the pre-app comments –

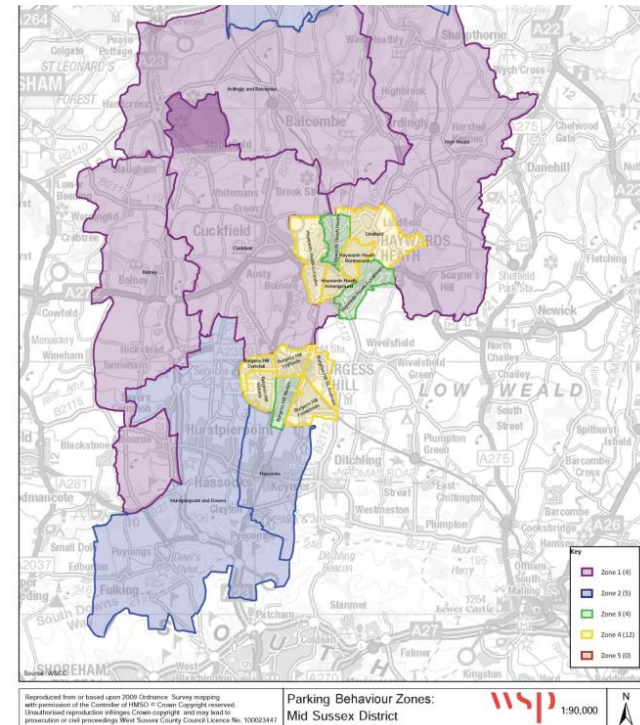
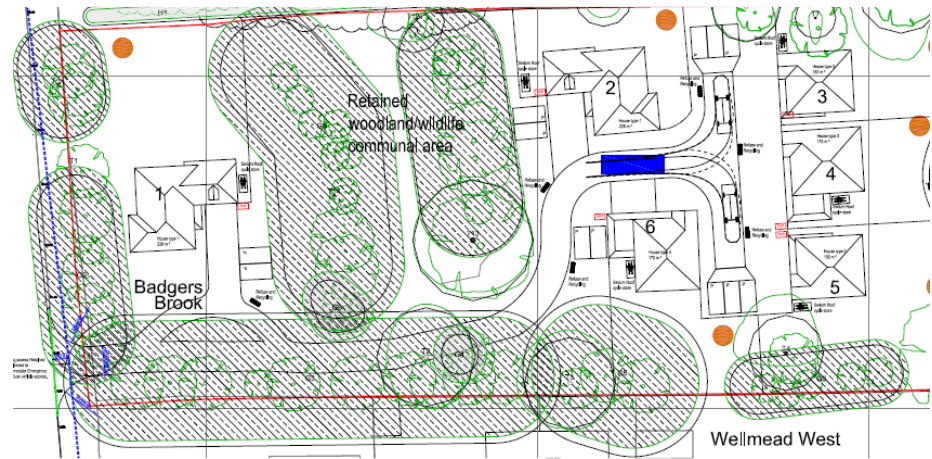
*In relation to the layout of the proposed parking I would guide you towards Principles DG18 and DG19 of the Mid Sussex Design Guide which seeks to avoid parking dominating streets and prefers parking to be discreetly incorporated. In particular off street parking in front of houses should be avoided. As such the current parking layout should be revised.*

The on curtilage and visitor parking is now either offset to the side of the dwelling in a less dominate location or in small parking bays at the heads of the turning area.

The garages are compliant with the council's guidelines of internal dimensions 6m x 3m. The application site is in Parking Behaviour Zone 1 (PBZ) and the minimum Parking space of 2.7 per dwelling has been achieved.

**Table 2: Residential Parking Demand (spaces per dwelling)**

Number of Bedrooms	Number of Habitable Rooms	PBZ1	PBZ2	PBZ3	PBZ4	PBZ5
1	1 to 3	1.5	1.4	0.9	0.9	0.6
2	4	1.7	1.7	1.3	1.1	1.1
3	5 to 6	2.2	2.1	1.8	1.7	1.6
4+	7 or more	2.7	2.7	2.5	2.2	2.2





## SECTION 3 PROPOSED USE

Additionally, the pre-app advise stated that -

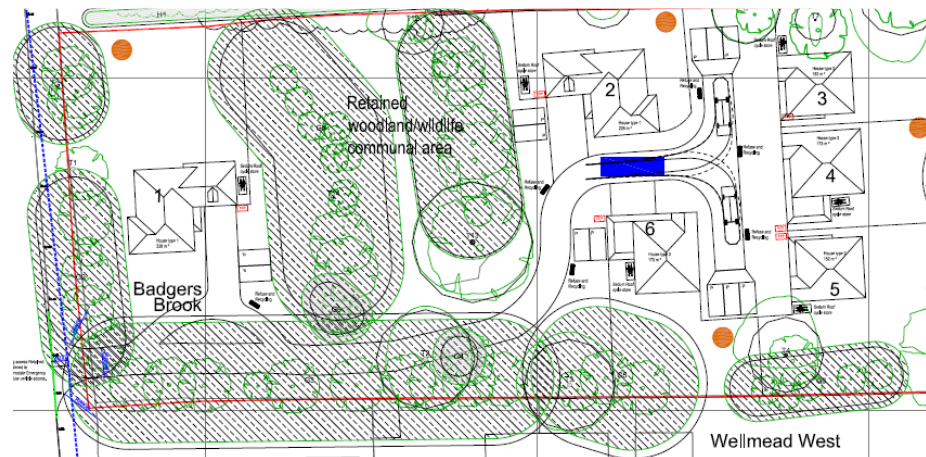
*Due to the proximity of house of house 4 to the boundary and the relationship from house 7 to No. 2 and 3, the case officer had concerns in regards to overlooking and a loss of privacy between these units.*

*Furthermore, they had some concerns over noise and disturbance from the access road, as plot 1 is surrounded on 3 sides by roads.*

*It might be worth considering looking at creating a separate access for unit 6 and altering the access road as to try and alter the access road so it doesn't enclose any dwellings.*

The revised site layout now ensures no unit is over looked and each has large private amenity areas. Plot 1 no longer has a road on 3 sides and has a large plot with mature planting .

Each plot will have an integral garage with dimensions compliant with 6m x 3m, cycle storage in Sedum Roof stores in lieu of sheds and refuse and recycling storage enclosures with Sedum roofs, to assist and enhance the Biodiversity of the site.



## SECTION 3 PROPOSED USE

Policy DP15, Policy DP6 of the District Plan allows for the growth of settlements subject to the following criteria:

*'The growth of settlements will be supported where this meets identified local housing, employment and community needs. Outside defined built-up area boundaries, the expansion of settlements will be supported where:*

- 1. The site is allocated in the District Plan, a Neighbourhood Plan or subsequent Development Plan Document or where the proposed development is for fewer than 10 dwellings, and*
- 2. The site is contiguous with an existing settlement edge, and*
- 3. The development is demonstrated to be sustainable, including by reference to the settlement hierarchy.'*

The application site is between Wellmead East, Wellmead West, Wellmead Cottage and Springmead to the South. Opposite the application site are numbers 1 and 2 London Road and the rear of Mayfields. To the north there is Pine Lodge and Pine Cottage demonstrating that the development is contiguous with existing settlement edge, as can be seen from the Ariel view, and the site layout has a pattern of development seen elsewhere in the village.

Bolney is in settlement category 3 a Medium sized village providing essential services for the needs of their own residents and immediate surrounding communities. Whilst more limited, these can include key services such as primary schools, shops, recreation and community facilities, often shared with neighbouring settlements.

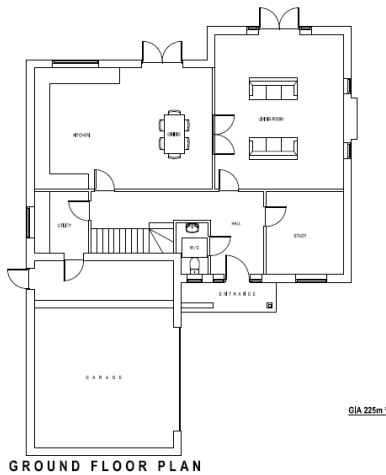
The village has regular bus services to Horsham and Crawley linking it to larger settlements with a comprehensive range of employment, retail, health, education leisure services and facilities. The larger settlements also benefit from good public transport provision and act as a main service centre for smaller settlements.



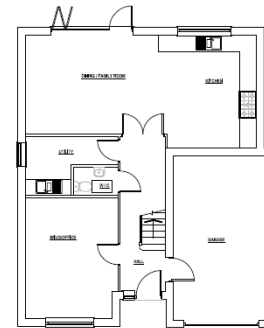
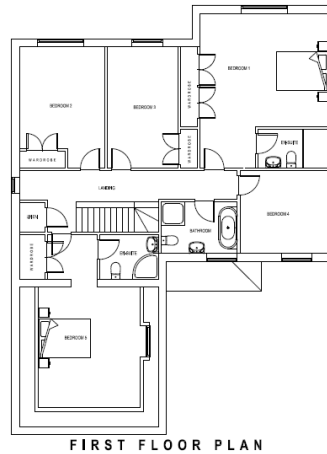
## SECTION 3

## PROPOSED USE

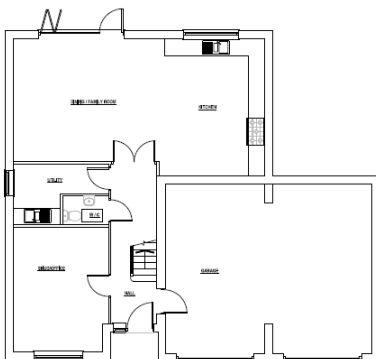
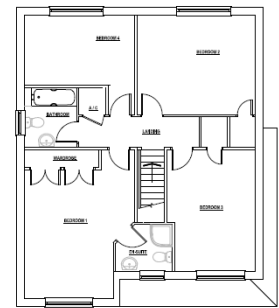
The layouts for each unit considers the design principles detailed in paragraph 127 of the NPPF which requires a high quality of living internally and externally, and it can be seen on the plans that all units comply with storage and bed space areas. Private external private amenity space is within the nationally described space standards and is 11m plus in depth, with secure cycle storage and direct access to the rear gardens that is not through the dwelling.



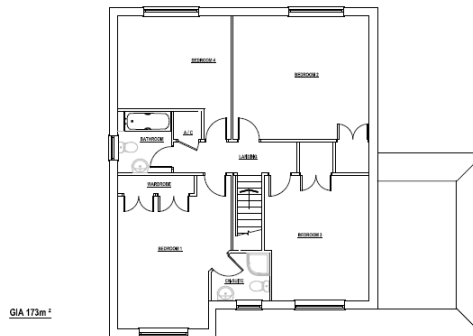
House Type 1



House Type 2



House Type 3





## SECTION 3 PROPOSED USE

Each Unit exceeds the minimum gross floor areas set out in the Technical Housing Standards – Nationally described space Standards –

Plot 1	5 bed 7p unit @ 228m <sup>2</sup>
Plot 2	5 bed 7p unit @ 228m <sup>2</sup>
Plot 3	4 bed 6p unit @ 152m <sup>2</sup>
Plot 4	4 bed 6p unit @ 173m <sup>2</sup>
Plot 5	4 bed 6p unit @ 152m <sup>2</sup>
Plot 6	4 bed 6p unit @ 173m <sup>2</sup>

This ensures compliance in accordance with policy DP27 of the Mid Sussex District Plan, *residential dwellings are required to meet the minimum space standards set out in the nationally described space standards.*

**Table 1 - Minimum gross internal floor areas and storage (m<sup>2</sup>)**

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

## SECTION 4 AMOUNT and SCALE

London Road Bolney consists of a variety of single and two storey detached dwelling on moderate plot sizes.

The application proposals are for two storey dwellings on moderate plot sizes similar to adjacent and surrounding properties at Wellmead East, Wellmead West, Wellmead Cottage and Springmead to the South, numbers 1 and 2 London Road and the rear of Mayfields. To the north there is Pine Lodge and Pine Cottage demonstrating that the development is contiguous with existing settlement edge. As well as Springfield Close, Mayfields, the private road containing the properties – Brentwood, Fir Trees, Pines Trees, Tree Tops, Hillcrest and Wynfrith. To the southwest of the application site are the roads Paynesfield and Tythe Barn.

The density is calculated as low density < 25 dwellings per hectare, which is appropriate development for a rural village setting, which is inline with adjacent development.



## SECTION 4

## AMOUNT and SCALE

It can be seen when assessing the style of two storey properties close to the application site that the character and design of the proposed reflects the character of the village and the surrounding area.





## SECTION 5

## LAYOUT

The site has the benefit of an existing approved access with 54m vehicle visibility splays to the south for a 30 mph road, and 65m vehicle visibility splays to the north for a 40 mph road.

The layout has evolved in collaboration with Arbtech Consulting Ltd. Ensuring the existing trees are retained and no pressure will be sought from future occupiers for the removal of the trees as the siting of the dwellings are in sustainable locations, that do not impact the trees.

A large areas of trees in the middle of the site will be retained as a woodland/wildlife communal area which will ensure the future Biodiversity of the application site.

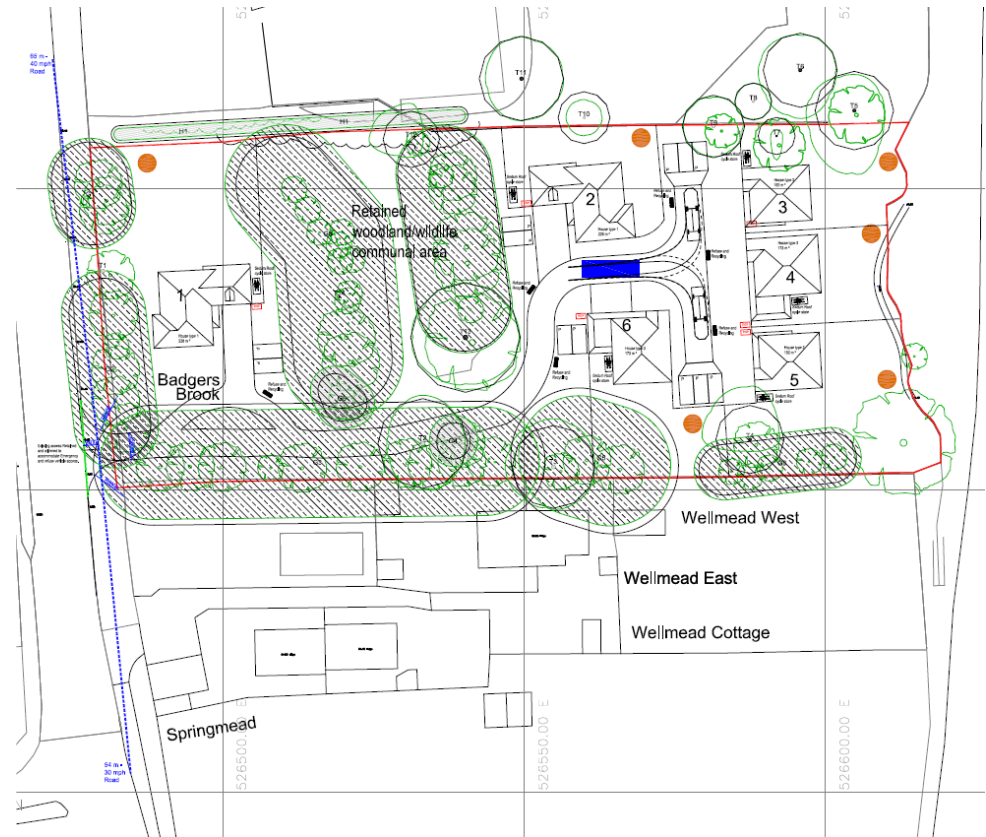
The front boundary of the site consists of trees with a mix of sycamore and lime trees, which is being retained apart from the southernmost tree which has an open cavity below base to which is, 400mm wide by 400mm tall by 600mm deep. This tree is being removed to facilitate the revised site access for emergency and refuse vehicle access because of the poor quality of the tree. It will be replaced on the site with a native species that will be chosen with the advice of Arbtech Consulting Ltd.

Each unit has integral garages, on curtilage visitor parking, cycle and refuse storage and private amenity areas.

The dwellings will be provided with Cess Pits to comply with BS EN 12566-3 Certification or British Standard BS6297 2007, to ensure Water Neutrality.

The attenuation tanks will be provided to take all hard surface run off from drives and buildings.

The filtered attenuated water will be discharged into a filtration system of gravel French drains to the existing stream



## SECTION 6 LANDSCAPING

The application site has the benefits of an existing mature and biodiverse landscape, that will be retained and preserved.

The retention of the trees, hedges and plants will enhance the setting of the proposed dwellings providing an environment with a built in sense of place, that has little or no impact on the wider landscape.

The scheme only removes one tree to widen the existing access to make it compliant for emergency and refuse vehicles. The tree is located at the front boundary which consists of trees with a mix of sycamore and lime trees, which are being retained apart from the southernmost tree which has an open cavity below base to which is, 400mm wide by 400mm tall by 600mm deep. This tree is being removed to facilitate the revised site access for emergency and refuse vehicle access because of the poor quality of the tree. It will be replaced on the site with a native species that will be chosen with the advice of Arbtech Consulting Ltd.

A landscape plan will be evolved with collaboration with Arbtech Consulting Ltd and a landscape design when permission is obtained for discharge of a hard and soft landscaping condition.

This ensures compliance with policy DG3.

### **Principle DG3: Work with the site's natural features and resources**

The landscape characteristics should be considered from the outset of the design process. The existing natural landscape informs the existing character of most sites. It should be retained as much as possible so that it shapes the form of new development and is incorporated to enhance its setting while reducing its impact on the wider landscape. This includes the consideration of the topography, trees and vegetation, orientation, landform, geology, watercourses / drainage, field patterns, boundaries and ecology.

The integration of the natural features provides the basis for a green infrastructure network that should underlie new schemes and enable them to contribute positively to the sustainability agenda and give them a sense of place, while also reducing the impact of the built form on the wider landscape.

