



Foxhole Meadows Bolney

A Vision for the land at Foxhole Farm, Bolney,
Mid Sussex

Contents

1.0 Introduction ---

- 1.1 Wates Development and the Professional Team
- 1.3 Key Benefits
- 1.3 Background
- 1.4 Site & Context
- 1.5 Facilities Map

2.0 Design ---

- 2.1 Site Considerations Plan
- 2.2 Concept Masterplan
- 2.3 Place making
- 2.4 Green infrastructure
- 2.5 Sustainability
- 2.6 Design Evolution
- 2.7 Landscape led Design
- 2.8 Country Park Activities
- 2.9 Land for Educational use
- 2.10 Summary Benefits



1.0 Introduction



1.1 Wates Developments & the Professional Team

Wates Developments is an expert in land, planning and residential development throughout Southern England. Wates Developments is the primary investment arm of the Wates Group, which was founded in 1897, Wates is now one of the largest construction and development companies in the UK.

As a family owned business Wates shares a deep sense of responsibility to provide outstanding projects for customers which make a long-lasting difference to the communities in which it works. From delivering affordable housing, new schools, through to retail and commercial interiors, heritage sites and residential development jointly with partners, it is in a unique position to make a positive impact for the long-term.



Professional Team



1.2 Key Benefits



New Homes



Allotments



Country Park



New woodland



Orchards



Co-Working hub + café



Land for educational use



Sustainable drainage

Foxhole Meadows
Bolney

Haywards Heath

Burgess Hill

1.3 Background

This document has been prepared on behalf of Wates Developments to introduce the proposals for the delivery of up to 200 new homes on the Land at Foxhole Farm, Bolney, Mid Sussex.

This document is broken down into the main components of the masterplan and how this has been influenced by matters such as landscape character, biodiversity, access, connectivity and setting of heritage assets.

Bolney

A23

1.3 Background



1.4 Site & Context

Location

The Site is located to the west of Bolney and is less than a 5-minute walk to the village centre. The village provides a range of services and facilities, which are concentrated around the Rawson Hall, and include Bolney Church of England Primary School, St Mary Magdalene's Church, Chapel, The Ark nursery, The Eight Bells Public House & hotel and Batchelor's Field recreation ground. Other services and facilities include the Bolney Wine Estate, part-time post office, café, and Under 5s Pre-School, The Bolney Stage and Eight Bells Public Houses and Bolney Cross Service Station.

The closest GPs and dentists are located in Cuckfield, Burgess Hill and Haywards Heath.

Haywards Heath is less than 5 miles away to the east. Haywards Heath is a main service centre and key settlement in the District which benefits from a comprehensive range of employment, retail, health (including the Princess Royal Hospital), education, leisure services and facilities. It also has excellent public transport facilities, including a main line railway station that provides regular services towards London and Brighton.

Site Description

The Site adjoins the western edge of Bolney village and comprises a total area of 19.6ha. The Site is well-screened by tree cover, which encloses the boundary along Foxhole Lane limiting views into the Site from publicly accessible areas. The Site comprises Foxhole Farm which includes a menage and various barns and part derelict storage buildings associated with the farm together with 3 surrounding fields.

The eastern boundary of the Site adjoins the existing built-up edge of Bolney village, running parallel to The Street.

Foxhole Lane runs along the western Site boundary in a north-south direction, meeting at the junction with the A272/Cowfold Road to the south. The A272 intersects with the A23 approximately 0.8km to the east of the Site. Three bus stops are situated in close proximity to the Site – two less than 100m away along The Street to the east providing a regular service to Haywards Heath, Crawley, Burgess Hill and Brighton. One on London Road which provides a service to Crawley and Brighton.

The Reg 18 Mid Sussex Plan Review identifies the site as a potential allocation (policy DPH18) for 200 homes (30% affordable), a community facility, land for educational purposes, a country park, community allotments. The High Weald Area of Outstanding Natural Beauty ('AONB') is located further north.

The Site is not located in a Conservation Area, however a large part of Bolney Village is designated as a Conservation Area, albeit in two parts – a northern section located to the north-east of the Site and encompassing Top Street and the northern half of The Street; as well as a southern section centred around the Primary School and another section of The Street.

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

The Environment Agency's Flood Map for Planning indicates that the Site falls within Flood Zone 1 and is therefore subject to a low risk of flooding from rivers or the sea.

