

DEVINE HOMES PLC

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[REDACTED]
Neighbourhood Plan Officer
Horsham District Council
Parkside, Chartway
North Street
Horsham
RH12 1RL

Sent via email.

Our Reference: LE/DC/00256/REG16.2021

DATE: 22 January 2021

Dear Mr [REDACTED]

DRAFT COWFOLD NEIGHBOURHOOD PLAN – REGULATION 16 RE-CONSULTATION

We write to you today to provide formal representations in respect of the Draft Cowfold Neighbourhood Plan that is undergoing statutory consultation in accordance with Regulation 16 of the Neighbourhood Plan (General) Regulations 2012.

This letter is made during the Regulation 16 consultation period, which is open until from 5pm 17th December 2020 – midnight on 11 February 2021.

The purpose of this representation is to re-iterate Devine Homes support for the Draft Neighbourhood Plan, specifically Draft Policy 9 (Potters Allotments), Draft Policy 12 (Potters), and Site Allocation Reference CNP03 which proposes to allocate Land South of Station Road for residential development.

Devine Homes is very pleased that Cowfold Parish Council recognise the sustainable location of CNP03, and the suitability of this location to provide high quality homes within Cowfold.

These representations are to be read in conjunction with our previously submitted Regulation 16 representations dated 6th April 2020 – these were submitted by Nexus Planning.

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Archaeological potential at CNP03

Since the first Regulation 16 consultation was undertaken between 23rd March 2020 and 25th May 2020, Horsham District Council have updated the evidence base to support the Cowfold Neighbourhood Plan. Four additional Background Papers have been prepared in relation to local Heritage Assets.

Site CNP03 is located within an Archaeological Notification Area defined by West Sussex Historical Environmental Records. To provide additional reassurance about the impact of residential development on potential archaeology within site CNP03 Devine Homes commissioned RPS to undertake a geophysical survey of the site. This survey was undertaken in November 2020. A copy of the survey and a covering note prepared by RPS is enclosed with this letter.

This geophysical survey confirmed that:

“A generally low archaeological potential has been identified at the study site for all other past periods of human activity. Any archaeological remains within the site were considered most likely be of a local significance.”

The report goes on to confirm the overall archaeological potential position for the site:

“The geophysical survey has successfully identified any areas of potential archaeological interest within the site. These areas are outside of the proposed development footprint and therefore a significant archaeological impact is not expected to take place. Within the development footprint only weak anomalies are identified potentially relating to post-medieval agriculture and drainage.

As no widespread or significant archaeological impacts are likely to occur and any potential archaeological remains could be mitigated against at the masterplanning stage, it is considered the remaining archaeological interest of the site would be afforded proportionate protection by a standard worded planning condition secured to any planning consent “

When read in conjunction with Devine Homes Regulation 16 representations dated 6th April 2020, and the additional evidence base prepared by Horsham District Council to support the Cowfold Neighbourhood Plan, it is considered that the Draft Neighbourhood Plan meets the Basic Conditions prescribed by Paragraph 8(2) of Schedule 4B to the Town

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and Country Planning Act 1990 as applied to Neighbourhood Plans by Section 38A of the Planning and Compulsory Purchase Act 2004.

Conclusion

Devine Homes supports the Draft Neighbourhood Plan in general and the holistic general principles contained within the plan. Devine Homes specifically supports allocation CNP03 and the evidence base used by Cowfold Parish Council to select sites within the village.

As confirmed in our representations dated 6th April 2020 we would like stress our support for the Basic Conditions Statement and our agreement that the Neighbourhood Plan meets the Basic Conditions prescribed by Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990.

Yours sincerely,


Land and Planning Manager
DD: 
Mobile: 

Encl

1. Geophysical Survey Plan
2. RPS Comments on archaeology at Land South of Station Road, Cowfold