The provision of green infrastructure is increasingly important in addressing the effects of climate change as it can help mitigate flooding, maintain biodiversity and play a role in reducing urban air temperatures. Green infrastructure also encourages healthy lifestyles by enabling outdoor activities.

## SECTION 6

## IMPACT ON EXISTING WILDLIFE

Adjacent to the application site there are a number of rabbit warrens and a subsidiary badger sett 1 which is an historic sett now disused, and an outlier sett 2 which is also disused but does have some rabbit activity.

Co-ecology have been instructed to carry out a full and comprehensive report, with monitoring and mitigation measures which are included with the application documents.

The report enables development to be carried out within the period of 1<sup>st</sup> July and 30<sup>th</sup> November with mitigation measures and monitoring.

this ensures the development will not have any negative impact on the existing wildlife adjacent to the application site and the development can be carried out in a responsible and sustainable manner.



## SECTION 7 APPEARANCE

Furthermore the pre-application advice on the pre-planning layout indicated –

*From the information provided, the proposed dwellings appear fairly traditional in design which is considered acceptable, however, no details have been provided in relation to the materials.*

*It is advised that traditional materials should be used, taking inspiration for the character of the wider street scene. Furthermore, it might be worth looking at the High Weald colour study as well to inform on the proposed finishes.*

A schedule of external materials is submitted with the application package and uses a pallet of colour described in the High Weald Guidance and selection and use of colour in development .

It will respect the wider area and character of the surrounding properties examples shown below.

This demonstrates compliance with policies BOLE2 and BOLD1



### Policy BOLE2 - Protect and Enhance the Countryside

Outside the Built-up Area Boundary, development must demonstrate that it does not have an unacceptable impact on the landscape. In particular, development proposals must demonstrate how they have addressed the requirements of BOLD1 of the Neighbourhood Plan.

Major development which has an unacceptable impact on the landscape and scenic beauty of the High Weald Area of Outstanding Natural Beauty shall be refused, unless it can be demonstrated that there are exceptional circumstances and that it is in the public interest

### Policy BOLD1 - Design of New Development and Conservation

Planning permission for new development will ordinarily be permitted subject to the following criteria:

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); and

It does not have an unacceptable impact on the setting of any heritage asset; and

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; and

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

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

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.

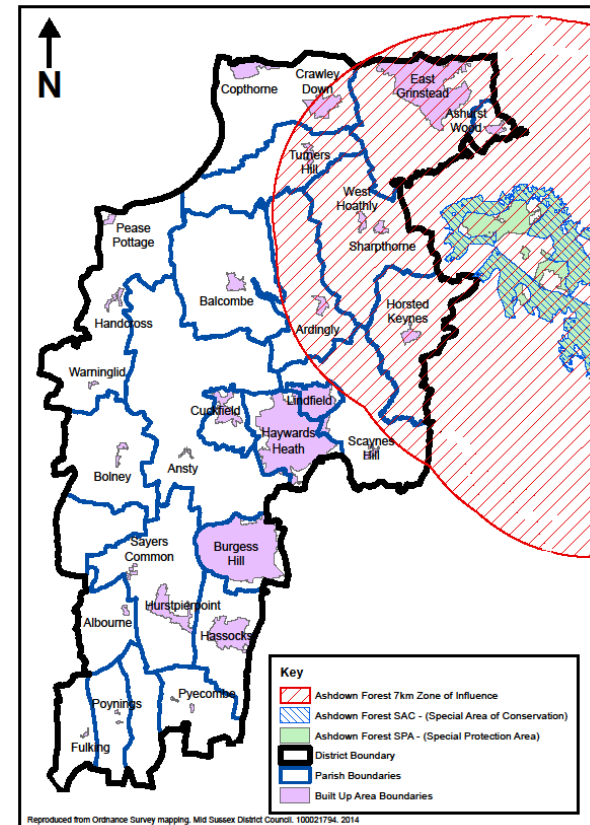
## SECTION 8 IMPACT ON THE ASHDOWN FOREST

It can be shown in the map opposite that the application site is outside the 7km zone around the Ashdown Forest.

However the applicant is mindful of the adverse impact on the amount of nitrogen dioxide pollution deposited on the lowland heaths that make up the Ashdown Forest Special Area of Conservation (SAC), a site of European importance, that the increase in the number of traffic movements could have.

It is proposed to provide 100% electric vehicle charging points for the development to mitigate some of the nitrogen dioxide pollution deposited by a new development.

As it is shown in the Government's 'Road to Zero Strategy' it sets out an ambition for at least 50% — and as many as 70% — of new car sales to be ultra-low emission by 2030, alongside up to 40% of new vans. Taking a starting percentage of 20% active EV provision and using a linear growth between 2018 and 2030, produces a set of yearly EV provision indexes as set out in Appendix B. These values should be used as a guide to the level of 'active' EV spaces to be provided in the year of construction.



## SECTION 9

## EMPLOYMENT

The pre-application advice notes –

*Policy DP1 of the Mid Sussex District Plan supports economic development through a range of measures and in part states:*

*'Effective use of employment land and premises will be made by:*

*- Protecting allocated and existing employment land and premises (including tourism) unless it can be demonstrated that there is no reasonable prospect of its use or continued use for employment or it can be demonstrated that the loss of employment provision is outweighed by the benefits or relative need for the proposed alternative use;'*

*A similar ethos is found within policy BOLB1 of the Neighbourhood Plan.*

*As such justification should be provided as part of the application to show how the site is no longer required for its employment use, or how the employment use will be accommodated elsewhere.*

The application site owner has formally confirmed in a letter submitted with the application that –

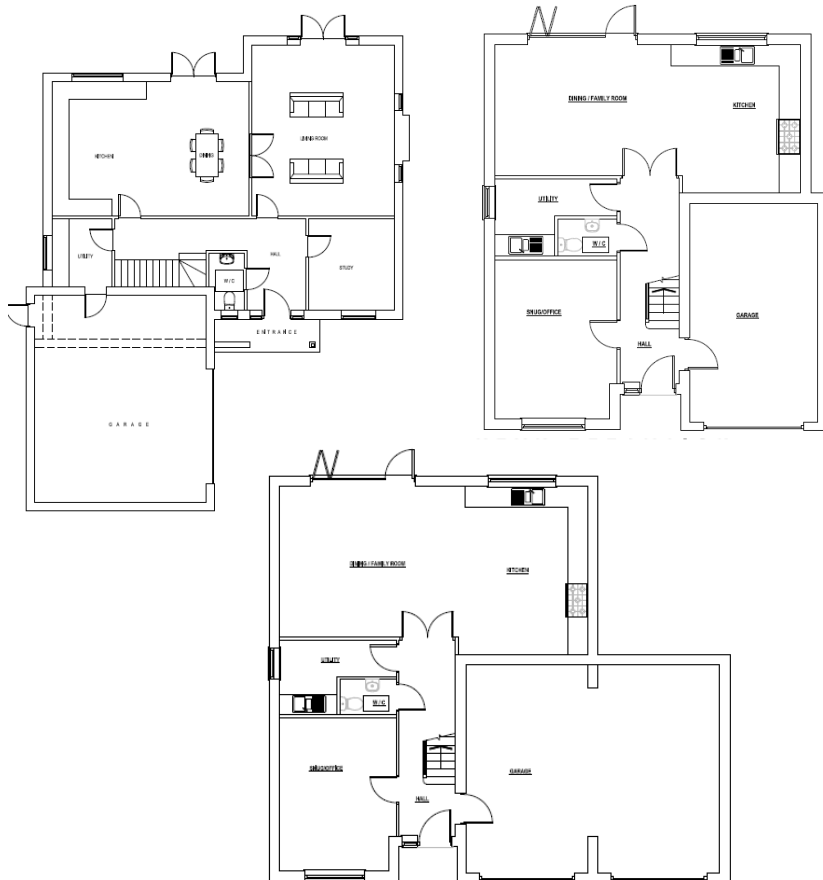
The business offers international animal therapy training, so does not require any fixed address or location, hence the registered address will be moved to their new home following the sale of Badgers Brook. The relocation of the business will not result in any local job losses (as no local employment exists within the business now) and will not remove any local community use of the business as my clients are based far and wide, rather than within the village.



## SECTION 10

## PLANNING POLICY DP1

Whilst the application is for a residential development, the units have been designed to allow for home working and all have an office on the ground floor, demonstrating the development is sustainable and compliant with Policy DP1.



### DP1: Sustainable Economic Development

Strategic Objectives:

7) To promote a place which is attractive to a full range of businesses, and where local enterprise thrives;  
and 8) To provide opportunities for people to live and work within their communities, reducing the need for commuting.

Evidence Base: Burgess Hill Employment Sites Study; Coast to Capital Strategic Economic Plan; Gatwick Diamond Strategy; Mid Sussex Economic Development Strategy, Northern West Sussex Economic Growth Assessment, Housing and Economic Development Needs Assessment.