1.5 Facilities Map

Key:

Site Boundary

Neighbourhood Plan Housing Allocation

New development

Education

1

Bolney C of E Primary School

2

Bolney Under Fives

Retail

1

Bolney Post Office

2

Bolney Cross Village Stores + Service Station

3

Northlands Nursery Garden Centre

4

Community Café

Leisure

1

Village Hall + Playing Fields

2

St Mary Magdalene Church

3

Bolney Cricket Club

4

Eight Bells Public House

5

Bolney Wine Estate





2.0 Proposals

2.1 Site Considerations Plan

- Site boundary
- New woodland
- Ancient woodland
- Flood zone
- Built Up Area Boundary
- Conservation Area
- Footpaths
- Grade 1 Listed Building
- Grade 2 Listed Building
- Noise from the road
- View from St. Mary Magdalene Church



2.2 Concept Masterplan



1 Co-working hub



2 Community orchards



3 Country Park



4 Allotments



5 Land for educational use*

*Scope to be agreed through consultation process



2.3 Place Making

The layout features the following character areas:

- 1. 'Country Park' - The focal space is used to arrange the two home zones around, with a connecting rural estate road. The country park contains the various public open space facilities, such as allotments, orchards, co-working, and habitat areas.
- 2. 'The Boulevard' - Tree lined primary road network creating verdant green experience to housing development parcels.
- 3. 'Country Estate Road' - A rural focused estate road, lined with parkland estate fencing, and fronting the new country park along its entire length.
- 4. 'Lanes' - Dwellings off private drives and with green frontages to blend into the surrounding landscape setting.

Taking cues from the traditional buildings, with a local vocabulary of traditional materials, roof forms and window proportions and limited palette of materials consistent with the local vernacular architecture..

Frontages forming a consistent line along the primary streets, with front boundaries demarked by picket fencing, hedges or railings.

Where the development fronts the green public areas, wooded boundary or open countryside, a rural feel is appropriate. Eaves heights are to be dropped on some buildings with the frontage following a varied alignment, allowing for the boundary planting to infiltrate the informal gaps between the built form.



Key

Country Park

Orchards / Co-working

Tree lined boulevards

Country estate road

Lanes

Land for Educational use

Main Vehicular access

New footpath/cycleway



Plan showing character areas

2.4 Green Infrastructure Benefits

Proposed scheme benefits:

1. 10 ha of Country Parkland
2. Co-working office space with café
3. Large community orchards
4. Community allotments
5. Community allotments
6. Land for educational use



2.5 Sustainability

The following strategy will achieve Net Zero Carbon at the design stage. This is defined as a 100% reduction in regulated emissions, going beyond the 2025 Future Homes Standard.

Our masterplan will provide a new, low carbon community in Bolney. The scheme is underpinned by sustainable priorities through Carbon Emission Reduction and Sustainable Design.



Fabric First

The development will be designed in line with LETI design standards, ensuring the buildings are highly energy efficient, airtight and tackle thermal bridging to reduce heating demands



Efficient Ventilation

Ventilation with with heat recovery units will continuously supply fresh air to the homes, reducing heat losses and ensuring high indoor air quality



Air Source Heat Pumps

Air Source Heat pumps provide low carbon heating eliminating the need for fossil fuels on-site and ensuring the development is ready for the net zero carbon economy



Photovoltaics Panels

PV panels will harvest solar energy and provide renewable electricity for the development to achieve 100% reduction in CO2 emissions



Carbon Offsetting

Carbon emissions will offset by tree planting



Low Carbon Materials

Low Carbon Materials here possible, materials will be chosen which have low embodied carbon and are sourced locally

2.6 Design Evolution

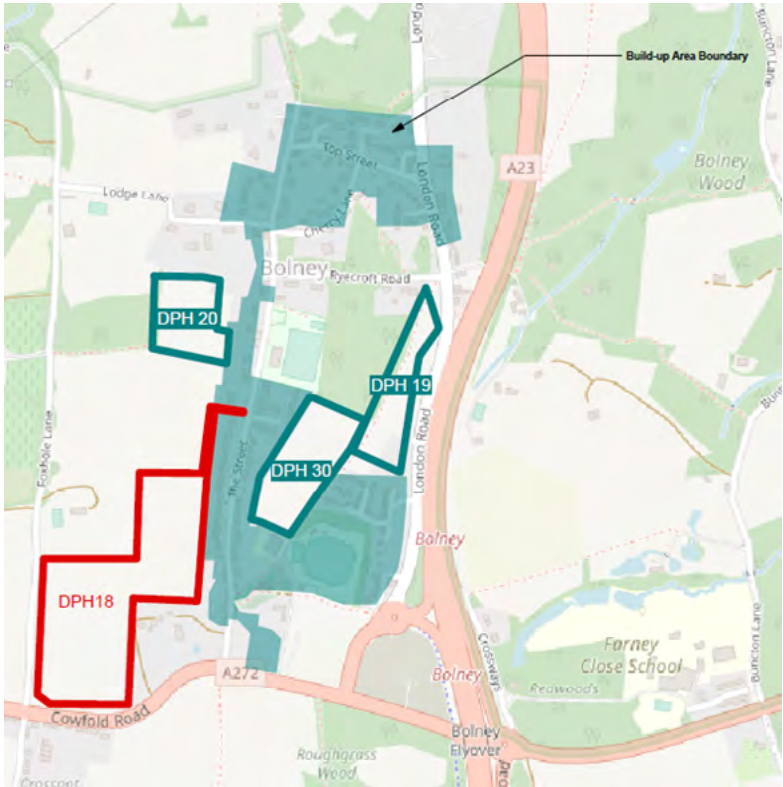
Within the Regulation 18 Draft Local Plan published in January 2022 (now superseded), Land at Foxhole Farm was a proposed allocation for 100 new homes with associated community benefits alongside three additional sites within Bolney.

