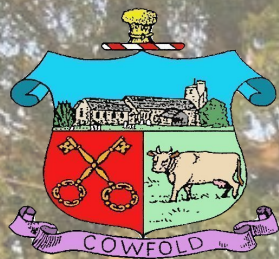


# Why Does Cowfold Need a Neighbourhood Plan?

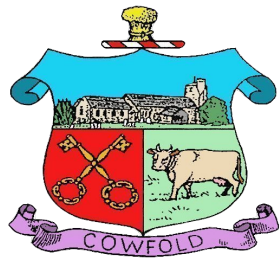
- **The Government has a commitment to build 300,000 more homes every year**
- **The HDC Plan is for >16,000 New Homes for 2011 - 2031 with a Development Hierarchy**
  - **The bulk of the new housing is around Horsham**
  - **Significant development in Small Towns with appropriate infrastructure**
    - **Examples include Billingshurst and Henfield**
  - **Modest development in Medium Villages such as Cowfold.**





# What Does The Plan Achieve?

- Works to achieve a number that follows National Legislation and meets Local Needs.
- Recognises that the number of houses to be built is largely a result of National Policy
- Ensures the right houses are built in the most appropriate locations
- Aligns New Housing with Local infrastructure
- Includes legally enforceable Policies to safeguard the future.

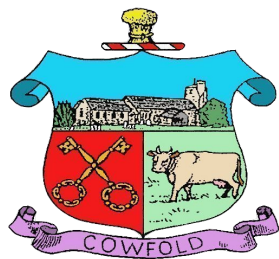


# Cowfold Neighbourhood Plan

## Site Allocation Process

- **Houses - Numbers quoted are always “At Least”**
  - The Number of Houses is a balance between local need and National Plans to build 300,000 house pa. The HDC HDPF includes for >16,000 houses with >1500 houses between 24 Neighbourhood Plans plus an additional >750 houses to be delivered by windfall.
  - We have used a rigorous approach considering 8 different methodologies
  - The resulting Housing Need is currently >126 Dwellings for the period 2011 – 2031
  - Since 2011 there have been 56 Permissions and Completions resulting in a net requirement for >70 New Dwellings.
- **Sites**
  - The sites shown are all those proposed by Developers/Landowners or their Agents. Our job has been to appraise them equally and identify which are most suitable and to balance the area required to meet the number of houses in the plan.

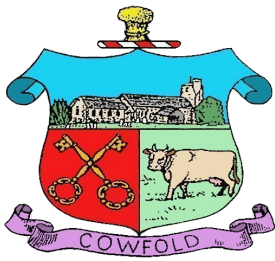




# Cowfold Neighbourhood Plan

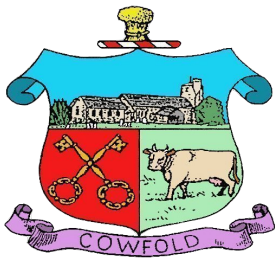
## Site Allocation Process

- **Timescale and Implementation**
  - Typically it takes 2-3 years to complete a Neighbourhood Plan
  - Final stages include approval by HDC, an external assessment and a referendum open to all Cowfold residents. Without agreement from both HDC and the Community the plan has no legal standing.
- **Key Appraisal Criteria include**
  - HDC; HDPF Policies including SHELAA
  - Traffic, Air Quality and Pedestrian Safety
  - Amenities, Facilities, Infrastructure and their accessibility.
  - Community Feedback
  - Environment including Flood Risk and Biodiversity
  - Access
  - Public Rights of Way
  - Heritage, Conservation
  - Scale; Community Feedback indicated preference for smaller developments; Taken to be <35 dwellings with 36-70 requiring further consideration and >70 being considered a significant issue.