The total number of additional jobs required within the district over the plan period is estimated to be an average of 543 jobs per year. This will be achieved by:

- Encouraging high quality development of land and premises to meet the needs of 21st century businesses;
- Supporting existing businesses, and allowing them room to expand;
- Encouraging inward investment, especially the location, promotion and expansion of clusters or networks of knowledge, creative or high technology industries; and

• Seeking the provision of appropriate infrastructure to support business growth – in particular high speed broadband connections.

Provision for new employment land and premises will be made by:

- Allocating 25 hectares of land as a high quality business park at Burgess Hill to the east of Cuckfield Road;
- Allocating further sites within the Site Allocations DPD;
- Incorporating employment provision within large scale housing development as part of a mixed use development where it is appropriate; and
- Allowing new small-scale economic development, in the countryside, including tourism (in accordance with Development in the Countryside policies).

## SECTION 10

## PLANNING POLICY DP4

Whilst the application is for a residential development, is outside the built up boundary of Bolney, it is between existing settlement of Wellmead East, Wellmead West, Wellmead Cottage and Springmead to the South. Opposite the application site are numbers 1 and 2 London Road and the rear of Mayfields.

To the north there is Pine Lodge and Pine Cottage demonstrating that the development is contiguous with existing settlement edge, as can be seen from the Ariel view, and the site layout has a pattern of development seen elsewhere in the village.

Bolney is in settlement category 3 a Medium sized village providing essential services for the needs of their own residents and immediate surrounding communities. Whilst more limited, these can include key services such as primary schools, shops, recreation and community facilities, often shared with neighbouring settlements.

The village has regular bus services to Horsham and Crawley linking it to larger settlements with a comprehensive range of employment, retail, health, education leisure services and facilities. The larger settlements also benefit from good public transport provision and act as a main service centre for smaller settlements.

Therefore it is demonstrated that the development is compliant with Policy DP4

### DP4: Housing

Strategic Objectives: All.

Evidence Base: Burgess Hill: A Town Wide Strategy; Burgess Hill: Visioning the Future; Feasibility Study for Development Options at Burgess Hill; Strategic Housing Land Availability Assessment; Mid Sussex District Council Windfall Study; Housing and Economic Development Needs Assessment; Capacity of Mid Sussex District to Accommodate Development; Sustainability Assessment of Cross-boundary Options.

**The District's OAN is 14,892 dwellings over the Plan period. Provision is also made of 1,498 dwellings to ensure unmet need is addressed in the Northern West Sussex Housing Market Area. There is a minimum District housing requirement of 16,390 dwellings between 2014 – 2031. The Plan will deliver an average of 876 dwellings per annum (dpa) until 2023/24. Thereafter an average of 1,090 dpa will be delivered between 2024/25 and 2030/31, subject to there being no further harm to the integrity of European Habitat Sites in Ashdown Forest.**

**The Council commits to commencing preparation of a Site Allocations DPD in 2017 to be adopted in 2020. The DPD will identify further sites which have capacity of 5 or more residential units. The Council will review the District Plan, starting in 2021, with submission to the Secretary of State in 2023.**

## SECTION 10

## PLANNING POLICY DP6

The application site is contiguous with existing settlement edge, as can be seen from the Ariel view, and the site layout has a pattern of development seen elsewhere in the village.

Bolney is in settlement category 3 a Medium sized village providing essential services for the needs of their own residents and immediate surrounding communities. Whilst more limited, these can include key services such as primary schools, shops, recreation and community facilities, often shared with neighbouring settlements.

The village has regular bus services to Horsham and Crawley linking it to larger settlements with a comprehensive range of employment, retail, health, education leisure services and facilities. The larger settlements also benefit from good public transport provision and act as a main service centre for smaller settlements.

Therefore it is demonstrated that the development is compliant with Policy DP6

### **DP6: Settlement Hierarchy**

Strategic Objectives: 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; 8) To provide opportunities for people to live and work within their communities, reducing the need for commuting; 9) To create and maintain town and village centres that are vibrant, attractive and successful and that meet the needs of the community; 12) To support sustainable communities which are safe, healthy and inclusive; and 13) To provide the amount and type of housing that meets the needs of all sectors of the community.

Evidence Base: Settlement Sustainability Review.

**Development will be permitted within towns and villages with defined built-up area boundaries. Any infilling and redevelopment will be required to demonstrate that it is of an appropriate nature and scale (with particular regard to DP26: Character and Design), and not cause harm to the character and function of the settlement.**

**The growth of settlements will be supported where this meets identified local housing, employment and community needs. Outside defined built-up area boundaries, the expansion of settlements will be supported where:**

- 1. The site is allocated in the District Plan, a Neighbourhood Plan or subsequent Development Plan Document or where the proposed development is for fewer than 10 dwellings; and**
- 2. The site is contiguous with an existing built up area of the settlement; and**
- 3. The development is demonstrated to be sustainable, including by reference to the settlement hierarchy.**

**The developer will need to satisfy the Council that:**

- The proposal does not represent an underdevelopment of the site with regard to Policy DP26: Character and Design; or**
- A large site is not brought forward in phases that individually meet the threshold but cumulatively does not.**



## SECTION 10

## PLANNING POLICY DP12

The applicant has instructed consultants to work with the design team for a scheme that protects the countryside, the trees and hedges on the application site that provide valuable habitats for wildlife in the site.

With the woodland retained as communal area, this provides an environment for the future occupants that will enhance and provide a healthy lifestyle.

The scheme only removes one tree to widen the existing access to make it compliant for emergency and refuse vehicles. The tree is located at the front boundary which consists of trees with a mix of sycamore and lime trees, which are being retained apart from the southernmost tree which has an open cavity below base to which is, 400mm wide by 400mm tall by 600mm deep. This tree is being removed to facilitate the revised site access for emergency and refuse vehicle access because of the poor quality of the tree. It will be replaced on the site with a native species that will be chosen with the advice of Arbtech Consulting Ltd.

The reports provided by the arboriculture consultants are submitted with the application

Therefore it is demonstrated that the development is compliant with Policy DP12

### **DP12: Protection and Enhancement of Countryside**

Strategic Objectives: 3) To protect valued landscapes for their visual, historical and biodiversity qualities; 11) To support and enhance the attractiveness of Mid Sussex as a visitor destination; and 15) To create places that encourage a healthy and enjoyable lifestyle by the provision of first class cultural and sporting facilities, informal leisure space and the opportunity to walk, cycle or ride to common destinations.

Evidence Base: A Landscape Character Assessment for Mid Sussex, A Strategy for the West Sussex Landscape, Capacity of Mid Sussex District to Accommodate Development Study.

**The countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and:**

- it is necessary for the purposes of agriculture; or
  - it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.
- Agricultural land of Grade 3a and above will be protected from non-agricultural development proposals. Where significant development of agricultural land is demonstrated to be necessary, detailed field surveys should be undertaken and proposals should seek to use areas of poorer quality land in preference to that of higher quality.

The Mid Sussex Landscape Character Assessment, the West Sussex County Council Strategy for the West Sussex Landscape, the Capacity of Mid Sussex District to Accommodate Development Study and other available landscape evidence (including that gathered to support Neighbourhood Plans) will be used to assess the impact of development proposals on the quality of rural and landscape character. Built-up area boundaries are subject to review by Neighbourhood Plans or through a Site Allocations Development Plan Document, produced by the District Council.

Economically viable mineral reserves within the district will be safeguarded.

## SECTION 10

## PLANNING POLICY DP15

The application site is in Bolney which is in settlement category 3 a Medium sized village providing essential services for the needs of their own residents and immediate surrounding communities. Whilst more limited, these can include key services such as primary schools, shops, recreation and community facilities, often shared with neighbouring settlements.

The village has regular bus services to Horsham and Crawley linking it to larger settlements with a comprehensive range of employment, retail, health, education leisure services and facilities. The larger settlements also benefit from good public transport provision and act as a main service centre for smaller settlements.

Therefore it is demonstrated that the development is compliant with Policy DP15 and DP6

### DP15: New Homes in the Countryside

Strategic Objectives: 3) To protect valued landscapes for their visual, historical and biodiversity qualities; and 13) To provide the amount and type of housing that meets the needs of all sectors of the community. Evidence Base: A Landscape Character Assessment for Mid Sussex; Town and Parish Council submissions.

**Provided that they would not be in conflict with Policy DP12: Protection and Enhancement of the Countryside, new homes in the countryside will be permitted where special justification exists. Special justification is defined as:**

- Where accommodation is essential to enable agricultural, forestry and certain other full time rural workers to live at, or in the immediate vicinity of, their place of work; or
- In the case of new isolated homes in the countryside, where the design of the dwelling is of exceptional quality and it enhances its immediate setting and is sensitive to the character of the area; or
- Affordable housing in accordance with Policy DP32: Rural Exception Sites; or
- **The proposed development meets the requirements of Policy DP6: Settlement Hierarchy.**

Permanent agricultural (includes forestry and certain other full time rural worker) dwellings will only be permitted to support existing agricultural activities on well-established agricultural units where:

- The need cannot be fulfilled by another existing dwelling on or any other existing accommodation near the agricultural unit; and
- It can be proven that it is essential for the proper functioning of the enterprise for one or more workers to be readily available at most times; and
- It can be proven that the farming enterprise is economically viable; and
- It can be proven that the size of the dwelling is commensurate with the established functional requirement of the agricultural unit.

## SECTION 10

## PLANNING POLICY DP16

The site is designated as being within the High Weald Area of Outstanding Natural Beauty (AONB) with a group TPO on the trees to the southern boundary.

It has the benefits of an existing mature and biodiverse landscape, that will be retained and preserved.

The retention of the trees, hedges and plants will enhance the setting of the proposed dwellings providing an environment with a built in sense of place, that has little or no impact on the wider landscape.

The scheme only removes one tree to widen the existing access to make it complaint for emergency and refuse vehicles . The tree is located at the front boundary which consists of trees with a mix of sycamore and lime trees, which are being retained apart from the southernmost tree which has an open cavity below base to which is, 400mm wide by 400mm tall by 600mm deep. This tree is being removed to facilitate the revised site access for emergency and refuse vehicle access because of the poor quality of the tree. It will be replaced on the site with a native species that will be chosen with the advice of Arbtech Consulting Ltd.

A landscape plan will be evolved with collaboration with Arbtech Consulting Ltd and a landscape design when permission is obtained for discharge of a hard and soft landscaping condition.

The application site is between Wellmead East, Wellmead West, Wellmead Cottage and Springmead to the South. Opposite the application site are numbers 1 and 2 London Road and the rear of Mayfields . To the north there is Pine Lodge and Pine Cottage demonstrating that the development is contiguous with existing settlement edge, as can be seen from the Ariel view, and the site layout has a pattern of development seen elsewhere in the village.

It is shown that the development enhances the distinct character of Bolney, retaining the components of natural beauty, conserving wildlife and will be a positive contribution to the setting in the AONB

Therefore it is demonstrated that the development is complaint with Policy DP16

### DP16: High Weald Area of Outstanding Natural Beauty

Strategic Objectives: 3) To protect valued landscapes for their visual, historical and biodiversity qualities; and 11) To support and enhance the attractiveness of Mid Sussex as a visitor destination.

Evidence Base: The High Weald AONB Management Plan.

**Development within the High Weald Area of Outstanding Natural Beauty (AONB), as shown on the Policies Maps, will only be permitted where it conserves or enhances natural beauty and has regard to the High Weald AONB Management Plan, in particular;**

- the identified landscape features or components of natural beauty and to their setting;
- the traditional interaction of people with nature, and appropriate land management;
- character and local distinctiveness, settlement pattern, sense of place and setting of the AONB; and
- the conservation of wildlife and cultural heritage.

**Small scale proposals which support the economy and social well-being of the AONB that are compatible with the conservation and enhancement of natural beauty will be supported.**

**Development on land that contributes to the setting of the AONB will only be permitted where it does not detract from the visual qualities and essential characteristics of the AONB, and in particular should not adversely affect the views into and out of the AONB by virtue of its location or design.**



## SECTION 10

## PLANNING POLICY DP20

The applicant will enter into a S106 or a Unilateral Undertaking which ever is deemed the most appropriate for the development.

Therefore it is demonstrated that the development is compliant with Policy DP20

### **DP20: Securing Infrastructure**

Strategic Objectives: 6) To ensure that development is accompanied by the necessary infrastructure in the right place at the right time that supports development and sustainable communities. This includes the provision of efficient and sustainable transport networks.

Evidence Base: Community Infrastructure Levy and Affordable Housing Viability Assessment; Mid Sussex Infrastructure Delivery Plan; Mid Sussex Playing Pitch Strategy; Town and Parish Council submissions and Neighbourhood Plans.

**The Council will expect developers to provide for, or contribute towards, the infrastructure and mitigation measures made necessary by their development proposals through:**

- appropriate on-site mitigation and infrastructure provision;
- the use of planning obligations (s106 legal agreements and unilateral undertakings);
- the Community Infrastructure Levy, when it is in place.

A planning obligation can be used where it is necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind to the development. The Council will assess each application on its merits to determine if a planning obligation is needed and the matters it should address. Planning obligations will only be entered into where planning conditions cannot be used to overcome problems associated with a development proposal.

Financial contributions will not be sought through planning obligations if 5 or more obligations for that project or type of infrastructure (other than for affordable housing) have already been entered into since 6 April 2010, or if it is a type of infrastructure that is funded by the Community Infrastructure Levy (this will be set out on a list of infrastructure that the Council proposes to fund from the Levy).

The Community Infrastructure Levy Charging Schedule will set out how development will fund the infrastructure needed to support it. The Levy will normally be spent on infrastructure needs in the locality of the scheme.

Proposals by service providers for the delivery of utility infrastructure required to meet the needs generated by new development in the District and by existing communities will be encouraged and permitted, subject to accordance with other policies within the Plan.

Affordable housing is dealt with separately, under Policy DP31: Affordable Housing.



## SECTION 10

## PLANNING POLICY DP21

The application site provides on curtilage parking that is in line with the *Principles DG18 and DG19 of the Mid Sussex Design Guide which seeks to avoid parking dominating streets and prefers parking to be discreetly incorporated. In particular off street parking in front of houses should be avoided. As such the current parking layout should be revised.*

The garages are compliant with the council's guidelines of internal dimensions 6m x 3m. The application site is in Parking Behaviour Zone 1 (PBZ) and the minimum Parking space of 2.7 per dwelling has been achieved.

In addition each unit will be provided with EVCP, to ensure the properties are future proofed with developing technologies.

The road widths have been designed to current highways standards and have the correct turning circles for emergency and refuse vehicles.

The village has regular bus services to Horsham and Crawley linking it to larger settlements with a comprehensive range of employment, retail, health, education leisure services and facilities. The larger settlements also benefit from good public transport provision and act as a main service centre for smaller settlements.

Therefore it is demonstrated that the development is compliant with Policy DP21

**Table 2: Residential Parking Demand (spaces per dwelling)**

Number of Bedrooms	Number of Habitable Rooms	PBZ1	PBZ2	PBZ3	PBZ4	PBZ5
1	1 to 3	1.5	1.4	0.9	0.9	0.6
2	4	1.7	1.7	1.3	1.1	1.1
3	5 to 6	2.2	2.1	1.8	1.7	1.6
4+	7 or more	2.7	2.7	2.5	2.2	2.2

### DP21: Transport

Strategic Objectives: 6) To ensure that development is accompanied by the necessary infrastructure in the right place at the right time that supports development and sustainable communities. This includes the provision of efficient and sustainable transport networks; and 15) To create places that encourage a healthy and enjoyable lifestyle by the provision of first class cultural and sporting facilities, informal leisure space and the opportunity to walk, cycle or ride to common destinations.

Evidence Base: Mid Sussex Transport Study; West Sussex Transport Plan 2011-2026.

**Development will be required to support the objectives of the West Sussex Transport Plan 2011-2026, which are:**

- A high quality transport network that promotes a competitive and prosperous economy;
- A resilient transport network that complements the built and natural environment whilst reducing carbon emissions over time;
- Access to services, employment and housing; and
- A transport network that feels, and is, safer and healthier to use.

To meet these objectives, decisions on development proposals will take account of whether:

- The scheme is sustainably located to minimise the need for travel noting there might be circumstances where development needs to be located in the countryside, such as rural economic uses (see policy DP14: Sustainable Rural Development and the Rural Economy);
- Appropriate opportunities to facilitate and promote the increased use of alternative means of transport to the private car, such as the provision of, and access to, safe and convenient routes for walking, cycling and public transport, including suitable facilities for secure and safe cycle parking, have been fully explored and taken up;
- The scheme is designed to adoptable standards, or other standards as agreed by the Local Planning Authority, including road widths and size of garages;
- The scheme provides adequate car parking for the proposed development taking into account the accessibility of the development, the type, mix and use of the development and the availability and opportunities for public transport; and with the relevant Neighbourhood Plan where applicable;
- Development which generates significant amounts of movement is supported by a Transport Assessment/ Statement and a Travel Plan that is effective and demonstrably deliverable including setting out how schemes will be funded;
- The scheme provides appropriate mitigation to support new development on the local and strategic road network, including the transport network outside of the district, secured where necessary through appropriate legal agreements;
- The scheme avoids severe additional traffic congestion, individually or cumulatively, taking account of any proposed mitigation;
- The scheme protects the safety of road users and pedestrians; and
- The scheme does not harm the special qualities of the South Downs National Park or the High Weald Area of Outstanding Natural Beauty through its transport impacts.

Where practical and viable, developments should be located and designed to incorporate facilities for charging plug-in and other ultra-low emission vehicles.

Neighbourhood Plans can set local standards for car parking provision provided that it is based upon evidence that provides clear and compelling justification for doing so.

## SECTION 10

## PLANNING POLICY DP26

London Road Bolney consists of a variety of single and two storey detached dwelling on moderate plot sizes.

The application proposals are for two storey dwellings on moderate plot sizes similar to adjacent and surrounding properties at Wellmead East, Wellmead West, Wellmead Cottage and Springmead to the South, numbers 1 and 2 London Road and the rear of Mayfields. To the north there is Pine Lodge and Pine Cottage demonstrating that the development is contiguous with existing settlement edge. As well as Springfield Close, Mayfields, the private road containing the properties – Brentwood, Fir Trees, Pines Trees, Tree Tops, Hillcrest and Wynfrith. To the southwest of the application site are the roads Paynesfield and Tythe Barn.

The density is calculated as low density < 25 dwellings per hectare, which is appropriate development for a rural village setting, which is inline with adjacent development.

The layout has evolved in collaboration with Arbtech Consulting Ltd. Ensuring the existing trees are retained and no pressure will be sought from future occupiers for the removal of the trees as the siting of the dwellings are in sustainable locations, that do not impact the trees.

Plot 1 is now in line with the existing detached dwellings build line that faces London Road and has been set back further into the site away from the adjacent properties. The existing site access has been retained with the advice of Arbtech Consulting Ltd a no dig solution for the private access road, that will be suitable for emergency and refuse vehicles will be detailed.

The existing trees have been retained and will become a woodland/wildlife communal area for the development residents.

Therefore it is demonstrated that the development is compliant with Policy DP26

### DP26: Character and Design

Strategic Objectives: 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; 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; and 14) To create environments that are accessible to all members of the community.

Evidence Base: CABE Good Practice Guidance.

**All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:**

- is of high quality design and layout and includes appropriate landscaping and greenspace;
- contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;
- creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;
- protects open spaces, trees and gardens that contribute to the character of the area;
- protects valued townscapes and the separate identity and character of towns and villages;
- does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP29);
- creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;
- incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;
- positively addresses sustainability considerations in the layout and the building design;
- take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element;
- optimises the potential of the site to accommodate development.

## SECTION 10

## PLANNING POLICY DP27

Each Unit exceeds the minimum gross floor areas set out in the Technical Housing Standards – Nationally described space Standards –

Plot 1	5 bed 7p unit @ 228m <sup>2</sup>
Plot 2	5 bed 7p unit @ 228m <sup>2</sup>
Plot 3	4 bed 6p unit @ 152m <sup>2</sup>
Plot 4	4 bed 6p unit @ 173m <sup>2</sup>
Plot 5	4 bed 6p unit @ 152m <sup>2</sup>
Plot 6	4 bed 6p unit @ 173m <sup>2</sup>

This ensures compliance in accordance with policy DP27 of the Mid Sussex District Plan, *residential dwellings are required to meet the minimum space standards set out in the nationally described space standards.*

Therefore it is demonstrated that the development is compliant with Policy DP27

### DP27: Dwelling Space Standards

Strategic Objectives: 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; and 14) To create environments that are accessible to all members of the community.

Evidence Base: Mid Sussex Sustainable Communities Strategy 2008-2018, DCLG Technical housing standards – nationally described space standard, March 2015; Mid Sussex Whole Plan and CIL Viability Assessment (2016).

**Minimum nationally described space standards for internal floor space and storage space will be applied to all new residential development. These standards are applicable to:**

- Open market dwellings and affordable housing;
- The full range of dwelling types; and
- Dwellings created through subdivision or conversion.

**All dwellings will be required to meet these standards, other than in exceptional circumstances, where clear evidence will need to be provided to show that the internal form or special features prevent some of the requirements being met.**

**Table 1 - Minimum gross internal floor areas and storage (m<sup>2</sup>)**

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

## SECTION 10

## PLANNING POLICY DP37

The site layout was revised following the instruction and advice of Arbtech Consulting Ltd. The number of units has been reduced, the trees and site constraints have been accommodated and the layout now respects the existing trees and ecosystems they contain.

The scheme only removes one tree to widen the existing access to make it complaint for emergency and refuse vehicles. The tree is located at the front boundary which consists of trees with a mix of sycamore and lime trees, which are being retained apart from the southernmost tree which has an open cavity below base to which is, 400mm wide by 400mm tall by 600mm deep. This tree is being removed to facilitate the revised site access for emergency and refuse vehicle access because of the poor quality of the tree. It will be replaced on the site with a native species that will be chosen with the advice of Arbtech Consulting Ltd.

The full reports and advice from Arbtech is submitted with the application.

Therefore it is demonstrated that the development is complaint with Policy DP37

### DP37: Trees, Woodland and Hedgerows

Strategic Objectives: 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; and 5) To create and maintain easily accessible green infrastructure, green corridors and spaces around and within the towns and villages to act as wildlife corridors, sustainable transport links and leisure and recreational routes.

Evidence Base: Green Infrastructure mapping; Mid Sussex Ancient Woodland Survey, Tree and Woodland Management Guidelines, Tree Preservation Order records.

**The District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting. In particular, ancient woodland and aged or veteran trees will be protected.**

**Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/ or that have landscape, historic or wildlife importance, will not normally be permitted.**

Proposals for new trees, woodland and hedgerows should be of suitable species, usually native, and where required for visual, noise or light screening purposes, trees, woodland and hedgerows should be of a size and species that will achieve this purpose.

Trees, woodland and hedgerows will be protected and enhanced by ensuring development:

- incorporates existing important trees, woodland and hedgerows into the design of new development and its landscape scheme; and
- prevents damage to root systems and takes account of expected future growth; and
- where possible, incorporates retained trees, woodland and hedgerows within public open space rather than private space to safeguard their long-term management; and
- has appropriate protection measures throughout the development process; and
- takes opportunities to plant new trees, woodland and hedgerows within the new development to enhance on-site green infrastructure and increase resilience to the effects of climate change; and
- does not sever ecological corridors created by these assets.

Proposals for works to trees will be considered taking into account:

- the condition and health of the trees; and
- the contribution of the trees to the character and visual amenity of the local area; and
- the amenity and nature conservation value of the trees; and
- the extent and impact of the works; and
- any replanting proposals.

The felling of protected trees will only be permitted if there is no appropriate alternative.

Where a protected tree or group of trees is felled, a replacement tree or group of trees, on a minimum of a 1:1 basis and of an appropriate size and type, will normally be required. The replanting should take place as close to the felled tree or trees as possible having regard to the proximity of adjacent properties.

Development should be positioned as far as possible from ancient woodland with a minimum buffer of 15 metres maintained between ancient woodland and the development boundary.



## SECTION 10

## PLANNING POLICY DP38

The existing biodiversity of the application site has been protected following the instruction and advice of Arbtech Consulting Ltd.

The scheme only removes one tree to widen the existing access to make it complaint for emergency and refuse vehicles. The tree is located at the front boundary which consists of trees with a mix of sycamore and lime trees, which are being retained apart from the southernmost tree which has an open cavity below base to which is, 400mm wide by 400mm tall by 600mm deep. This tree is being removed to facilitate the revised site access for emergency and refuse vehicle access because of the poor quality of the tree. It will be replaced on the site with a native species that will be chosen with the advice of Arbtech Consulting Ltd.

The number of units has been reduced, the trees and site constraints have been accommodated and the layout now respects the existing trees and ecosystems they contain.

The full reports and advice from Arbtech is submitted with the application.

Therefore it is demonstrated that the development is complaint with Policy DP38

### DP38: Biodiversity

Strategic Objectives: 3) To protect valued landscapes for their visual, historical and biodiversity qualities; and 5) To create and maintain easily accessible green infrastructure, green corridors and spaces around and within the towns and villages to act as wildlife corridors, sustainable transport links and leisure and recreational routes.

Evidence Base: Biodiversity 2020; Biodiversity Action Plan; Biodiversity Opportunity Areas; Green Infrastructure mapping; Habitats and Species Records; Mid Sussex Ancient Woodland Survey; Mid.

Sussex Infrastructure Delivery Plan; The Natural Choice: Securing the Value of Nature; West Sussex SNCI Register.

**Biodiversity will be protected and enhanced by ensuring development:**

- **Contributes and takes opportunities to improve, enhance, manage and restore biodiversity and green infrastructure, so that there is a net gain in biodiversity, including through creating new designated sites and locally relevant habitats, and incorporating biodiversity features within developments; and**
- **Protects existing biodiversity, so that there is no net loss of biodiversity. Appropriate measures should be taken to avoid and reduce disturbance to sensitive habitats and species. Unavoidable damage to biodiversity must be offset through ecological enhancements and mitigation measures (or compensation measures in exceptional circumstances); and**
- **Minimises habitat and species fragmentation and maximises opportunities to enhance and restore ecological corridors to connect natural habitats and increase coherence and resilience; and**
- **Promotes the restoration, management and expansion of priority habitats in the District; and**
- **Avoids damage to, protects and enhances the special characteristics of internationally designated Special Protection Areas, Special Areas of Conservation; nationally designated Sites of Special Scientific Interest, Areas of Outstanding Natural Beauty; and locally designated Sites of Nature Conservation Importance, Local Nature Reserves and Ancient Woodland or to other areas identified as being of nature conservation or geological interest, including wildlife corridors, aged or veteran trees, Biodiversity Opportunity Areas, and Nature Improvement Areas.**

Designated sites will be given protection and appropriate weight according to their importance and the contribution they make to wider ecological networks.

Valued soils will be protected and enhanced, including the best and most versatile agricultural land, and development should not contribute to unacceptable levels of soil pollution.

Geodiversity will be protected by ensuring development prevents harm to geological conservation interests, and where possible, enhances such interests. Geological conservation interests include Regionally Important Geological and Geomorphological Sites

## SECTION 10

## PLANNING POLICY DP39

The application package include an Energy Statement which outlines the measure that will be taken to ensure the development is sustainable and mitigates against future climate change.

As well as AD Part G water Calculations which limits water usage to 110 litres/person/day

Therefore it is demonstrated that the development is compliant with Policy DP39

breglobal

Job no:  
Date: 24.08.22  
Assessor name: Simon Hodges  
Registration no:  
Development name: Badgers Brook, Bolney

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WATER EFFICIENCY CALCULATOR FOR NEW DWELLINGS - (BASIC CALCULATOR)

	House Type:	Type 1		Type 2		Type 3		Type 4		Type 5		Type 6	
	Description:	House 1		House 2		House 3		House 4		House 5		House 6	
Installation Type	Unit of measure	Capacity/ flow rate	Litres/ person/ day	Capacity/ flow rate	Litres/ person/ day	Capacity/ flow rate	Litres/ person/ day	Capacity/ flow rate	Litres/ person/ day	Capacity/ flow rate	Litres/ person/ day	Capacity/ flow rate	Litres/ person/ day
Is a dual or single flush WC specified?		Dual		Dual		Dual		Dual		Dual		Dual	
WC	Full flush volume	4	5.84	4	5.84	4	5.84	4	5.84	4	5.84	4	5.84
	Part flush volume	2	5.92	2	5.92	2	5.92	2	5.92	2	5.92	2	5.92
Taps (excluding kitchen and external taps)	Flow rate (litres / minute)	6	11.06	6	11.06	6	11.06	6	11.06	6	11.06	6	11.06
Are both a Bath & Shower Present?		Bath & Shower		Bath & Shower		Bath & Shower		Bath & Shower		Bath & Shower		Bath & Shower	
Bath	Capacity to overflow	140	15.40	140	15.40	140	15.40	140	15.40	140	15.40	140	15.40
Shower	Flow rate (litres / minute)	9	39.33	9	39.33	9	39.33	9	39.33	9	39.33	9	39.33
Kitchen sink taps	Flow rate (litres / minute)	12	15.64	12	15.64	12	15.64	12	15.64	12	15.64	12	15.64
Has a washing machine been specified?		No		No		No		No		No		No	
Washing Machine	Litres / kg	17.16		17.16		17.16		17.16		17.16		17.16	
Has a dishwasher been specified?		No		No		No		No		No		No	
Dishwasher	Litres / place setting	4.50		4.50		4.50		4.50		4.50		4.50	
Has a waste disposal unit been specified?		No		No		No		No		No		No	
Water Softener	Litres / person / day	0.00		0.00		0.00		0.00		0.00		0.00	
	Calculated Use	114.8		114.8		114.8		114.8		114.8		114.8	
	Normalisation factor	0.91		0.91		0.91		0.91		0.91		0.91	
Code for Sustainable Homes	Total Consumption	104.5		104.5		104.5		104.5		104.5		104.5	
	Mandatory level	Level 3/4		Level 3/4		Level 3/4		Level 3/4		Level 3/4		Level 3/4	
Building Regulations 17.K	External use	5.0		5.0		5.0		5.0		5.0		5.0	
	Total Consumption 17.K Compliance?	109.5		109.5		109.5		109.5		109.5		109.5	
		Yes		Yes		Yes		Yes		Yes		Yes	

### DP39: Sustainable Design and Construction

Strategic Objectives: 1) To promote development that makes the best use of resources and increases the sustainability of communities within Mid Sussex, and its ability to adapt to climate change.

Evidence Base: Gatwick Sub Region Water Cycle Study; West Sussex Sustainable Energy Study, Mid Sussex Sustainable Energy Study.

All development proposals must seek to improve the sustainability of development and should where appropriate and feasible according to the type and size of development and location, incorporate the following measures:

- Minimise energy use through the design and layout of the scheme including through the use of natural lighting and ventilation;
- Explore opportunities for efficient energy supply through the use of communal heating networks where viable and feasible;
- Use renewable sources of energy;
- Maximise efficient use of resources, including minimising waste and maximising recycling/ re-use of materials through both construction and occupation;
- Limit water use to 110 litres/person/day in accordance with Policy DP42: Water Infrastructure and the Water Environment;
- Demonstrate how the risks associated with future climate change have been planned for as part of the layout of the scheme and design of its buildings to ensure its longer term resilience

## SECTION 10

## PLANNING POLICY DP41

The application site is classified as Very Low Risk for flooding from Rivers and Seas.

It is classified as very low risk for Surface Water flooding.

The dwellings will be provided with Cess Pits to comply with BS EN 12566-3 Certification or British Standard BS6297 2007, to ensure Water Neutrality.

The attenuation tanks will be provided to take all hard surface run off from drives and buildings.

The filtered attenuated water will be discharged into a filtration system of gravel French drains to the existing stream

Therefore it is demonstrated that the development is compliant with Policy DP41

### Learn more about this area's flood risk



### Learn more about this area's flood risk



### DP41: Flood Risk and Drainage

Strategic Objectives: 1) To promote development that makes the best use of resources and increases the sustainability of communities within Mid Sussex, and its ability to adapt to climate change; and 12) To support sustainable communities which are safe, healthy and inclusive.

Evidence Base: Gatwick Sub Region Water Cycle Study; Strategic Flood Risk Assessment; Water. People. Places SuDS guidance.

**Proposals for development will need to follow a sequential risk-based approach, ensure development is safe across its lifetime and not increase the risk of flooding elsewhere. The District Council's Strategic Flood Risk Assessment (SFRA) should be used to identify areas at present and future flood risk from a range of sources including fluvial (rivers and streams), surface water (pluvial), groundwater, infrastructure and reservoirs.**

Particular attention will be paid to those areas of the District that have experienced flooding in the past and proposals for development should seek to reduce the risk of flooding by achieving a reduction from existing run-off rates

Sustainable Drainage Systems (SuDS) should be implemented in all new developments of 10 dwellings or more, or equivalent non-residential or mixed development<sup>22</sup> unless demonstrated to be inappropriate, to avoid any increase in flood risk and protect surface and ground water quality. Arrangements for the long term maintenance and management of SuDS should also be identified.

For the redevelopment of brownfield sites, any surface water draining to the foul sewer must be disconnected and managed through SuDS following the remediation of any previously contaminated land.

SuDS should be sensitively designed and located to promote improved biodiversity, an enhanced landscape and good quality spaces that improve public amenities in the area, where possible. The preferred hierarchy of managing surface water drainage from any development is:

1. Infiltration Measures
2. Attenuation and discharge to watercourses; and if these cannot be met,
3. Discharge to surface water only sewers.

Land that is considered to be required for current and future flood management will be safeguarded from development and proposals will have regard to relevant flood risk plans and strategies.

## SECTION 10

## PLANNING POLICY DG31

The application site is in Bolney which is in settlement category 3 a Medium sized village providing essential services for the needs of their own residents and immediate surrounding communities. Whilst more limited, these can include key services such as primary schools, shops, recreation and community facilities, often shared with neighbouring settlements.

The village has regular bus services to Horsham and Crawley linking it to larger settlements with a comprehensive range of employment, retail, health, education leisure services and facilities. The larger settlements also benefit from good public transport provision and act as a main service centre for smaller settlements.

Therefore it is demonstrated that the development is compliant with Policy DG31

### Principle DG31: Focus development in sustainable locations

New development should generally respond to the scale, massing and grain of adjacent areas and the settlement context within which it is located. However, in some parts of the District there may be an opportunity to deliver a new development character provided this is part of a comprehensive vision, establishes sense of place and does not impact on the sensitive townscape or landscape assets of an area. This will also be restricted to areas where there is good accessibility to shops and services or good public transport links that minimise the need to travel and/or reliance on private vehicles.

There are opportunities to promote a greater concentration of development in:

- The District's three town centre locations within areas identified as being coarse grain (refer to Section 2.5);
- Sites close to town centres that have been identified in MSDC's Brownfield Register as having the capacity to accommodate additional scale of development;
- The most accessible parts of new urban extensions where this does not adversely impact on existing homes/ character and the rural edge; and
- Employment sites (refer to chapter 7).

Higher density schemes should promote green travel options including reduced parking provision, provision of car club spaces and improved public transport.



## SECTION 10

## PLANNING POLICY DG37

### **Principle DG37: Deliver high quality buildings that minimise their environmental impact**

The construction industry makes a significant contribution to CO2 emissions utilising substantial volumes of non-renewable resources and generating pollution and waste. The need for sustainable approaches to building design is therefore fundamental if the challenges associated with climate change, resource depletion and pollution are to be addressed, and will be necessary to achieve the Government's Future Homes Standard.

The Council welcomes innovative and inventive designs that respond to the sustainability agenda by minimising the use of resources and energy both through building construction and after completion.

