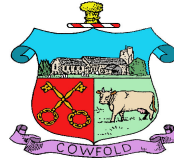


Cowfold Parish Council

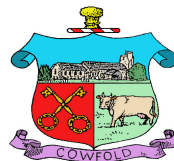
Planning Report – November 2017

1. Received plans:

Application Number	Location	Description	Comments by Parish Council
DC/17/2336	Lydford Farmhouse, Kings Lane	Single storey extension and internal first floor alterations to farmhouse.	No comment or objections.
DC/17/2352	Cedar Leas, Henfield Road	Erection of 8 new dwellings with associated access, landscaping and other associated works.	1. Whilst CPC has welcomed housing development within the village over the last few years, as we recognize the needs within our community, the scale and location of this application gives concern. This site has never been identified on the HDC SHELAA; 2. We note the conflicting comments on site access (application clearly states several times that the development has full rights of access over the private road, whilst correspondence from owners appears to contradict this). Clarity must be sought; 3. Presently in Cowfold we have 3 developments in construction or recently completed (Alley Groves 20 dwellings that opened in Aug 2017, 3 dwellings at Viscount House awaiting sale and under construction 9 dwellings on the former Coach House site). The



			<p>committee expressed concern that the impact from these developments has yet to be established on the village primary school and doctor's surgery; 4. 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; 5. Site Access onto the A281 was also raised as the sight lines to the south are commonly blocked by cars parked on the roadside at the several businesses in this location. A solution would need to be found to resolve this. Traffic calming on the A281 should be a requirement, as the committee notes that the recorded traffic speeds from the Transport Statement exceed the road speed limit. Speed indicators on both approaches of the A281 should be added to the plan to encourage the meeting of speed limits; 6. As this site on the southern edge of the village is at the bottom of the village slope, flooding has in the past been an issue in this area. Surface water from the A281, drains overflowing, surface runoff from the northern part of the village plus flooding of the Cowfold Stream. This needs to be addressed in detail.</p>
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2. Results:

Application Number	Location	Description	Decision
DC/17/1632	13 Thornden	Two storey extension to create garage on ground floor and a new bedroom with ensuite at first floor. New materials to match existing	Permitted
DC/17/1926&1927	Bulls House, Henfield Road	Regularisation and completion of garden features, decking, outbuildings and hard surfacing etc	Permitted
DC/17/2020	24 Holm Oaks	Single storey rear extension.	Permitted
DC/17/1884	Delspride, Kent Street	Siting of a mobile home for a key far worker (re-submission of DC/17/0573).	Refused