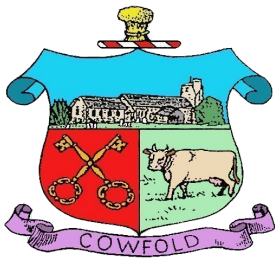
# Terms - 1

- **NPPF**; National Planning Policy Framework
- **HDPF**; Horsham District Planning Framework
  - Contains 43 policies, each of which is applied to each site.
  - **BUAB**; Built Up Area Boundary is defined on local plan. Developments are expected to adjoin the existing BUAB
  - **Settlement Hierarchy** - Development focus in/near main towns reducing in scale with smaller settlements with reduced facilities having smaller developments.
  - **Landscape Assessment** - HDC assessment of land suitability for development.
- **BIODIVERSITY**; Local considerations and National Listings. Development is required to be sustainable with an expectation that the net result is an improvement.
- **HERITAGE**; Listed Monuments, Buildings and Sites potentially affected by development. This Includes the Cowfold Conservation Area.
- **LANDSCAPE/SHELAA**; HDPF Strategic Housing & Economic Land Availability Assessment, includes suitability for development



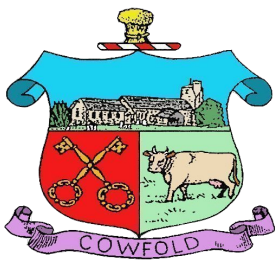
# Terms - 2

- **AQMA**; Cowfold Air Quality Management Area
- **PRoW**; Public Rights of Way
- **FLOOD RISK**; Environment Agency designations. FZ1 is considered suitable for development. FZ2/3 only normally considered where no FZ1 land available.
- **ACCESSIBILITY**; Distance and Routes to Village Facilities. 800M is considered a 10 minute walk, beyond this distance walking is less likely to be chosen over other forms of transport.
- **ACCESS**; Vehicular, Pedestrian, Cycle access to the highways network.
- **COMMUNITY FEEDBACK**; NP, Exhibition & Public Meeting Questionnaires.
- **WG CONCERNS**; Neighbourhood Plan Working Group Concerns, not always expressed elsewhere.
- **COMMUNITY BENEFITS**; Developer proposed



# Housing Needs

- ◆ Method 3 Population Growth, ONS 2016 17.0%
  - 2011 Census Cowfold 1,904 with 17% growth = 2,155
  - Cowfold AHS = 2.57 equates to 128 New Dwellings
- ◆ Method 4 Fair Share, 2011 Census basis
  - Horsham District Total Dwellings 56,516
  - Cowfold BUA Dwellings 560 = 99.09%
  - Horsham District Housing need = 12,720
  - Cowfold Fair share =  $12,720 \times 99.09\%$
  - Gives 126 New Dwellings
- Less Permissions and Completions of 56 = 70 New Dwellings
- Note, neither take the Settlement Hierarchy into account!

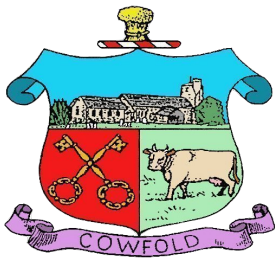


# Bullets

- ✓ No Concern raised by this aspect in regard to this site
- Some concern which may need a change to the proposal but unlikely to result in the proposal being unacceptable.
- ❖ Major Concern which could result in the proposal needing significant change or may even rule it out all together.

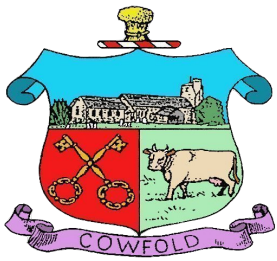
In every case all aspects of every proposal were given full consideration even if a major concern became apparent. This ensured that no proposal could be discounted without full consideration.





# Housing Number

- Please Note We Have Limited Control Over The Housing Number
- We have taken every care to ensure that the Housing number arrived at follows National Guidelines.
- This number could change, reasons include;
  - Horsham District Local Review
  - Public Examiner input



# Have Your Say!

- We hope you find this exhibition interesting and useful. The sites selected as Current Preferred display their ranking in green.
- Please feel free to approach any member of the team with your questions or feedback
- The plan will develop before it is accepted by HDC and passed Public Examination
- Would you vote Yes or No?
- Why?