Applicants must demonstrate how this has informed their design and should consider in particular:

- Orientation and design of buildings and roofs to maximise daylight / sunlight penetration and solar gain, whilst also avoiding overheating;
- The use of green roofs or walls to reduce storm water run-off, increase sound-proofing and biodiversity;

- The use of materials with low embodied energy (for example, renewably-sourced timber and recycled materials);
- The use of sustainable materials that are locally sourced wherever possible;
- Incorporating high levels of insulation (in combination with air tightness and temperature control systems) including the use of materials with a high thermal mass, such as stone or brick, which store heat and release it slowly;
- Incorporating renewable energy including photovoltaics, solar thermal water heating, ground and air source heat pumps;
- The use of low flow technology in water fittings, rainwater harvesting systems and grey water recycling systems to reduce water consumption to 110 litres/person/day (maximum); and
- Laying out development to support identified opportunities for decentralised renewable or low carbon energy systems.

Further guidance is provided by District Plan policy DP39: Sustainable Design and Construction

The application package include an Energy Statement and AD Part G water Calculations which outlines the measure that will be taken to ensure the development is sustainable and mitigates against future climate change.

Therefore it is demonstrated that the development is compliant with Policy DG37

## SECTION 10

## PLANNING POLICY DG38

It can be seen when assessing the style of two storey properties close to the application site that the character and design of the proposed reflects the character of the village and the surrounding area. Materials seen are brick corbelling, vertical tile hanging, use of local bricks and tiles, as seen in photos below of adjacent existing properties.

A schedule of external materials is submitted with the application taking reference from The Design Guide on the Selection of Colour and Use in Development 2017.

Therefore it is demonstrated that the development is compliant with Policy DG38

### Principle DG38: Design buildings with architectural integrity and a sense of place

Applicants should establish an architectural approach and identity in the design of building that is borne from the place.

The facade and elevational treatment, roofscape fenestration and materials used in existing buildings within the locality should be a starting point for the consideration of architectural design of new buildings. However, this should not result in pastiche replicas of traditional buildings. Instead a re-interpretation of key aspects of their form should be demonstrated.

Good architecture involves the successful co-ordination of proportions, materials, colour and detail. Buildings should therefore be holistically designed with each part in harmony with its whole while appropriately responding to both its context and modern living requirements. This includes:

- The elevational treatment and overall façade design;
- The placement, proportions and design of windows, doors and balconies;
- A roofscape and form that creates a harmonious composition and minimises the visual impact of downpipes and guttering;
- The appropriate incorporation of dormer windows and chimneys;
- An appropriate palette of good quality materials that are preferably locally sourced.



## SECTION 10

## PLANNING POLICY DG39

London Road Bolney consists of a variety of single and two storey detached dwelling on moderate plot sizes.

The application proposals are for two storey dwellings on moderate plot sizes similar to adjacent and surrounding properties at Wellmead East, Wellmead West, Wellmead Cottage and Springmead to the South, numbers 1 and 2 London Road and the rear of Mayfields. To the north there is Pine Lodge and Pine Cottage demonstrating that the development is contiguous with existing settlement edge. As well as Springfield Close, Mayfields, the private road containing the properties – Brentwood, Fir Trees, Pines Trees, Tree Tops, Hillcrest and Wynfrith. To the southwest of the application site are the roads Paynesfield and Tythe Barn.

Therefore it is demonstrated that the development is compliant with Policy DG39

### Principle DG39: Deliver appropriately scaled buildings

The scale of new buildings should relate to their context (rural or urban), their location within the hierarchy of routes and whether they act as a focal point, landmark or corner building and the topography of a site.

Subdividing a street frontage into a series of vertically proportioned bays helps avoid larger buildings, and extended frontages, appearing monolithic and provides them with a more human scale. The following measures should also be considered to reduce the scale of larger buildings:

- Articulating the upper floor(s) as a recessive element by employing a set-back and different façade treatment behind a parapet/solid balustrade that helps screen the full height of the building from street level.
- Stepping down the height of the building adjacent to lower scale frontages.

In existing less ordered street frontages, generating a consistent pattern of development may be less appropriate. In this context, subtle variations in height can be used to add visual interest. This can be achieved with differing ridge and eaves heights, as commonly found in traditional streets. Similarly, variations in frontage widths and plan forms can add further interest to the street scene.

It is often appropriate to emphasise a junction and terminate a street axis. This can be achieved by accentuating the façade treatment and/or exaggerating the vertical proportions of a façade either through clever articulation or, by raising the height of the building (at the corner or end of the axis) above the prevailing height.

## SECTION 10

## PLANNING POLICY BOLD1

It can be seen when assessing the style of two storey properties close to the application site that the character and design of the proposed reflects the character of the village and the surrounding area. Materials seen are brick corbelling, vertical tile hanging, use of local bricks and tiles, as seen in photos below of adjacent existing properties.

A schedule of external materials is submitted with the application taking reference from The Design Guide on the Selection of Colour and Use in Development 2017.

The site layout was revised following the instruction and advice of Arbtech Consulting Ltd. The number of units has been reduced, the trees and site constraints have been accommodated and the layout now respects the existing trees and ecosystems they contain.

Each plot will have an integral garage with dimensions compliant with 6m x 3m, cycle storage in Sedum Roof stores in lieu of sheds and refuse and recycling storage enclosures with Sedum roofs, to assist and enhance the Biodiversity of the site.



### Policy BOLD1 - Design of New Development and Conservation

Planning permission for new development will ordinarily be permitted subject to the following criteria:

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); and

It does not have an unacceptable impact on the setting of any heritage asset; and

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; and

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

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

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.

Therefore it is demonstrated that the development is compliant with Policy BOLD1



## SECTION 10

## PLANNING POLICY BOLE2

The layout has evolved in collaboration with Arbtech Consulting Ltd. Ensuring the existing trees are retained and no pressure will be sought from future occupiers for the removal of the trees as the siting of the dwellings are in sustainable locations, that do not impact the trees.

A large areas of trees in the middle of the site will retained as a woodland/wildlife communal area which will ensure the future Biodiversity of the application site.

The scheme only removes one tree to widen the existing access to make it complaint for emergency and refuse vehicles . The tree is located at the front boundary which consists of trees with a mix of sycamore and lime trees, which are being retained apart from the southernmost tree which has an open cavity below base to which is, 400mm wide by 400mm tall by 600mm deep. This tree is being removed to facilitate the revised site access for emergency and refuse vehicle access because of the poor quality of the tree. It will be replaced on the site with a native species that will be chosen with the advice of Arbtech Consulting Ltd.

The front boundary of the site consists of trees with a mix of sycamore and lime trees, which is being retained apart from the southernmost tree which has an open cavity below base to which is, 400mm wide by 400mm tall by 600mm deep. This tree is being removed to facilitate the revised site access for emergency and refuse vehicle access because of the poor quality of the tree. It will be replaced on the site with a native species that will be chosen with the advice of Arbtech Consulting Ltd.

The number of units has been reduced, the trees and site constraints have been accommodated and the layout now respects the existing trees and ecosystems they contain.

Therefore it is demonstrated that the development is complaint with Policy BOLE2

### Policy BOLE2 - Protect and Enhance the Countryside

Outside the Built-up Area Boundary, development must demonstrate that it does not have an unacceptable impact on the landscape. In particular, development proposals must demonstrate how they have addressed the requirements of BOLD1 of the Neighbourhood Plan.

Major development which has an unacceptable impact on the landscape and scenic beauty of the High Weald Area of Outstanding Natural Beauty shall be refused, unless it can be demonstrated that there are exceptional circumstances and that it is in the public interest

## SECTION 10

## PLANNING POLICY BOLH2

It is shown on the site layout below in comparison with the google map view of the surrounding area that the development has considered the aims and objectives of BOLH2.

The site layout has been carefully designed to ensure not only the character and pattern of development avoids the appearance of cramming, shows a similar density to properties in the surrounding area, the adjacent buildings are not adversely affected by reducing daylight and privacy.



### Policy BOLH2 – Infill and Backland development

All residential infill and backland development within the built-up area of Bolney should reflect the character of the surrounding area and protect the amenity of neighbours. It should reinforce the characteristics and features of the street by reflecting the scale, mass, height and form of its neighbours.

Development proposals will be expected to:

- ensure that they do not lead to over-development of a site; and
- avoid the appearance of cramming; and
- demonstrate that development is of a similar density to properties in the immediate surrounding area (this is particularly the case for applications for two or more dwellings on a site currently or previously occupied by a single property); and
- ensure that new buildings do not adversely affect neighbouring properties by materially reducing the amount of daylight available through windows or by materially obstructing the path of direct sunlight to a garden or window; and
- ensure that it does not unacceptably reduce the level of existing private amenity space provision for existing residential properties; and



## SECTION 11

## CONCLUSION

It can be shown that the applicant actively engaged with the councils planning department at Pre-application stage and took on board all the advice and comments included in DM/22/0280 - Badgers Brook London Road Bolney Haywards Heath.

They have engaged with consultants to ensure that the development is sustainable, enhances the surrounding area, protecting the trees, wildlife and existing eco systems.

The adjacent properties have been considered and their private amenity areas are protected with any new units 20+ meters away from any flank walls.

It can be seen that the application site is not within the designated built up area, but is seen as a high quality wind fall site that will positively contribute towards the Village of Bolney.