

Land fronting
Brook Hill,
Cowfold
Site CNP10

Presentation by
Abingworth
Developments

Cowfold
Neighbourhood Plan
Meeting

Friday 13th July 2018



Red line boundary of
land fronting Brook Hill

A281

A272

Cowfold village centre

A272

Google

NOTES:

	DENOTES PRELIMINARY INDICATIVE ROAD LAYOUT
	DENOTES INDICATIVE AREA OF RESIDENTIAL DEVELOPMENT
	DENOTES AREA OF GREEN SPACE / AMENITY LAND

North sloping land proposed as community public open space

A281 Cowfold to Horsham road

- ✓ Approx 40-45 new homes
- ✓ Traffic calming and speed limit extended towards Horsham
- ✓ New mini roundabout access junction will act as traffic calming
- ✓ Land on north-facing slope proposed as community public open space

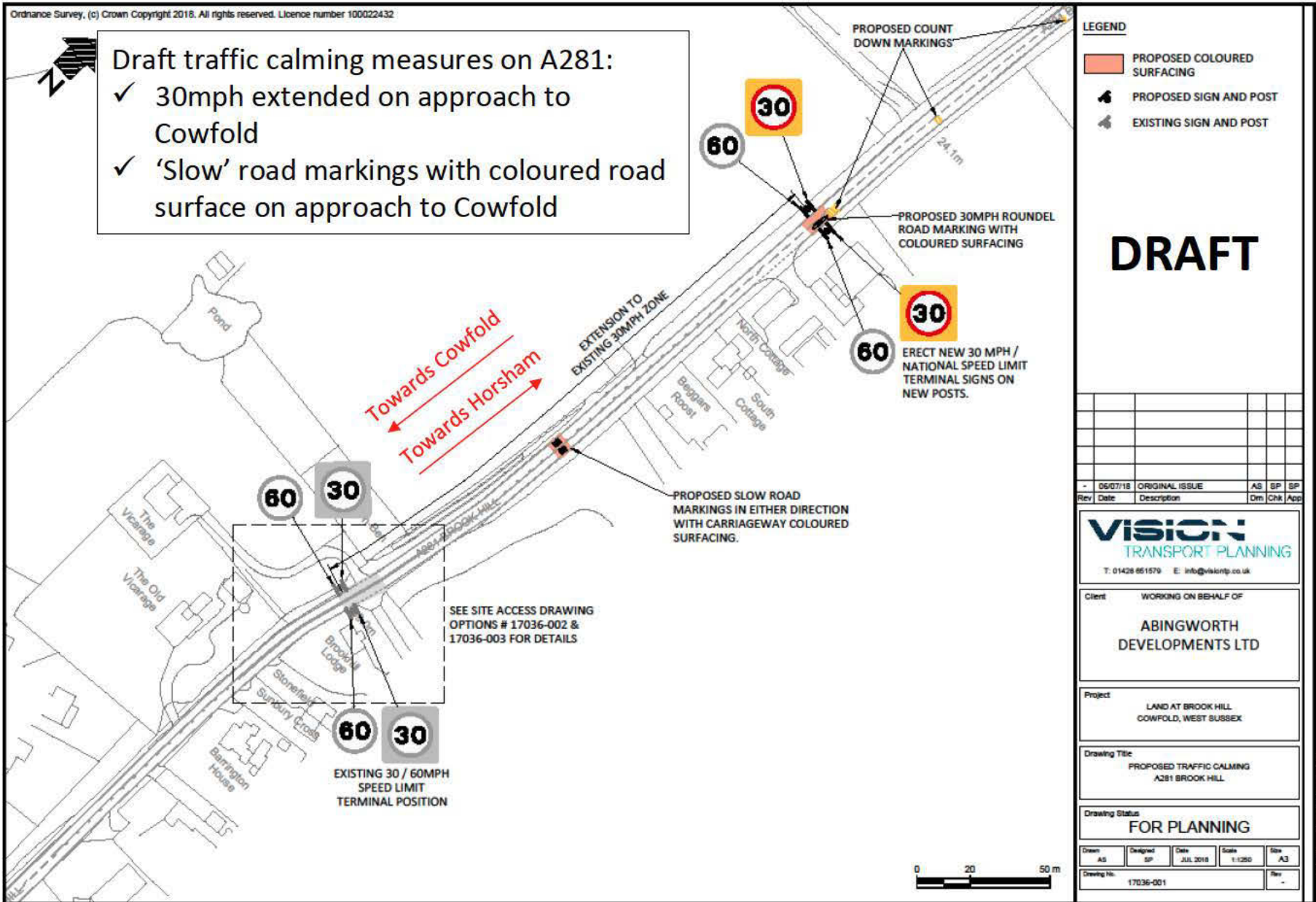
Proposed mini roundabout junction on brow of Brook Hill

Existing mature trees protected, plus a 10m no-build zone



Draft traffic calming measures on A281:

- ✓ 30mph extended on approach to Cowfold
- ✓ 'Slow' road markings with coloured road surface on approach to Cowfold



LEGEND

	PROPOSED COLOURED SURFACING
	PROPOSED SIGN AND POST
	EXISTING SIGN AND POST

DRAFT

Rev	Date	Description	AS	BP	SP
-	06/07/18	ORIGINAL ISSUE			
			Chk	App	

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T: 01428 851570 E: info@visiontp.co.uk

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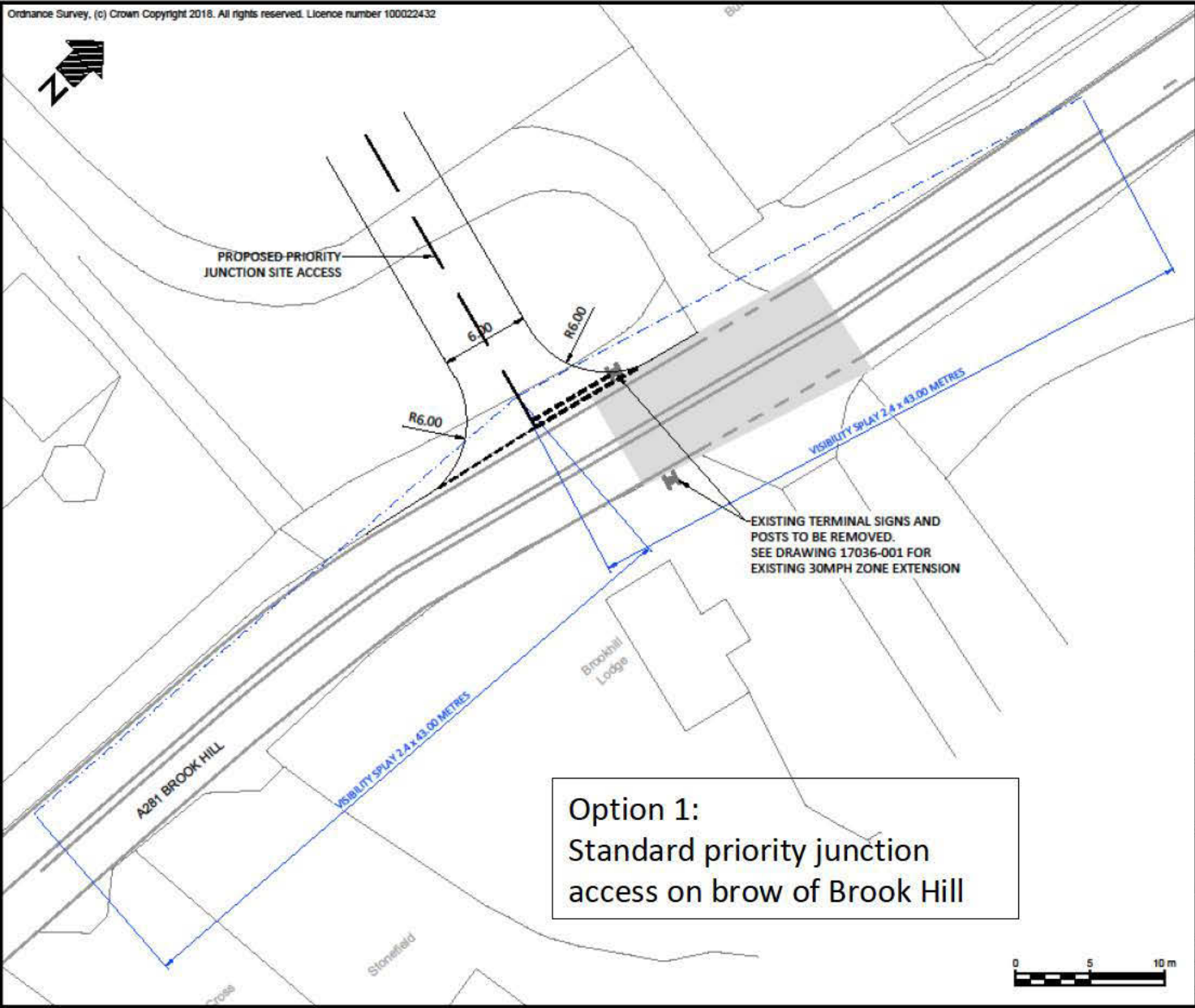
Project LAND AT BROOK HILL
COWFOLD, WEST SUSSEX

Drawing Title PROPOSED TRAFFIC CALMING
A281 BROOK HILL

Drawing Status **FOR PLANNING**

Drawn: AS	Designed: SP	Date: JUL 2018	Scale: 1:1250	Size: A3
Drawing No: 17036-001	Rev: -			

PLOT DATE: 06 JULY 2018 10:43:18



LEGEND
 — PROPOSED KERB

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**Option 1:
 Standard priority junction
 access on brow of Brook Hill**

Rev	Date	Description	Drn	Chk	App
-	06/07/18	ORIGINAL ISSUE	AS	SP	SP

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Project: LAND AT BROOK HILL,
 COWFOLD, WEST SUSSEX

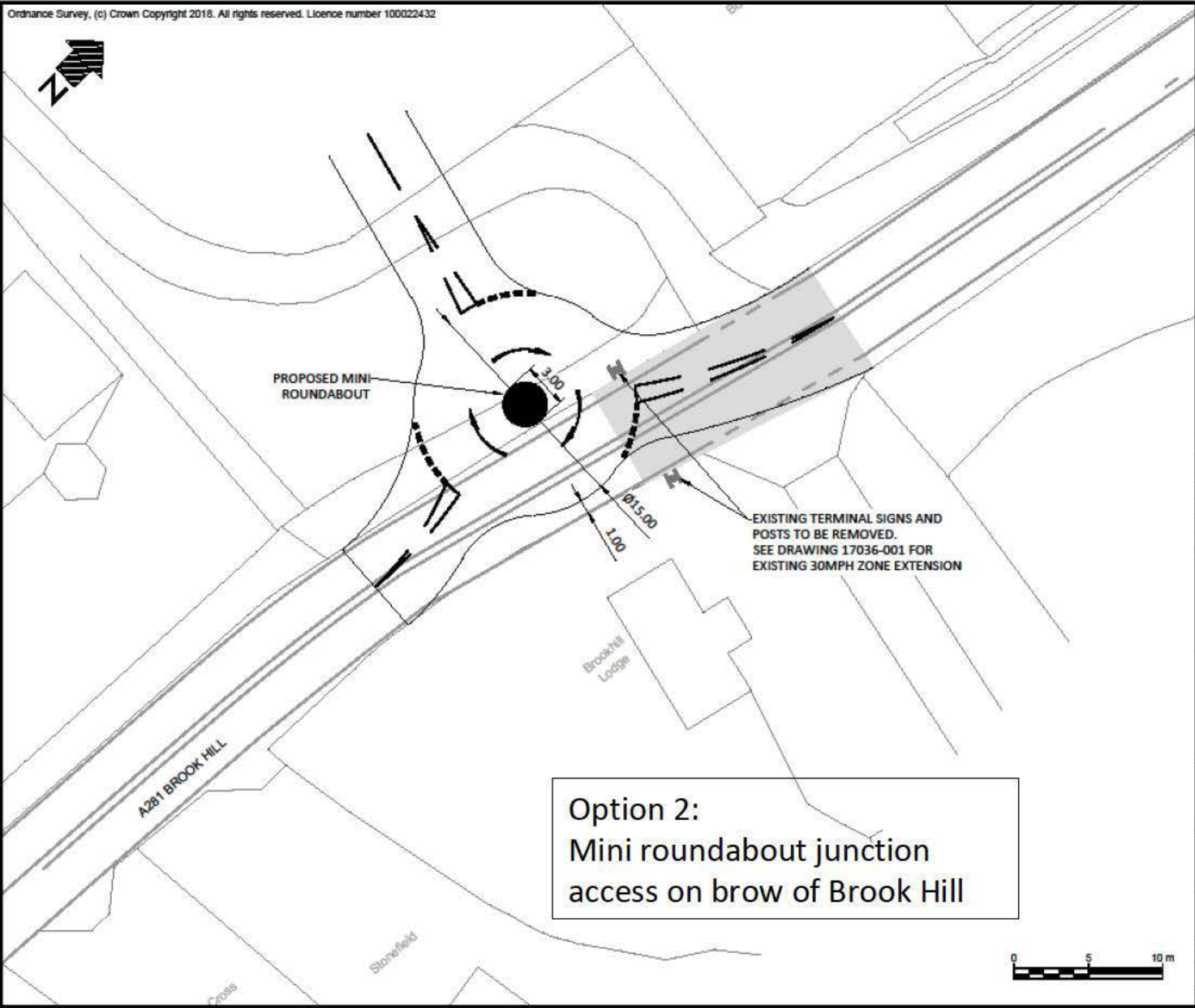
Drawing Title: OPTION ONE
 PROPOSED PRIORITY JUNCTION
 AND ASSOCIATED VISIBILITY SPLAYS

Drawing Status: **FOR PLANNING**

Drawn: AS	Designed: SP	Date: JUL 2018	Scale: 1:200	Size: A3
Drawing No: 17036-002	Rev: -			



PLOT DATE: 06 July 2018 10:43:38



Option 2:
Mini roundabout junction
access on brow of Brook Hill



LEGEND

— PROPOSED KERB

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Rev	Date	Description	Drn	Chk	App
-	06/07/18	ORIGINAL ISSUE	AS	SP	SP

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Project: LAND AT BROOK HILL, COWFOLD, WEST SUSSEX

Drawing Title: OPTION TWO PROPOSED MINI ROUNDABOUT

Drawing Status: FOR PLANNING

Drawn	AS	Designed	SP	Date	JUL 2018	Scale	1:200	Size	A3
Drawing No.	17036-003			Rev.	-				

Draft junction options

Option 1 Priority junction Advantages

- Appropriate access solution for the anticipated level of development traffic
- Doesn't interfere with the free flow of traffic on Brook Hill
- Appropriate visibility splays can be achieved
- Minimises impact on trees & landscaping

Option 2 Mini-roundabout Advantages

- Provides appropriate design solution
- Provides traffic calming effect on traffic travelling along Brook Hill and will assist in restraining vehicle approach speeds into Cowfold from Horsham

Land fronting Brook Hill - key points

Land available for early delivery of new homes

Sustainable site

Delivery of up to 40-45 new homes

Option of 12-13 low-cost/rent units or retirement homes/ bungalows as the 30% affordable element

Traffic calming extended on A281 approach to Cowfold from Horsham

Preferred mini-roundabout to ensure safe access to new homes and effective traffic calming on Brook Hill

Existing mature trees protected, plus a 10m no-build zone

Land on north-facing slope proposed as community public open space

Part of site is within the proposed extension to the built up area boundary of the village as proposed by Local Plan Review