The total level of development proposed for Bolney was 261 homes with the only community benefits above and beyond the much needed homes located on Foxhole Farm. These included a new publicly accessible country park (which would remain green in perpetuity), community allotments and a new community facility which could include a shop/café or a co-working hub.

During the ‘pause’ on the original Regulation 18 draft plan, the proposals on Land at Foxhole Farm have evolved to deliver a more comprehensive scheme to the village which now results in a single site allocation compared to the previous piece meal development.

As set out in the table below, the new proposals results in a reduced number of homes and developed area for the village whilst simultaneously increasing the level of new public open space provided. On top of the new homes and previous community benefits proposed at Foxhole Farm, provisions have also been made to safeguard land for Education uses which subject to further consultation with the community and WSCC could include (but not limited) increasing the capacity of the existing Bolney CoE school, sports pitches, woodland classrooms or a new primary school.

	Reg 18 Jan 2022	Reg 18 Jan 2022
Number of sites	4	1
Number of homes	261	200
Gross Site(s) area (ha)	16.58 ha	16.4 ha
Total Net Development Area (ha) *	9.59 ha	6.56 ha
Total Open Space (ha)*	6.99 ha	9.84 ha (60% of the site)
Average Gross density	27.2 dph	30.4 dph
Community Infrastructure	<p>DPH19 – Land West of London Road:</p> <ul style="list-style-type: none">• New pedestrian links to existing PROW <p>DPH20 – Land rear of Dalton’s Farm</p> <ul style="list-style-type: none">• New pedestrian links to existing PROW <p>DPH30 – Land East of Paynesfield</p> <ul style="list-style-type: none">• New pedestrian links to existing PROW <p>DPH18 – Land at Foxhole Farm (100):</p> <ul style="list-style-type: none">• New pedestrian link connecting Cowfold Road and The Street• Country Park• Community Allotments• Community facility (e.g. retail)	<p>DPH18 – Land at Foxhole Farm (200):</p> <ul style="list-style-type: none">• New pedestrian link connecting Cowfold Road and The Street• Country Park (60% of the site)• Community Allotments• Community facility• Land for education use (e.g. new facility, sports pitches, woodland classrooms)



2.7 Landscape led design

SLR Consulting Limited has carried out a detailed assessment of the potential visibility of the proposed development, as shown in the Visibility Plan. This plan is based upon a computer-based analysis of the potential visibility of two storey homes, positioned as shown on the illustrative masterplan. The computer model used to assess visibility includes all existing large tree and woodland areas, as well as existing buildings, and landform data supplied by Ordnance Survey. However, it does not include smaller hedgerows and tree groups, nor does it include all of the proposed woodland or tree and shrub planting. Consequently the plan provides a worst-case assessment of potential visibility, which could reduce once proposed planting has started to mature.

The Visibility Plan shows not only those areas where views could be possible, but also the degree of visibility at any one point. Areas shown as having high visibility thus have the potential to see a much larger vertical extent of the proposed buildings, whereas areas with low visibility would see glimpses of only a small vertical extent of the buildings.

