



**Horsham
District
Council**

Representation Form

Cowfold Neighbourhood Plan 2019-2031

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

Cowfold Parish Council has prepared a Neighbourhood Development Plan (NDP). The Plan sets out a vision for the future of the parish and planning policies which will be used to determine planning applications locally. In accordance with Regulation 16 of the Neighbourhood Planning Regulations 2012 (as amended), the NDP and associated documents will go out to consultation (from 5pm **Monday 23rd March – midnight on Monday 18th May 2020**) for 8 weeks inviting representations on the draft submission plan, basic conditions statement, consultation statement and the Strategic Environmental Assessment (SEA). Supporting Background Papers are for information purposes only.

Copies of the Cowfold Neighbourhood Plan and supporting documents are available to view on the Horsham District Council's website:

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

Hard copies of the documentation are available upon prior request for inspection at:

- **Horsham District Council offices;** Parkside, Chart Way, North Street, Horsham, RH12 1RL between 9am and 5pm Monday to Friday. Please email neighbourhood.planning@horsham.gov.uk to make an appointment to view the plan. Or alternatively you can view the plan at:
- **Cowfold Village Hall, Bolney Rd, Cowfold, RH13 8AA**

With the current COVID-19 crisis the availability and access to Cowfold Village Hall will be dependent on further government advice. With the consent of the Parish Council it was agreed that should you want to view the plan at Cowfold Village Hall please contact the following: **Jason Bailey on 07951 133551 or email: jasebailey72@gmail.com** to make an appointment. Please ensure you take the necessary precautions and follow government advice regarding hand hygiene and social distancing.

All comments must be received by midnight on Monday 18 May 2020

There are a number of ways to make your comments:

1. Please use the above web address above to make your representation online ; or
2. Complete this form and email it to: neighbourhood.planning@horsham.gov.uk ; or
3. Print this form and post it to: Neighbourhood Planning Officer, Horsham Council, Parkside, Chart Way, North Street, Horsham, RH12 1RL

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.

PART A	Your Details
Full Name	[REDACTED]
Address	[REDACTED]
Postcode	[REDACTED]
Telephone	[REDACTED]
Email	[REDACTED]
Organisation (if applicable)	D&M Planning Ltd
Position (if applicable)	Senior Planner
Date	10/04/2020

PART B

To which part in the plan does your representation relate?

Paragraph Number:	Plan Overall	Policy Reference:	11
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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:

This submission is made on behalf of my client, Abingworth Developments Ltd. My client is the developer of the land at Brook Hill, subject of Policy 11 of the Neighbourhood Plan.

We are supportive of the plan as a whole and consider that the land at Brook Hill can deliver a development which accords with all of the relevant policies and aims within the plan. The site can be developed in a sustainable manner that contributes to meeting the identified housing need whilst delivering several public and environmental benefits.

The proposed entrance to the site would provide an opportunity for traffic calming measures for vehicles approach the village centre from the north. This will not only act as a means to slow traffic but could improve the flow of traffic to the benefit of the Air Quality within the village. To further assist with this a pedestrian connection from the site to the village centre and electric car charging facilities can be provided. Although higher than the requirement proposed by West Sussex County Council the site can deliver the proposed number of spaces identified within the plan.

The site will benefit from appropriate measures to ensure there is no increase in flood risk from surface water of any other means. Additionally, the north half of the site on the slope offers ample opportunity for providing public benefits. This area can be utilised for public open space providing space for recreation of

local residents and the wider community, it can also provide space for landscape improvements contributing to the amount and quality of green infrastructure within the vicinity. This improved green infrastructure will be of benefit to the ecological and biodiversity of the area providing suitable habitats for a range of species.

The proposed dwellings would be designed to a high-quality fitting of the local vernacular and densities. This would result in a development of up to 35 dwellings providing a suitable housing mix or varying sizes and tenure. This includes a contribution towards meeting the identified affordable housing need. It should be noted, however, that should there be a requirement for additional housing within the plan area, the site could contribute a higher figure than 35 without compromising the overall design or density of the scheme. This would prevent further spread within the village and provide further opportunity for delivery of affordable houses and other public benefits.

What improvements or modifications would you suggest?

Should the Local Authority consider that there is a requirement for additional housing provision within Cowfold, we would like the opportunity for an increased number to be allocated at the Brook Hill site to be considered.

(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: