

## Introduction

- 21.1 Bolney Village is set in an undulating landscape which, particularly to the east, provides an important visual background to the settlement and a valuable landscape buffer separating it from the A23 which now bypasses the settlement completely. To the north the village adjoins the High Weald Area of Outstanding Natural Beauty.
- 21.2 The village has a charming semi-rural character derived from abundant trees and hedgerows, narrow sunken lanes, and a wide variety of building styles and features. It is linear in form with Bolney Street (running north-south) connecting two groups of older buildings, several of which are listed. In the south of the village these are mainly set around the Parish Church (Grade I Listed), the Old Vicarage and the Eight Bells Public House, and in the north Cherry Lane and Top Street. The Street itself is lined on either side with houses of various styles, built mainly over the last 30-50 years.
- 21.3 There is some local employment and facilities within the village include a post office/stores, a primary school, recreation ground and equipped children's play area, public houses, a village hall, church and chapel.
- 21.4 To the south of Bolney, at the junction of Bolney Chapel Road and the A272, lies Crosspost. This small settlement does not have a defined built-up area boundary. It lies within the Countryside Area of Development Restraint and comprises a small tightly knit group of dwellings, a petrol filling station, which includes a shop selling everyday goods, and some commercial properties. There are no other community services and the former chapel has been converted into a dwelling.

## Policies and Proposals

### Built-up Area Boundary

- 21.5 A built-up area boundary is defined for Bolney in order to conserve the rural setting of the village and to protect the surrounding countryside from unnecessary development.
- 21.6 The boundary excludes most of the area between the A23 and the London Road on the eastern fringe of the settlement, as this is detached from the main village (with the exception of the former G&W Motors site which is allocated for residential development). This area comprises a row of residential properties where the consolidation of built development is considered undesirable.

### Conservation Area

- 21.7 In recognition of the special architectural and historic interest of sections of the village the Local Planning Authority designated two parts of Bolney as a Conservation Area in January 1989.
- 21.8 The southern part of the village contains several listed buildings, including the Grade I Church of St Mary Magdalen with its Norman chancel and nave. The buildings which are arranged in an attractive manner around Bolney Street together create a sense of enclosure and form an attractive entry to the village. The northern part of the Conservation Area, which also contains a number of listed buildings, includes those properties fronting onto Bolney Street, north of 'Leacroft', Cherry Lane and Top Street. It

is characterised by low density development, with trees, hedges and open spaces making an important contribution to its attractiveness.

21.9 The following features, in particular, contribute to the character of the Conservation Area:

- the lack of a uniform building line which adds variety and interest, reflects the gradual growth of the village and enhances its semi-rural character;
- the variety of age and style of the buildings and the use of natural and traditional building materials;
- the attractive walling within the area;
- the attractive countryside views; and
- views into and out of the Conservation Area

### **Area of Importance for Nature Conservation**

21.10 The Hanger SNCI lies partly within the Parish of Bolney. Within this woodland site are two main types of wood. Alder occurs along the streams and extends up the lower slopes, with Oak, Hazel and Ash on the upper slopes and flat ground above. The wood supports a wide range of woodland plants, mosses and liverworts, a good bird community and a number of uncommon butterflies.

## **Housing**

### **G&W Motors, London Road, Bolney**

21.11 This site of 0.3 hectares consists of a former petrol filling station on the 'old' A23 (London Road). Part of the site is now used for motorcycle repairs and servicing and part for the sale of furniture. The site is bordered by residential properties to the north and south while Homeleigh, a residential property accessed through the garage frontage, lies to the rear of the site.

21.12 Care should be taken to protect the amenities of existing residents, particularly those to the south of the site where additional landscaping will be required. The new A23 lies to the east and appropriate noise attenuation measures will also be required to protect new residents from excessive traffic noise.

**BO1** Land at G&W Motors, London Road, Bolney (approximately 0.3 hectares) is allocated for residential development to provide approximately 6 dwellings. Permission will be subject to the general requirements of the Local Plan, particularly policies G3 (Infrastructure), B2 (Design), H2 (Dwelling Mix), T4 (New Development) and R3 and R4 (Outdoor Playing Space).

**Additionally permission will be subject to the following requirements:**

- (a) a single point of access from London Road;
- (b) the provision of a comprehensive landscaping scheme paying particular attention to the southern boundary;
- (c) the provision of adequate noise attenuation measures within the development;
- (d) the site should be checked for possible contamination and any necessary remediation shall be undertaken by the developer before building commences; and
- (e) financial contributions towards the provision of additional library facilities in Haywards Heath, primary and secondary school provision and civic amenity facilities.

## Employment

21.13 A number of businesses are located in the village or the surrounding rural area. These contribute to the economy as well as providing some local employment. The majority of these operate with little or no impact on the surrounding area. The following paragraphs set out policy and proposal relating to one specific site.

### Bolney Grange

21.14 The Bolney Grange Industrial Estate is situated in predominantly open countryside north east of the small settlement of Hickstead. This is an instance where industrial development has become established in a rural area. Originally a poultry farm, planning permission was granted in 1982 for the use of the redundant poultry houses for industrial purposes, subject to a legal agreement requiring environmental improvements to be made to the buildings and the site. Employment activity has expanded incrementally on the site since.

21.15 The site is currently occupied by a large number of small firms, with premises between 45m<sup>2</sup> and 465m<sup>2</sup>. It provides relatively low cost industrial premises for a range of industrial and commercial activities. It is an important source of local employment.

21.16 The site is relatively well contained and screened from view. It is a significant traffic generator, however. While the estate operates satisfactorily at the present level of activity it is the Council's view that any extension of the site, or intensification of the level of use beyond which is existing, would be likely to cause significant environmental and traffic difficulties and would be contrary to the aims of this plan for the countryside.

### **BO2** Redevelopment proposals at Bolney Grange Industrial Estate will be permitted where all of the following criteria can be met:

- (a) a high standard of landscaping is included as an integral part of the proposals, particularly around the periphery of the site;
- (b) the eaves height of any proposed building does not

**exceed 4 metres; and**

- (c) the floorspace of any proposed building does not exceed 465m<sup>2</sup>, and provided that a wide range of building sizes is provided below that figure down to 45m<sup>2</sup>.**

**Proposals for the open storage of materials, proposals which would intensify activity on the site or extend the Estate beyond its existing boundaries, or activities which give rise to pollution, will not be permitted. It is considered desirable for all access to and from the site to be from Stairbridge Lane south to the A2300 only.**

## **Community/Recreation Use**

### **Recreation Ground**

- 21.17 Bolney Recreation Ground (Batchelors Field) is a well used public recreation facility, providing opportunities for football, children's play and informal activities. There is a need, however, for a floodlit multi-use area and additional public open space located in the village.
- 21.18 An extension to the existing recreation ground onto land to the east is therefore proposed. This enlargement and the proposal for the multi-activity area will significantly increase the recreation facilities available in the village. Efforts have been made to implement this proposal which was included in the 1990 Plan. The Council considers that its allocation remains appropriate.

**BO3 Land is allocated for an extension to the east of Bolney Recreation Ground for recreational use, comprising approximately 1.4 hectares.**

### **Rawson Institute**

- 21.19 The Rawson Institute building serves as a village hall facility for Bolney and, although comparatively well used, the building lacks a full range of modern facilities. The Council will support the improvement of this existing facility. Alternatively, the provision of a replacement village hall building will be supported if a suitable site can be identified.

### **Aurora Ranch Caravan and Camp Site**

- 21.20 Aurora Ranch provides the only static caravan pitches in the South Mid Sussex area and the only major touring caravan and camp site. Its location adjacent to the A23 Trunk Road means that it is both a popular transit location serving people travelling through the County, and a suitable longer term site for visitors to the Areas of Outstanding Natural Beauty and the District's other attractions. The Council supports the continued use of the site for this activity.

- BO4** No Increase in the current permitted level of static caravans at the Aurora Ranch site will be considered acceptable due to the sensitive location of the site within the High Weald Area of Outstanding Natural Beauty.