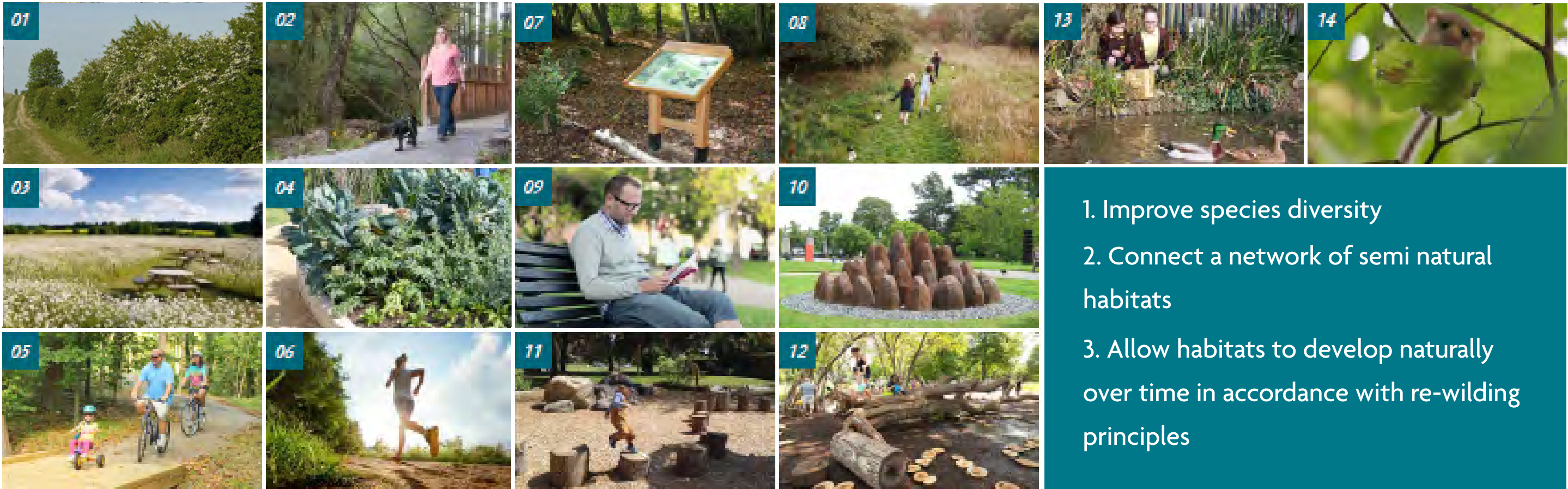
The Visibility Plan only shows visibility in publicly accessible locations. The plan tells a very clear story: visibility of the proposed new homes would be highly localised, with glimpsed views between existing houses on The Street and also glimpses from the A272, but very limited opportunities for views in the wider countryside. There would be no visibility from the churchyard of St Mary Magdalene, or from the majority of homes in the village. The reasons for this are twofold:

- Firstly, the proposed houses have been placed on the lower parts of the site, with the more visible, elevated, central section of the site remaining free from development and becoming part of a new country park.
- Secondly, the site is already enclosed by existing woodland, tree groups and hedgerows, as well as by landform and buildings.



2.8 Country Park activities

- 1. Hedgerow improvements
- 2. Dog walking paths
- 3. Picnic areas
- 4. Allotments, community gardens and productive / edible landscapes
- 5. Walking and cycling routes
- 6. Outdoor trim trail and outdoor gym equipment
- 7. Nature interpretation boards
- 8. Meadow landscapes
- 9. Quite areas
- 10. Public art
- 11. Formal play areas
- 12. Natural play areas
- 13. Educational landscapes.
- 14. Wildlife habitats and hides



- 1. Improve species diversity
- 2. Connect a network of semi natural habitats
- 3. Allow habitats to develop naturally over time in accordance with re-wilding principles

2.9 Land for Educational use

Our proposals could explore a number of potential options for educational use such as:

- 1. Outdoor classrooms
- 2. Outdoor trim trail and outdoor gym equipment
- 3. Mud / outdoor kitchens
- 4. A new primary school / sports pitches facilities
- 5. Productive gardens
- 6. Woodland activities / Hide building



- 1. Provide opportunities for education
- 2. Promote engagement with the outdoors
- 3. Create a variety of fun learning activities within the landscape

2.10 Summary - Benefits



Over 17 acres of public green open space.
(60% of the site)



New community facilities including co-working hub and café.



Community allotments



New footpaths and junior run route.



Proposed zero carbon scheme. Sustainable technology, rainwater harvesting and PV panels.



EV charging points and EV Car Club to respond to Climate Change Emergency.



The land is available and deliverable now.



Mix of house types - to meet local need.



60 affordable homes - giving young people the opportunity to stay in the area.



Community orchards



Significant biodiversity net gain



Land for educational use

Wates House
Station Approach
Leatherhead
Surrey KT22 7SW

Tel: 01372 861000
www.wates.co.uk



Foxhole Meadows
Bolney

All plans are reproduced from the Ordnance
Survey Map Crown copyright Reserved.

Masterplanning, Desktop Publishing and
Graphic Design by Re-Format.

RE-
FOR
MAT