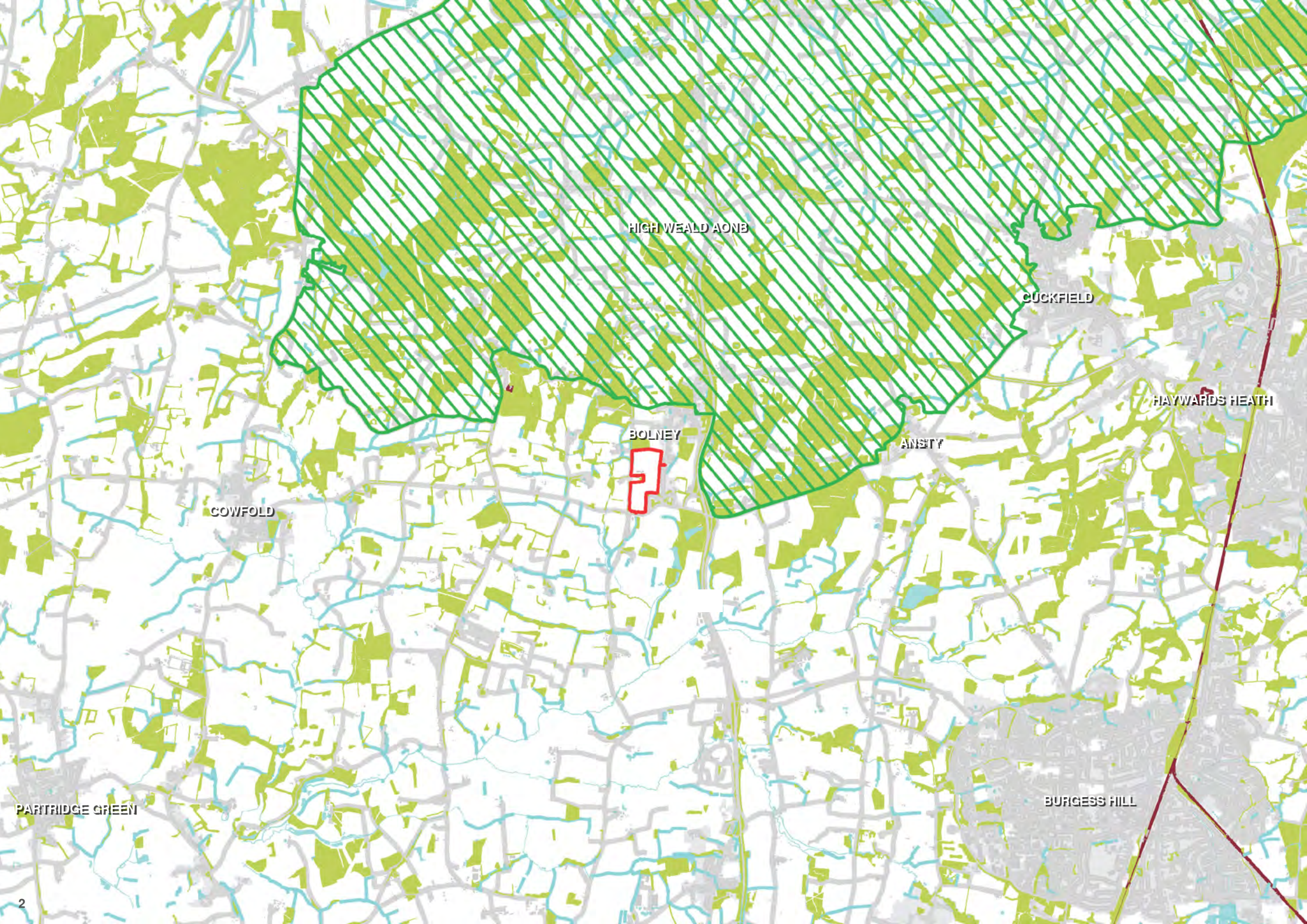


FOXHOLE FARM BOLNEY

LANDSCAPE AND HERITAGE STRATEGY

December 2023





HIGH WEALD AONB

CUCKFIELD

HAYWARDS HEATH

ANSTY

BOLNEY

COWFOLD

BURGESS HILL

PARTRIDGE GREEN

CONTENTS

1.0 INTRODUCTION	P.4
2.0 LANDSCAPE AND VISUAL MATTERS	
- 2.1 Landscape Planning Context	P.6
- 2.2 Landscape Character	P.8
- 2.3 Site Character and Context	P.12
- 2.4 Topography	P.14
- 2.5 Settlement Form	P.16
- 2.6 Visibility and Views	
3.0 THE EVOLUTION OF THE ILLUSTRATIVE LANDSCAPE MASTERPLAN	P.20
- The Design process: Landscape and Heritage-led	
- Key elements of the Masterplan:	
- Providing new informal Open Space	
- Protecting views from St Mary's church	
- Reducing the potential Visibility of Development	
- Photomontages	
4.0 HERITAGE MATTERS	P.24
- Potential Effects of the proposals upon Heritage Assets	
- Historic Form of the Settlement	
5.0 SUMMARY AND CONCLUSIONS	P.30



1.0 INTRODUCTION

OBJECTIVES

The Consultation Draft (Regulation 18) of the Mid-Sussex District Local Plan (the "Draft Local Plan") proposes the allocation of Land at Foxhole Farm (reference DPH18) for the development of 200 dwellings.

This document has been produced to support this allocation and demonstrate the landscape led design which will seek to address concerns in regards to landscape, visual and heritage raised by Bolney Parish Council.

This report will also seek to respond to comments which have been received through the Regulation 18 consultation, notably from Bolney Parish Council.

ISSUES RAISED BY BOLNEY PARISH COUNCIL

Landscape and visual issues raised:

- Impact of development upon the High Weald, (it is also noted that residential development on the site would "represent substantial urbanization within the setting of the High Weald").
- Impact upon rural setting and character of the settlement. It is also mentioned that development at Foxhole Farm would have a "poor relationship with the existing north/south [orientation] of the village".
- The development would cause "coalescence" of Bolney and Crosspost.
- Loss of short and long views to the Low Weald and South Downs from the site, and from footpath 44Bo which runs along the northern boundary of the site.

Heritage issues raised:

- Impact upon heritage assets including the grade I Parish Church of St Mary Magdalene and other listed buildings.
- Development does not reflect the historic settlement pattern.

STRUCTURE OF THIS REPORT

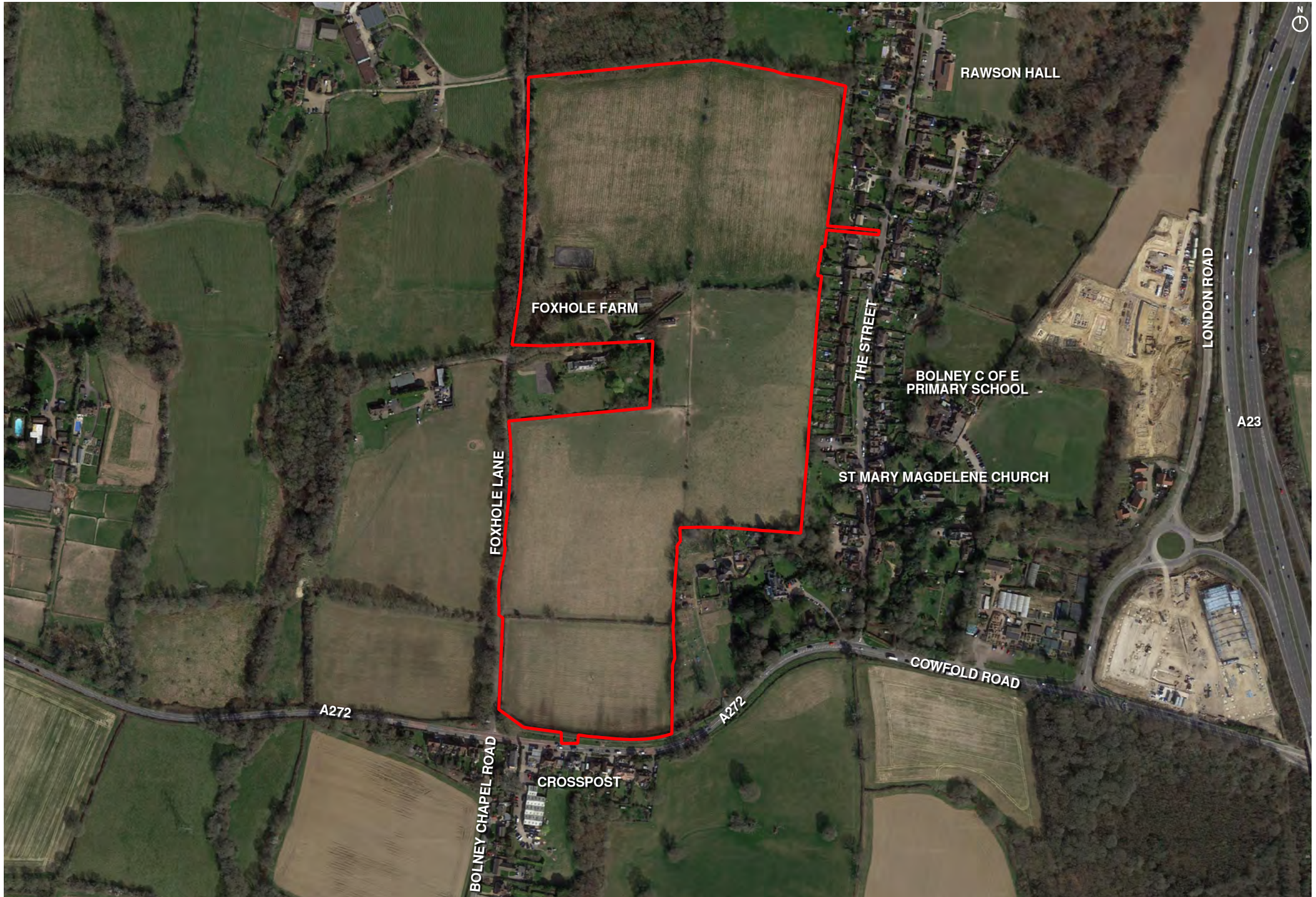
In order to address the concerns raised this report covers the following matters:

- **Landscape and Visual Matters**
- **Heritage Matters**
- **The Evolution of the Landscape Masterplan**
- **Review of Alternative Sites**
- **Summary and Conclusions**

AUTHORS

Information regarding landscape and visual matters has been provided by SLR Consulting Limited. Heritage research has been provided by Pegasus Limited.





2.0 LANDSCAPE AND VISUAL MATTERS

2.1 LANDSCAPE PLANNING CONTEXT

DESIGNATIONS

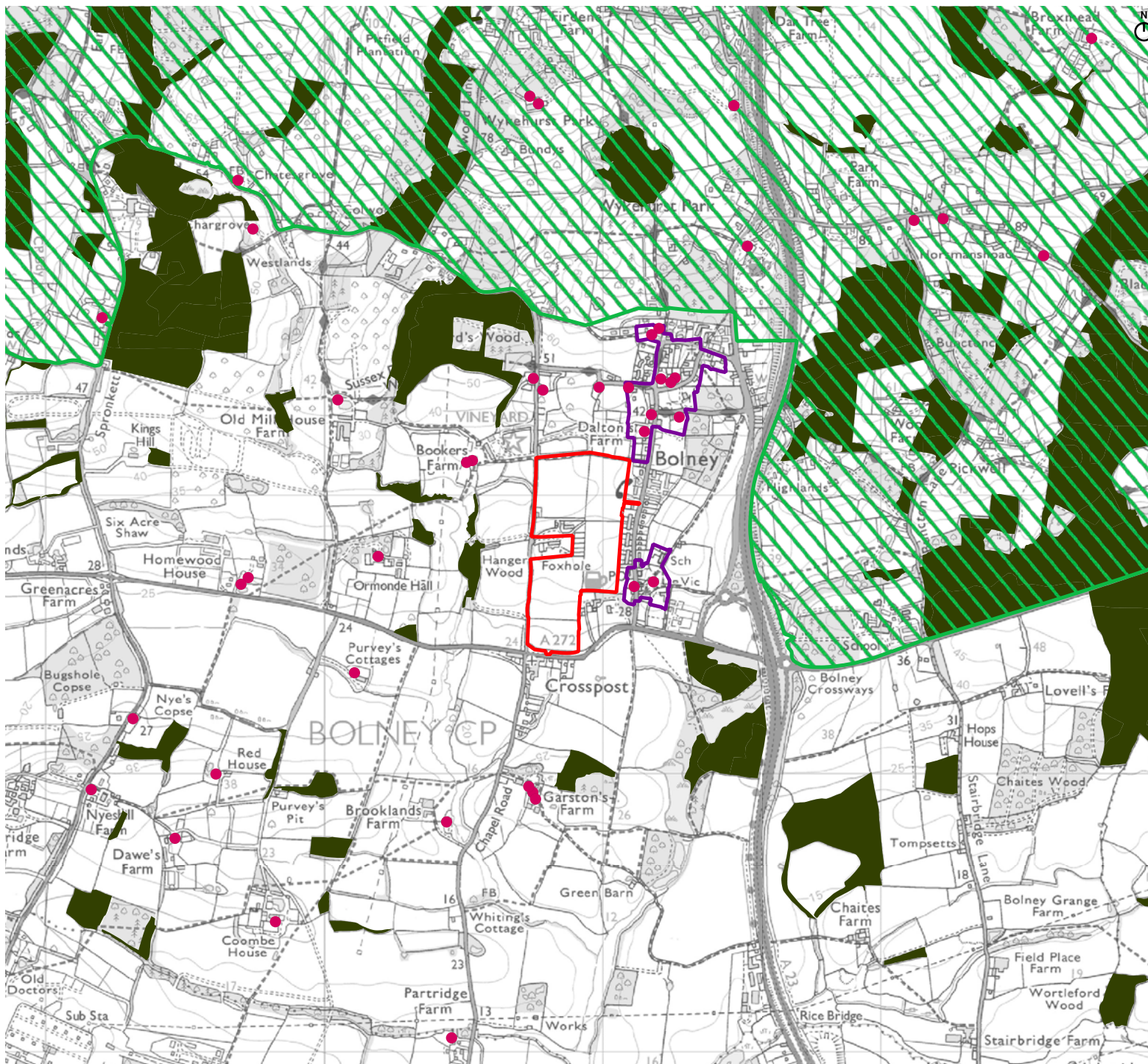
The site is not within any landscape or landscape-related designations.

The northern section of the Bolney Conservation area is approximately 10 metres to the north-east of the site, and the southern section of the Bolney Conservation area is approximately 25 metres to the east of the site. The High Weald AONB is over 460 metres to the north of the site. The South Downs National Park is over 7 kilometres to the south of the site.

The site has no formal public access, although there is a public footpath along the northern edge. There are listed buildings within Bolney itself, most notable the grade I church of Mary Magdalene, to the east of The Street, and grade II Walnut and Well Cottage, on the western flank of the Street. Grade II* listed Wykehurst Park is located on a low ridge approximately 500 metres to the north of the site.

Key:

-
- Legend:
- Site Boundary
 - High Weald AONB
 - Ancient Woodland
 - Conservation Area
 - Listed Building



2.0 LANDSCAPE AND VISUAL MATTERS

2.2 LANDSCAPE CHARACTER

EXISTING LANDSCAPE CHARACTER ASSESSMENTS

At a national level the southern part of the site is within National Character Area 121, Low Weald. Key characteristics of relevance to the site include:

- Broad, low-lying, gently undulating clay vales;
- Generally pastoral landscape;
- Field boundaries of hedgerows and shaws enclosing small, irregular fields and linking into small and scattered linear settlements;
- Intricate mix of woodlands, much of it ancient.

The northern and central parts of the site are in NCA 122, High Weald. Key characteristics of this character area include the following of relevance to the site:

- A dispersed settlement pattern of hamlets and scattered farmsteads and medieval ridgetop villages;
- Ancient routeways in the form of ridgetop roads and a dense system of radiating droveways, often narrow, deeply sunken and edged with trees;
- An intimate, hidden and small-scale landscape with glimpses of far-reaching views, giving a sense of remoteness and tranquillity;
- Strong feeling or remoteness due to very rural, wooded character;
- Extensive broadleaved woodland cover with a very high proportion of ancient woodland;
- An essentially medieval landscape reflected in the patterns of settlement, fields and woodland.

WEST SUSSEX LANDSCAPE CHARACTER ASSESSMENT (OCTOBER 2005)

In the West Sussex Landscape Character Assessment the site is classified as being located on the southern edge of character area HW4, High Weald Fringes. Key characteristics of this character area include:

- Wooded, often confined rural landscape of intimacy and complexity;
- Significant woodland cover, a substantial part of it ancient, and a dense network of shaws, hedgerows and hedgerow trees;
- Network of lanes, droveways, tracks and footpaths;
- Some busy lanes and roads including A and B roads;
- Varied traditional rural buildings built with diverse materials;
- Designed landscapes and exotic treescapes associated with large country houses.

The land management guidelines for this area state (inter alia) that it is important to:

- Maintain and restore historic pattern and fabric of the woodland and agricultural landscape;
- Protect existing views and avoid skyline development;
- Plan for long term woodland regeneration, and the planting of new broadleaved woodland;
- Increase tree cover in and around villages.

MID-SUSSEX LANDSCAPE CHARACTER ASSESSMENT (OCTOBER 2003)

In the Mid-Sussex landscape character assessment the site is classified as part of Area 10, High Weald Fringes. Key characteristics of this landscape character area include:

- Wooded, often confined rural landscape of intimacy and complexity;
- South and east-draining gills and broad ridges sweeping down to the Low Weald;
- Long views over the Low Weald to the Downs;
- Significant woodland cover, a substantial part of it ancient, and a dense network of shaws, hedgerows and hedgerow trees;
- Network of lanes, droveways, tracks and footpaths;
- Some busy lanes and roads including A and B roads;

In the assessment of landscape and visual sensitivities it is noted (inter alia) that:

- Woodland cover limits the visual sensitivity of the landscape and confers a sense of intimacy, seclusion and tranquillity;
- Older small assart pasture contribute to the intimacy of the landscape;
- Network of lanes, droveways, tracks and footpaths provides a rich terrain for horse-riding, cycling and walking and for the appreciation of nature;

Management guidelines for this area include the following:

- Maintain and restore the historic pattern and fabric of the woodland;
- Protect existing views from the area and avoid skyline development;
- Plan for long-term woodland regeneration, the planting of new small broadleaved woodlands and appropriate management of existing woodlands;
- Extend existing woodland areas rather than creating new woodland features;
- Increase tree cover in and around villages;
- Conserve, strengthen and manage existing hedgerows;
- Protect the tranquil and historic character of rural lanes;



Key:

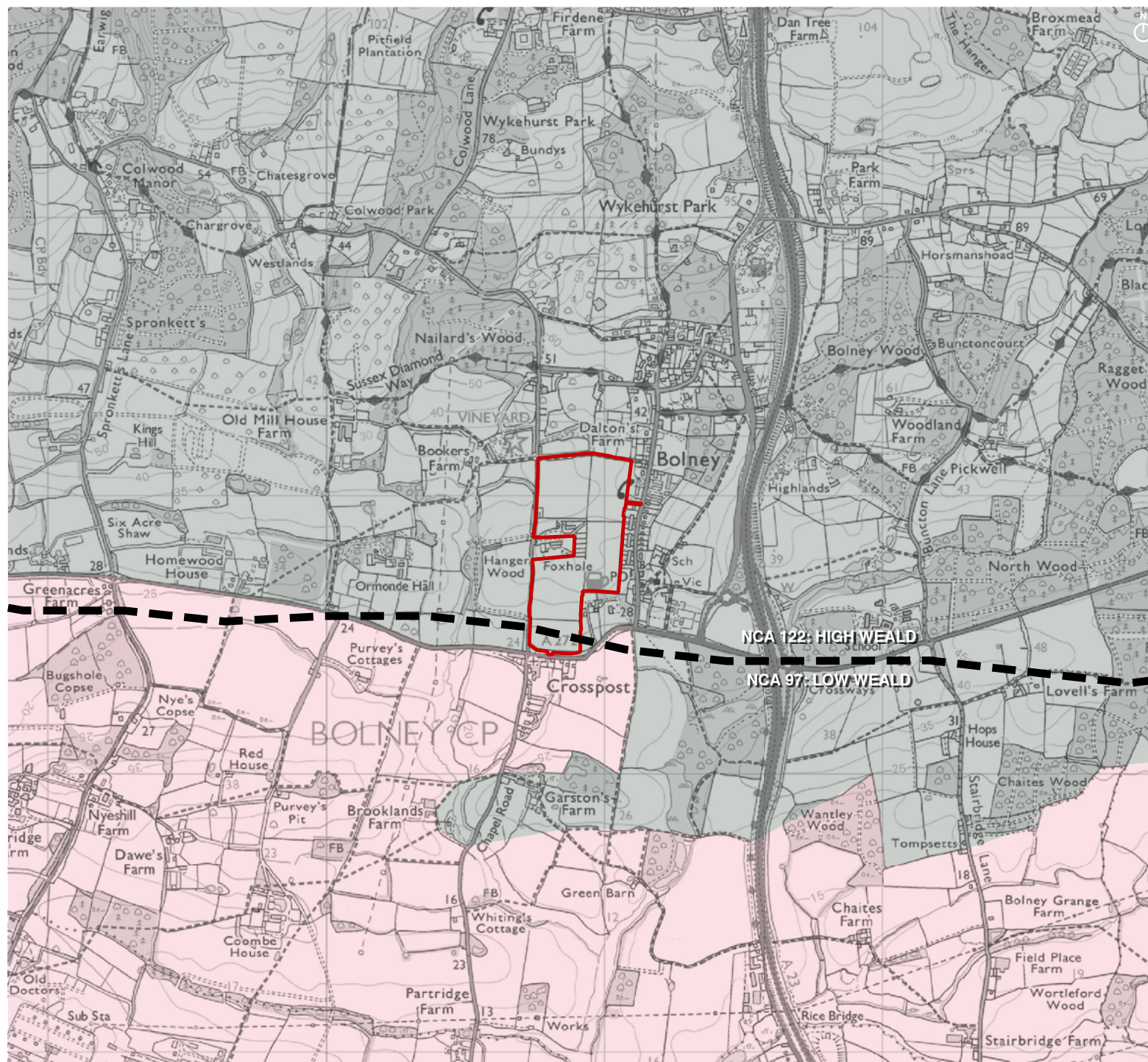
 Site Boundary

 National Character Area



West Sussex Landscape Character Assessment (October, 2005)

 HW4 - High Weald Fringes

 LW10 - Eastern Low Weald

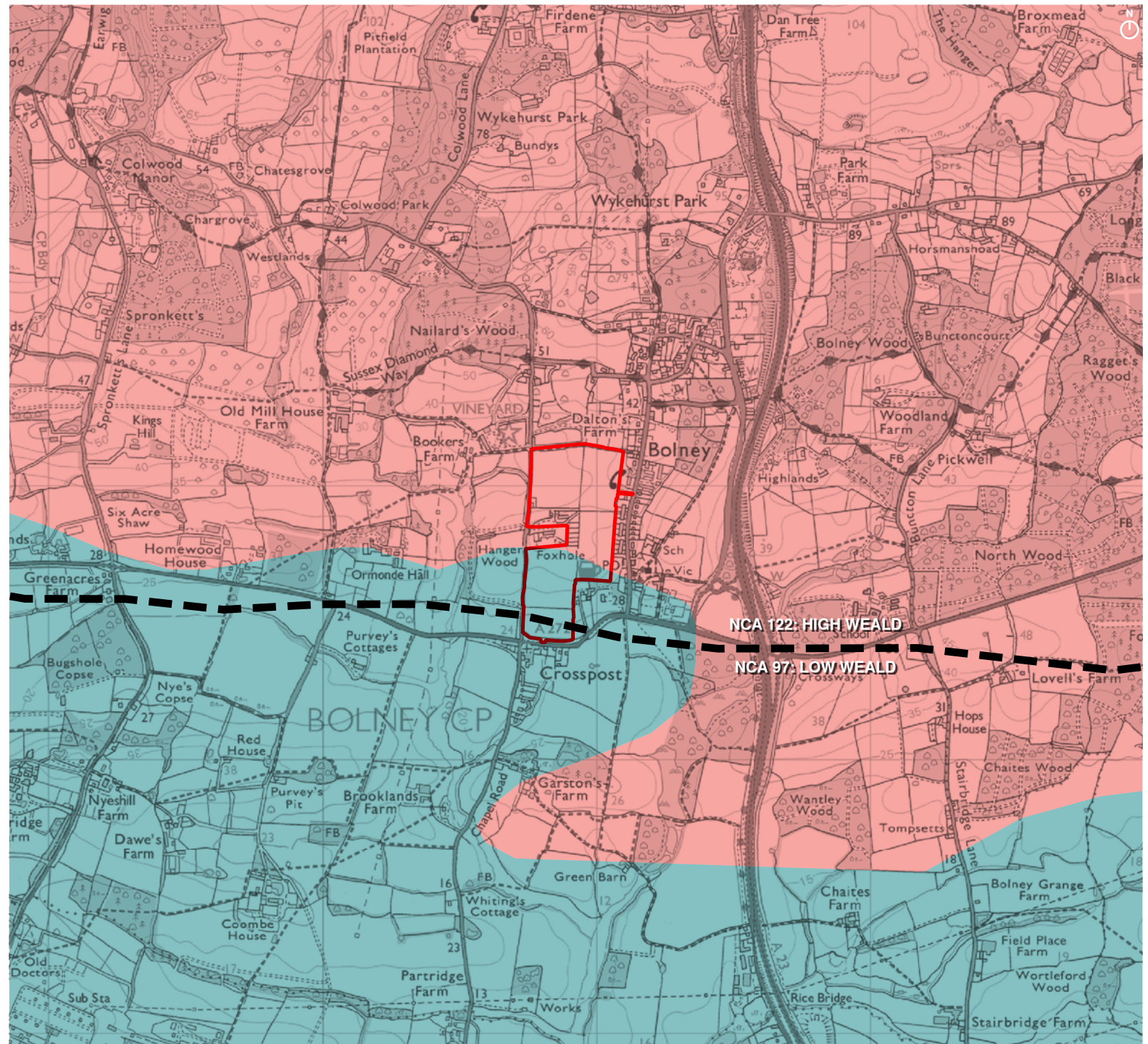


Key:

-  Site Boundary
-  National Character Area

Mid-Sussex Landscape Character Assessment (October, 2003)

-  Landscape Character Area 10: High Weald Fringes
-  Landscape Character Area 4: Hickstead Low Weald



2.0 LANDSCAPE AND VISUAL MATTERS

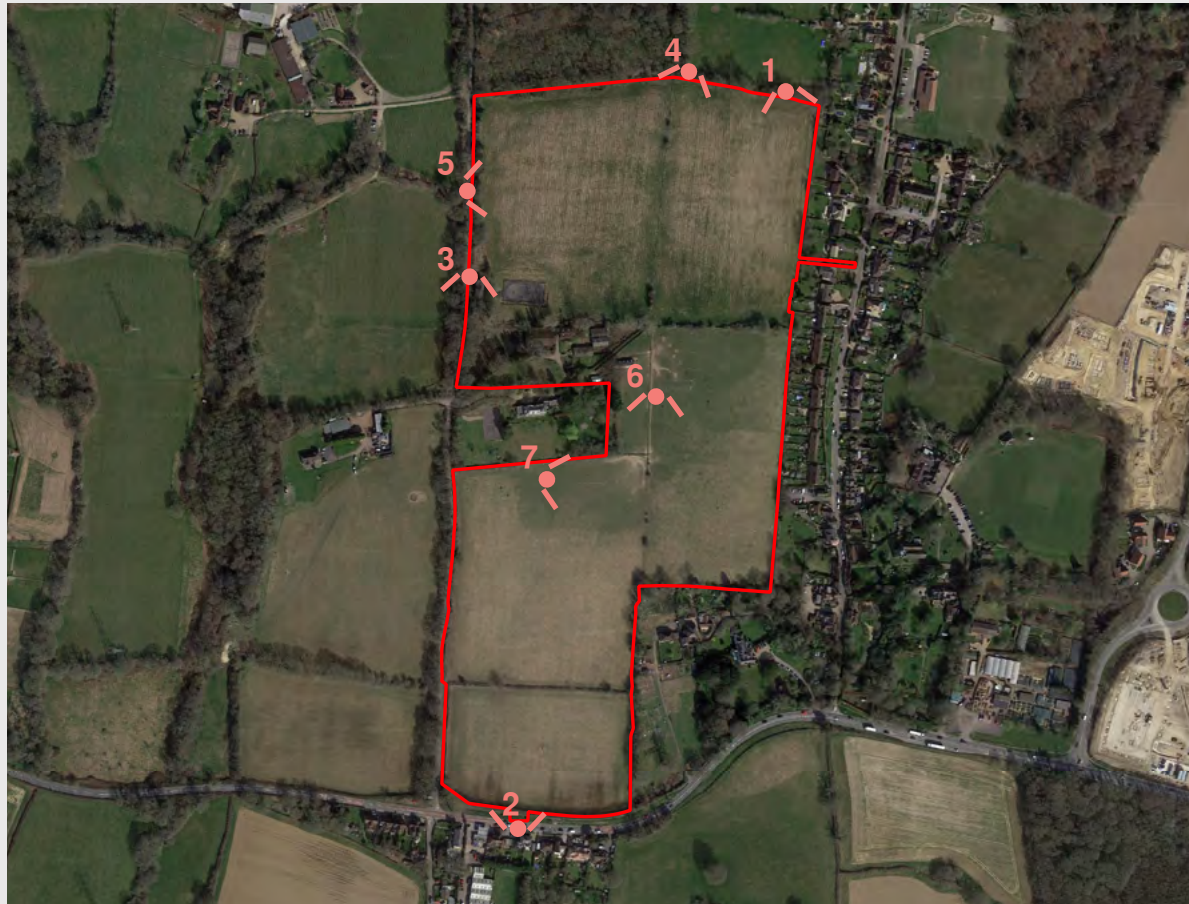
2.3 SITE CHARACTER AND CONTEXT

THE CHARACTER OF THE SITE AND ITS CONTEXT

The site comprises a series of pasture fields, bounded by a mixture of post and wire fences and often gappy hedgerows. Woodland and trees enclose the site. It has a pronounced west-east ridge across its centre, with Foxhole Farm and associated buildings located on the high point of the ridge. The high parts of the site afford long views towards the church of Mary Magdalene and also towards the South Downs, but these views are not available from lower parts of the site.

The southern boundary of the site lies along the busy A272, and the settlement edge is located to the east. This character of the southern end of the site is therefore influenced by movement and noise on this main road, as well as partial views to existing buildings to the south and east.

Foxhole Lane, to the west of the site, is a narrow, straight country lane, sometimes sunken, which has a quiet, rural character with filtered views into adjacent fields.



Plan of Viewpoint Locations.



View south east towards existing properties along the Street from PROW BOL 44Bo/1.



View opposite proposed site entrance.



View south from Foxhole Lane.



View south towards Foxhole Farm from PROW BOL 44Bo/1.



View east from Foxhole Lane.



View south towards South National Downs Park from high point within site.



View west towards Mary Magdelene Church from high point within site.

2.0 LANDSCAPE AND VISUAL MATTERS

2.4 TOPOGRAPHY



TOPOGRAPHY

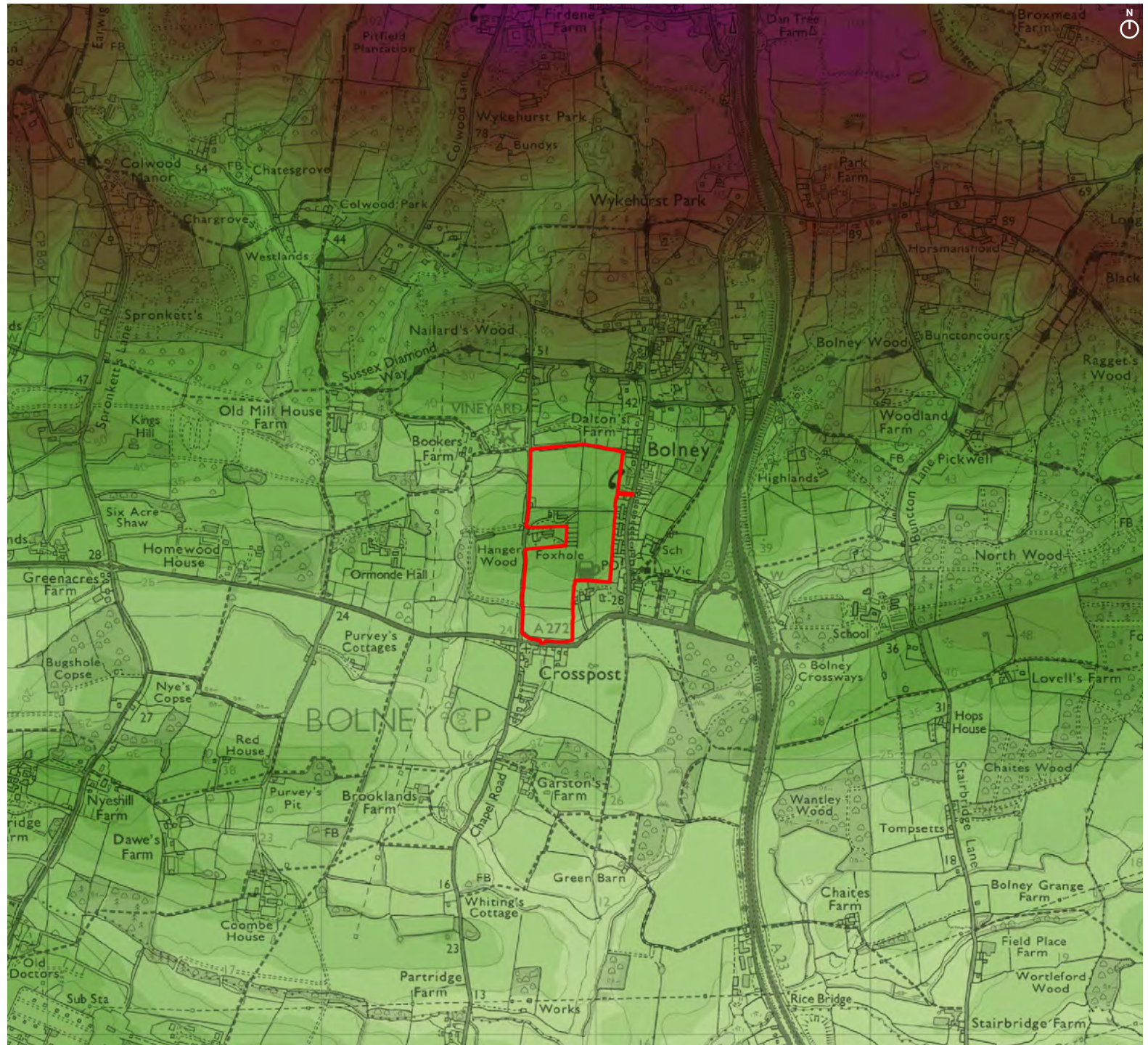
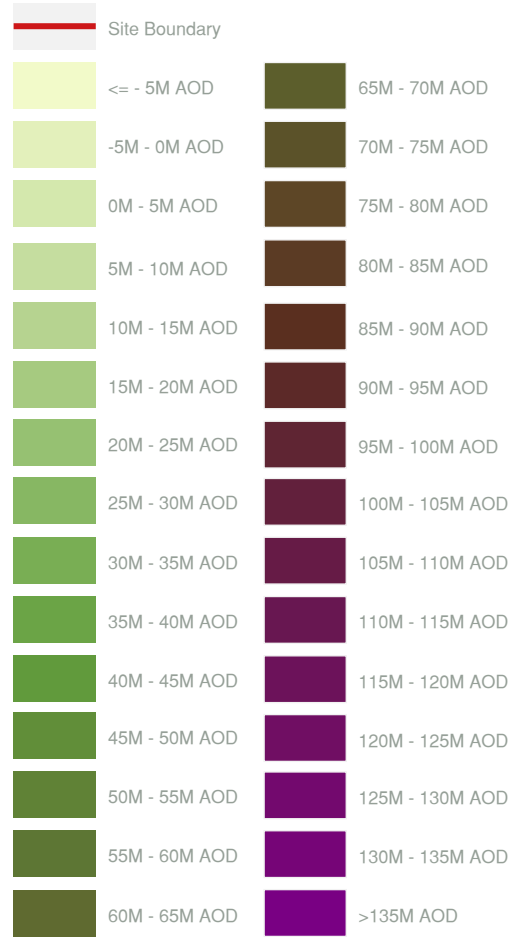
The site has a very strong and distinctive topographic form. The high point of the site, at over 40m AOD, is at the centre of the site, and is occupied by Foxhole Farm and outbuildings. The site then dips down markedly to the north and south, with the south western corner of the site at around 24m AOD and the north-eastern corner of the site being below 35m AOD.

Bolney Primary School is located above 40m AOD, and St Magdalene church is positioned just below 40m AOD.

The church and Foxhole Farm form prominent features in the local landscape and as part of this proposal will remain free from development retaining intervisibility between the two, and it is also for this reason that the fields to the north and south of the site are enclosed and less visible in local views.

Views showing the intervisibility between Foxhole Farm and Mary Magdelene Church.

Key:

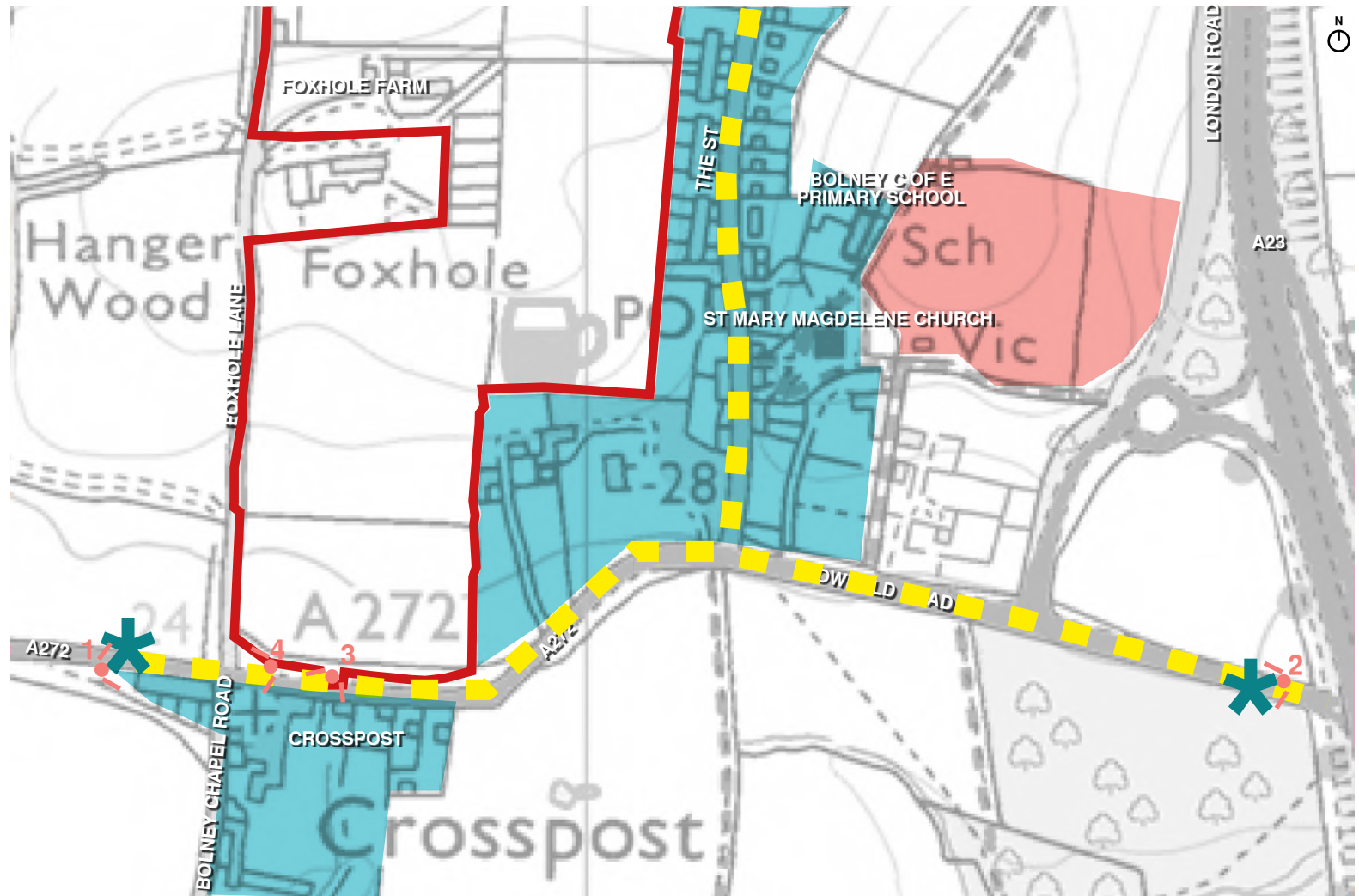


2.0 LANDSCAPE AND VISUAL MATTERS

2.5 SETTLEMENT FORM

SETTLEMENT FORM

The site lies between The Street, Bolney, to the east and Cowfold Road (A272) to the south. On the OS plan (see extract opposite) the residential area to the east of the site is referred to as Bolney, whereas the houses and garage to the south of the site are defined as Crosspost.



Settlement Form Plan
1:5,000@A4

However, on the ground there is no sense of there being two separate settlements:

- Firstly, the western approach to Crosspost on Cowfold Road is signposted as Bolney (see photograph opposite);
- The post office and store at the garage on Cowfold Road is named Bolney Cross Village Store;
- There is no gateway signage at the eastern end of Crosspost identifying this as a separate settlement; instead it is treated as the continuation of Bolney.
- These two parts of the settlement are connected by the A272, with an adjacent footway.

It is notable that road signage in the locality refers to "Bolney Village", which includes the centre of Bolney and the main community facilities, whereas the post office and store at the garage is named "Bolney Cross". These names clearly indicate that these are two character areas within the same settlement.

The continuation of Foxhole Lane south of the A272 is called Bolney Chapel Road. Also the buildings diagonally opposite the houses to the south of the A272 are called Bolney Place.

In terms of the shape of the settlement, this is partly linear and orientated broadly north-south along the Street, but there is also several areas of development in depth perpendicular to this main axis.

Development along Cowfold Road runs west to east, and this west-east axis has recently been extended by new development between Church Lane and the A23. Recent development to the west of London Road has again broadened the settlement form, and there is also development in depth around Top Street, at the northern end of The Street.



Western Approach.



Eastern Approach.



Power- Bolney Cross Service Station.



Junction of A272 and Foxhole Lane (Narrow Lane).

2.0 LANDSCAPE AND VISUAL MATTERS

2.6 VISIBILITY AND VIEWS

VISIBILITY AND VIEWS

Views of the site are generally localised.

From the west there are glimpsed views from Foxhole Lane, and also glimpsed views from footways along the A272 as well as the road itself. From the east views from the Street are limited to glimpses, such as that along a potential site access. Residential properties backing on to the eastern edge of the site would have clear views over the site, particularly from first floor windows.

There are clear views of the site from the footpath along the northern boundary.

As has been noted, the higher parts of the site are visible from the Grade I church within the Conservation area to the east of The Street.

There are no views from the site towards the wider Low Weald or the High Weald AONB. However, the highest parts of the site, around Foxhole Farm, do afford long views towards the South Downs National Park.



View south towards South Downs National Park from high point within site.

Key:

 Site Boundary

Zones of Theoretical Visibility:

 High Visibility

 Medium Visibility

 Low Visibility

NOTE: This drawing is based upon a computer based analysis of theoretical visibility. Only publicly accessible locations where views could be obtained have been included. The drawing shows a worst case assessment of visibility as it only includes large areas of trees/woodland and main hedgerows, and also includes no proposed tree and shrub planting.

THE HIGHER PARTS OF THE SITE WOULD BECOME A COUNTRY PARK, WITH MEADOWS, INFORMAL RECREATION AND PATHS. DEVELOPMENT WOULD THUS ONLY BE PLACED ON THE LOWER PARTS OF THE SITE ALLOCATION, THUS REDUCING THE POTENTIAL FOR WIDER VISIBILITY.

THERE IS A THEORETICAL POSSIBILITY FOR VISIBILITY FROM THIS PATH, ALTHOUGH SITE ANALYSIS HAS SHOWN THAT THESE VIEWS ARE UNLIKELY IN PRACTICE DUE TO INTERVENING VEGETATION.



3.0 THE EVOLUTION OF THE ILLUSTRATIVE LANDSCAPE MASTERPLAN



INTRODUCTION

The masterplan that has been presented by Wates is purely illustrative: only through the planning application process would a more detailed design be produced, with detailed inputs from a wide range of technical consultants.

However, the illustrative masterplan does show how the site could accommodate up to 200 homes, and indicates how much of the site would become public open space (64%).

The illustrative masterplan has also been informed by inputs from an experienced landscape architect and heritage expert. Wates sought advice from these experts at an early stage in the design process, and both were given a free hand to shape the proposed development parcels and mitigation measures.

The illustrative masterplan is therefore landscape and heritage led.

KEY DESIGN PRINCIPLES OF THE MASTERPLAN

Avoiding skyline development: the highest parts of the site (around Foxhole Farm) would be left free from development, with development being located in the lower and more enclosed parts of the site.

Creating new broadleaved woodland; a wooded edge to the village: new native woodland planting would be established at the western edge of the site.

Conserving the rural character of Foxhole Lane: placing a landscape buffer adjacent to Foxhole Lane, and establishing native woodland within this buffer, will ensure that Foxhole Lane retains its remote, rural character.

Conserving the existing character of The Street: the visual enclosure of the site means that proposed housing would only be glimpsed from a small number of locations on The Street, with the majority of this route providing no clear views of the new homes.

Providing new informal Open Space: approximately 64%/11.80ha of the site would be occupied by new public open space. This would comprise areas of species-rich grassland, native woodland, and allotments. The new meadows would also provide space for informal recreation; for example, the land around Foxhole Farm would provide an ideal, south-facing space with views towards the church which could be a perfect family picnic and kick-about spot.

Habitat Creation: 1.41ha of new woodland, and a Country Park comprising species-rich grassland, damp grassland and ponds.

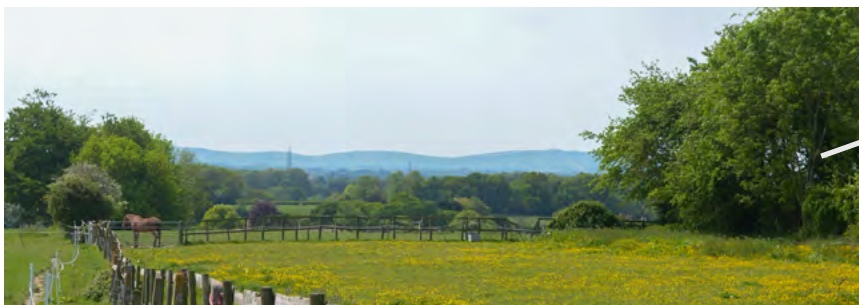
Protecting views from St Mary's church: views from St Mary's church towards the surrounding fields are one of the defining characteristics of the village of Bolney. The proposed houses would be placed on lower and enclosed land which would not be visible in these views. The rural setting of this important heritage asset and local viewpoint would thus be protected and opened up to the public.



View from PROW BOL 44Bo/1 looking into the site.



View south east towards existing properties along the Street from PROW BOL 44Bo/1.



View south towards South National Downs Park from eastern point within site.



View west towards Mary Magdelene Church from high point within site.



Illustrative Masterplan
1:5,000@A4

3.0 THE EVOLUTION OF THE ILLUSTRATIVE LANDSCAPE MASTERPLAN

PHOTOMONTAGES

On the following pages accurate photomontages have been prepared to represent how the proposed development would appear in key views.



Plan of Photomontage Locations.



Photomontage from Foxhole Lane: the proposed new homes would be largely screened in views from Foxhole lane by year 10, as proposed woodland planting along the western edge of the site would provide an effective visual screen.



Photomontage from The Street: it would be possible to obtain only glimpsed views of the proposed new homes from The Street, and where these are visible they would be seen in the context of existing houses in the foreground.



Photomontage from St Mary's church: the proposed new homes would be completely screened in views from St Mary's church, since the higher parts of the site, around Foxhole Farm, would be left free from development.

4.0 HERITAGE MATTERS

POTENTIAL EFFECTS OF THE PROPOSALS UPON HERITAGE ASSETS

The emerging masterplan has been carefully designed, taking into account heritage assets in the vicinity. Reference has been made to the Mid Sussex Conservation Areas documentation (2018), Designation descriptions for Listed buildings, historic maps and aerial photographs, and through the completion of a site visit during which the setting of key assets was assessed.

The site does not lie within any defined Archaeological Notification Areas, with that covering the historic core of Bolney lying outside the site boundary to the south-east.

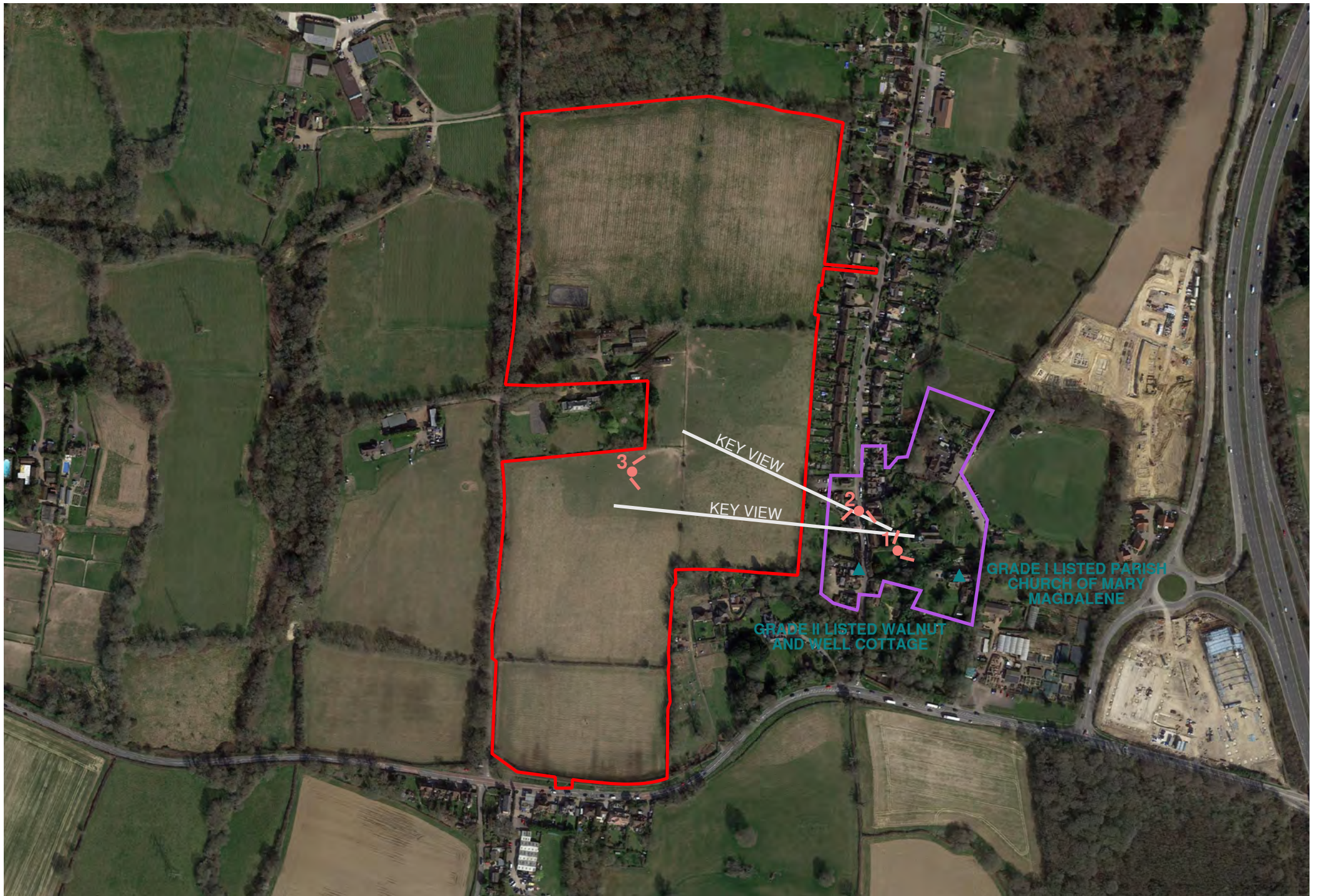
With regards to Built Heritage, key assets in the vicinity comprise the Grade I Listed Parish Church of Mary Magdelane; the Grade II Listed Walnut and Well Cottage; and the Bolney Conservation Area.

