



**Horsham  
District  
Council**

## Representation Form

### Cowfold Neighbourhood Plan 2019-2031

**The Neighbourhood Planning (General) Regulations 2012 (as amended) - Regulation 16**

Cowfold Parish Council has been preparing a Neighbourhood Plan. We have updated the evidence base regarding heritage issues to support the submission draft Cowfold Neighbourhood plan. It was considered appropriate to go out to consultation on new evidence to ensure stakeholders had an opportunity to comment on it. If you have made previous comments to the last Regulation 16 consultation (**23 March 2020 to Monday 25 May 2020**) please note your comments will still be considered and will be passed onto the examiner in full. There is no requirement to send in your previous comments. This consultation is for 8 weeks from **5pm 17 December to midnight 11 February 2021**. **There are a number of ways to make your comments:**

1. If you would like to make a representation on the new evidence to support Cowfold Neighbourhood Development Plan or make general comments on the plan, please use the weblink below to access the documents and download the comment form to make your representation.
2. Complete the comment form (available below to download) and email it to: [neighbourhood.planning@horsham.gov.uk](mailto:neighbourhood.planning@horsham.gov.uk); or
3. Print out the comment form and post it to: Neighbourhood Planning Officer, Horsham Council, Parkside, Chart Way, North Street, Horsham, RH12 1RL

To view the plan and supporting documents please use the weblink below:

<https://www.horsham.gov.uk/planningpolicy/planning-policy/currentconsultations>

Documents will not be made available in deposit locations due to the current COVID-19 pandemic. If local residents have difficulty in engaging online we have provided a telephone number and email address below. This will be on a message service where members of the public are encouraged to leave their details for an officer to contact them back if they need further information.

Email: [neighbourhood.planning@horsham.gov.uk](mailto:neighbourhood.planning@horsham.gov.uk) – [SAS@southdowns.gov.uk](mailto:SAS@southdowns.gov.uk)

Telephone: 01403 215398

All comments will be publicly available, and identifiable by name and (where applicable) organisation. Please note that any other personal information provided will be processed by Horsham District Council in line the Data Protection Act 1998 and General Data Protection Regulations. Horsham District Council will process your details in relation to this preparation of this document only. For further information please see the Council's privacy policy: <https://www.horsham.gov.uk/privacy-policy>

#### **How to use this form**

Please complete Part A in full, in order for your representation to be taken into account at the Neighbourhood Plan examination. Please complete Part B, identifying which paragraph your comment relates to by completing the appropriate box.

<b>PART A</b>	<b>Your Details</b>
Full Name	██████████
Address	Southern House, Lewes Road, Brighton
Postcode	BN1 9PY
Telephone	
Email	<a href="mailto:Planning.policy@southernwater.co.uk">Planning.policy@southernwater.co.uk</a>
Organisation (if applicable)	Southern Water
Position (if applicable)	Regional Planning Lead
Date	27 January 2021

## **PART B**

**To which part in the plan does your representation relate?**

Paragraph Number:		Policy Reference:	Policy 5: Open Space
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**Do you support, oppose, or wish to comment on this plan?** (Please tick one answer)

Support  Support with modifications  Oppose  Have Comments

**Please give details of your reasons for support/opposition, or make other comments here:**

Southern Water understands the desire to protect countryside areas and open spaces. However, we cannot support the current wording of the above policy as it could create a barrier to statutory utility providers, such as Southern Water, from delivering essential infrastructure required to serve existing and planned development.

Policy 5 (ii) seeks to prevent development that results in a loss of open space, however the open spaces to which this policy applies have not been determined on a policy map, and in addition the amount of loss that would be prevented is not determined, therefore we may assume that no loss would be acceptable. However, in terms of the delivery of new water or wastewater infrastructure (e.g. a new pumping station), there may be limited options available for its location due to the need to connect into the existing sewerage network. The National Planning Practice Guidance (ref: 34-005-20140306) recognises this scenario and states that *'it will be important to recognise that water and wastewater infrastructure sometimes has particular locational needs (and often consists of engineering works rather than new buildings) which mean otherwise protected areas may exceptionally have to be considered'*

**What improvements or modifications would you suggest?**

Having regard to the issue set out above, Southern Water propose the following additions (additional text underlined) to **Policy 5: Open Space**

*Development proposals that result in a loss of open space will not be supported other than for the purposes of essential utilities infrastructure (where no reasonable alternative site is available),*

(Continue on separate sheet if necessary)

If you have additional representations feel free to include additional pages. Please make sure any additional pages are clearly labelled/ addressed or attached.

Do you wish to be notified of the local planning authority's decision under Regulation 19 of the Neighbourhood Plan (General) Regulations 2012 in relation to the Cowfold Neighbourhood Development plan?

Please tick here if you wish to be to be notified: