

PLANNING REPORT JANUARY 2017

New plans (9 January 2017):- 5

DC/16/2719

General purpose farm building.
Chates Cottage, Henfield Road.
No objections or observations.

DC/16/2750

Demolition of existing bungalow to be replaced with a two storey new build.
Pear Tree Bungalow, Burnthouse Lane.
No objections or observations.

DC/16/2758

Remove attached single garage. Build 2 storey and single storey side extension with garage.
4 Thornden.
Nil comment.

DC/16/2946

Formation of a first floor bedroom over existing single storey wing and repositioning existing oil tank externally.
North Northstone Cottage, Stonehouse Lane.
No objections or observations.

DC/16/2922

Proposed conversion of detached brick built former abattoir building into a dwelling.
Singers Farm, Henfield Road.
No objections or observations

New plans (19 January 2017):- 3

DC/16/2952

Outline planning application for the erection of up to 110 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point from Bolney Road. All matters reserved except for means of access.

Bolney Road.

Whilst Cowfold Parish Council (CPC) acknowledges the need for some additional housing in the district, the scale of this application causes great concern. We have encouraged the 3 housing developments presently under construction in the village but this application will increase the housing provision in the village by over 15% and we believe this will cause a major strain on village services and infrastructure.

Points that were raised at committee are:

- 1 - The application refers to "delegated" status, whilst we would have thought the scale of this development would be examined at committee level.
- 2 - Places at the village primary school are already limited; even before the current approved developments have been occupied. The housing stock in the village is mainly family sized dwellings and this causes a constant demand for primary school places.
- 3 - In a letter to the CPC, the village GP surgery has expressed great concern at firstly not being consulted on capacity by the applicant, and also the reference made in their literature to spare capacity. The surgery covers

both Cowfold and Partridge Green and, with housing construction under way, or planned, in both villages, capacity will be reached before this site would be built.

4 - We are very concerned about the site access onto the A272. Whilst we have read the traffic consultant's report, we cannot stress enough the volume of traffic using this major arterial route. The proposed access from this trunk road is on a bend. Even with the proposed slight widening, we believe this is a potential site for accidents, especially for right turning vehicles into and out of the site.

5 - Cowfold is presently one of two sites in the district with dangerous levels of Nitrogen Dioxide (NO₂) pollution caused by vehicles at the crossing of the A272 & A281 in the centre of the village. Solutions to solve this issue are under investigation by HDC. With little local employment opportunities in the village, the proposed development will be used by commuters travelling to other towns. Increased traffic through the village is a certainty. The development's easterly location will result in resident access to the village store and school (on the western village boundary) via car. As queues in the centre of the village are a main cause of the NO₂, the extra traffic from this development (plus additional traffic using the roads from the other major development sites in the Horsham District) will lead to major changes in the traffic flow, congestion and increased pollutants.

6 - Parking in the village, especially around the school, GP surgery & village Co-op store is very limited and cannot meet the present demand from villagers. Vehicles waiting for spaces already cause blockages on the two main 'A-road' routes, and we believe the additional vehicles from this development will cause more problems.

7 - The committee was very concerned that the only paved footpath access to the village centre, school, bus stops, etc. from the site is via an 'uncontrolled' crossing on the A272. This is not suitable as present traffic volumes are too high to cross safely and the existing footpath along the south side of the A272 is too narrow (acknowledged by WSCC and on a long waiting list to be widened). A controlled crossing or paved path on the northern side of the A272 would be a minimum requirement.

8 - There are ancient woods on this site, as well as a diverse mix of flora and fauna. We believe any development on this site would cause damage to the balance of this wildlife habitat.

9 - This site was mentioned on the HDC SHELAA (SA-366) as a site that is "not currently developable". We agree with this conclusion, and would ask why it is now being reconsidered.

10 - We note this field does flood at times of heavy rain and holds standing water. The drainage plan submitted would need to be studied in great detail and further research undertaken.

DC/16/2918

Replacement outbuilding in rear garden.

The Courtyard House, Horsham Road.

No objections but we believe the restriction should be made that this is for the sole use of the residential property. Also, we note this is a retrospective application.

DC/16/2968

Proposed front porch.

24 Thornden.

No objections or observations

Results:- 4

Permitted:- 3

DC/16/2096

Demolition of existing single storey sun room and construction of part single part two storey extension to the rear with pitched roof and new porch canopy.

15 Thornden, Cowfold, Horsham RH13 8AG

DC/16/2106

Numerous new illuminated and non-illuminated signs.

The Co-op, The Coach House, Horsham Road, Cowfold, Horsham RH13 8BT

DC/16/2126 (Listed Building Consent)

Removal of existing modern doors between kitchen/dining room; alterations to existing window opening to provide new French doors; proposed partition to form study and reconfiguration/alterations to provide en-suite bathroom.

Viscount House, The Street, Cowfold, Horsham RH13 8BW

Refused:- 1**DC/16/2111**

New porch and bin store at front of property.

41 Acorn Ave, Cowfold RH13 8RR

Withdrawn:- 0