The evolving masterplan has taken account of the setting of the assets noted above, specifically through the retention of the central area of the site which has greatest intervisibility with the assets as primarily open space. This will not only safeguard the open nature of the views in this direction in perpetuity but will open up new publicly accessible views to the Church and Conservation Area as a whole from the high ground to the west.

The development of the site as proposed would place development in a logical area considering how development has previously been mainly placed in proximity to the historic core.

As such, it is considered that the evolving layout has responded appropriately to the heritage assets and their settings, and matters relating to heritage are not a constraint to the residential development of the site.





Intervisibility between high point on site and Conservation Area.

4.0 HERITAGE MATTERS



1. The Grade I Listed church of St Mary Magdelane, which is medieval with later alterations, lies approximately 125m to the east of the site.



2. The Grade II Listed Well and Walnut cottage, which is a 17th-century timber-framed residence which was once two cottages, lies approximately 50m to the east of the site.



3. This church and Well and Walnut Cottage lie within the southern part of the Bolney Conservation Area. This area has some intervisibility with the central area of the site which will be left completely free from development.

The Bolney Tithe Map of 1842 shows settlement in the Bolney area was dispersed. The primary focus was an area of settlement around the church to the south-east of the site. Further settlement lay to the north, around what appears to be former common land, including assarted plots. Residences were also present in the area later labelled on mapping as "Crosspost" comprising a few buildings ("Cottages and Gardens") under the tenancy of one individual. The

long narrow plot adjacent to the road may suggest that the cottages were established on an area of waste adjacent to the road. A chapel may have been present at the crossroads to the north in 1842. Although this is not labelled on the Tithe Map, a building may be depicted in an area where later mapping shows the Providence Chapel (Calvinistic). Other areas of occupation in the Bolney area included farmsteads, and a sizeable residence at Bolney Lodge.



Bolney Tithe Map of 1842.

4.0 HERITAGE MATTERS

The Ordnance Survey Mapping of the later 19th century shows the continuation of occupation around the church at Bolney, as well as the expansion of settlement to the north in the former common area, then apparently enclosed. This mapping also shows the establishment of sizeable residences and associated parkland at Gravenhurst and The Highlands, as well as the establishment or extension of parkland at Bolney Lodge.



The Ordnance Survey Mapping of 1912 shows further organic growth in the area, with houses established to the south-west of the historic core of Bolney running east to west along Cowfold Road, partly using a plot within a formerly enclosed by a then-removed road spur to the south-west of the crossroads.



Ordnance Survey Mapping of 1912.

Ordnance Survey mapping of the mid-20th-century shows development in the areas between the dispersed areas, and this continued into the later 20th-century.



Ordnance Survey Mapping of 1947.

5.0 SUMMARY AND CONCLUSIONS

SUMMARY

Impact of development upon the High Weald: The site is over 460 metres from the southernmost boundary of the High Weald AONB, and is separated from it by enclosed gardens and woodlands. There is therefore no intervisibility between the site and the AONB, and development of the scale and nature envisaged at Foxhole Farm would not be visible from the AONB. **The proposals to establish up to 200 new homes at Foxhole Farm, Bolney would therefore have no landscape or visual effects upon the High Weald AONB.**

Impact upon rural setting and character of the settlement: there is no sense of Crosspost being a separate settlement; the gateway to Bolney, with the village sign, is located on Cowfold Road immediately to the west of Crosspost, and the post office at Crosspost is called "Bolney Cross Village Store". The proposed development would not, therefore, result in coalescence of two settlements, but would instead be sited within a location between two parts of Bolney. In terms of the shape of the settlement, this includes both linear and in-depth elements, and consequently **the proposal to establish housing at Foxhole Farm would not be anomalous in the context of the existing settlement form. The proposals would also provide some enhancement to the setting of Bolney, by creating extensive areas of native habitat and recreational space.**

Long and short views to Low Weald and South Downs: the lower parts of the site do not afford clear views to the wider Low Weald, as these areas are enclosed by strong hedgerows and trees. However the higher parts of the site, around Foxhole Farm, do afford long views towards the South Downs.

Far from losing these views, the proposals would permit public access to these parts of the site, which are currently privately owned and therefore not available to the public.



THE STREET

THATCHERS
8 BELLS
OPEN
AS
USUAL

Pub
Food

BOLNEY HOUSE



EUROPEAN OFFICES

United Kingdom

AYLESBURY

T: +44 (0)1844 337380

BELFAST

T: +44 (0)28 9073 2493

BRADFORD-ON-AVON

T: +44 (0)1225 309400

BRISTOL

T: +44 (0)117 906 4280

CAMBRIDGE

T: + 44 (0)1223 813805

CARDIFF

T: +44 (0)29 2049 1010

CHELMSFORD

T: +44 (0)1245 392170

EDINBURGH

T: +44 (0)131 335 6830

EXETER

T: + 44 (0)1392 490152

GLASGOW

T: +44 (0)141 353 5037

GUILDFORD

T: +44 (0)1483 889800

LEEDS

T: +44 (0)113 258 0650

LONDON

T: +44 (0)203 805 6418

MAIDSTONE

T: +44 (0)1622 609242

MANCHESTER

T: +44 (0)161 872 7564

NEWCASTLE UPON TYNE

T: +44 (0)191 261 1966

NOTTINGHAM

T: +44 (0)115 964 7280

SHEFFIELD

T: +44 (0)114 245 5153

SHREWSBURY

T: +44 (0)1743 23 9250

STIRLING

T: +44 (0)1786 239900

WORCESTER

T: +44 (0)1905 751310

Ireland

DUBLIN

T: + 353 (0)1 296 4667

France

GRENOBLE

T: +33 (0)6 23 37 14 14