

PRESENTATION OUTLINE

- Introduction to Devine Homes PLC
- Rationale for looking at development potential in Cowfold
- Justification for Land North of Station Road (CNP02)
- Justification for Land South of Station Road (CNP03)
- Questions

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DEVINE HOMES PLC

- Family owned company
- Formed over 30 years ago
- Build approximately 30 – 50 homes per year
- Focus lies on delivering high quality family homes which complement surrounding environments
- Development focus is predominantly Surrey and Sussex

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WHY COWFOLD?

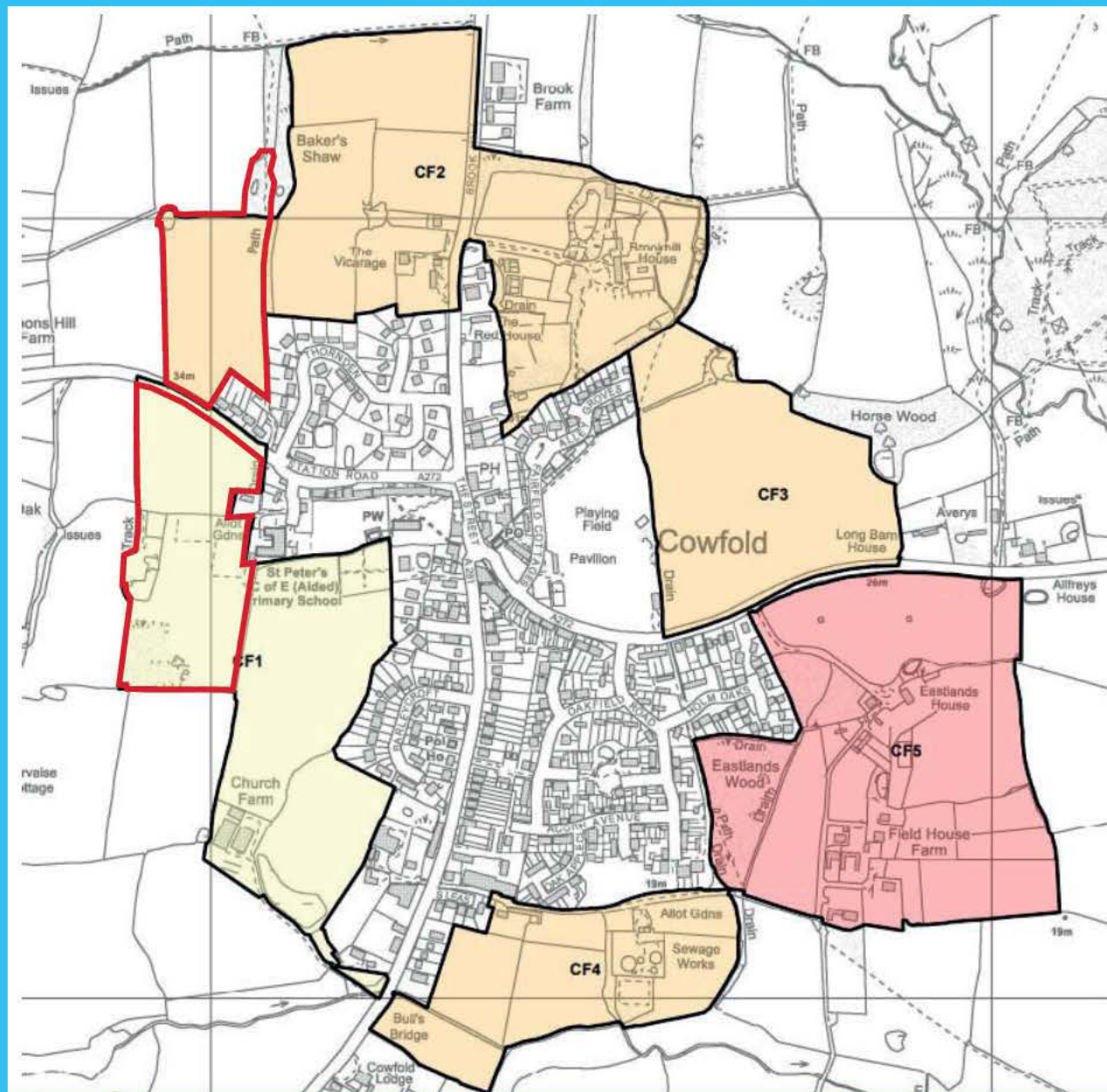
- HDPF (2015) Policy 15: “provision of at least 1,500 homes throughout the district in accordance with the settlement hierarchy”
- Cowfold is a “medium village” with a “moderate level of services”

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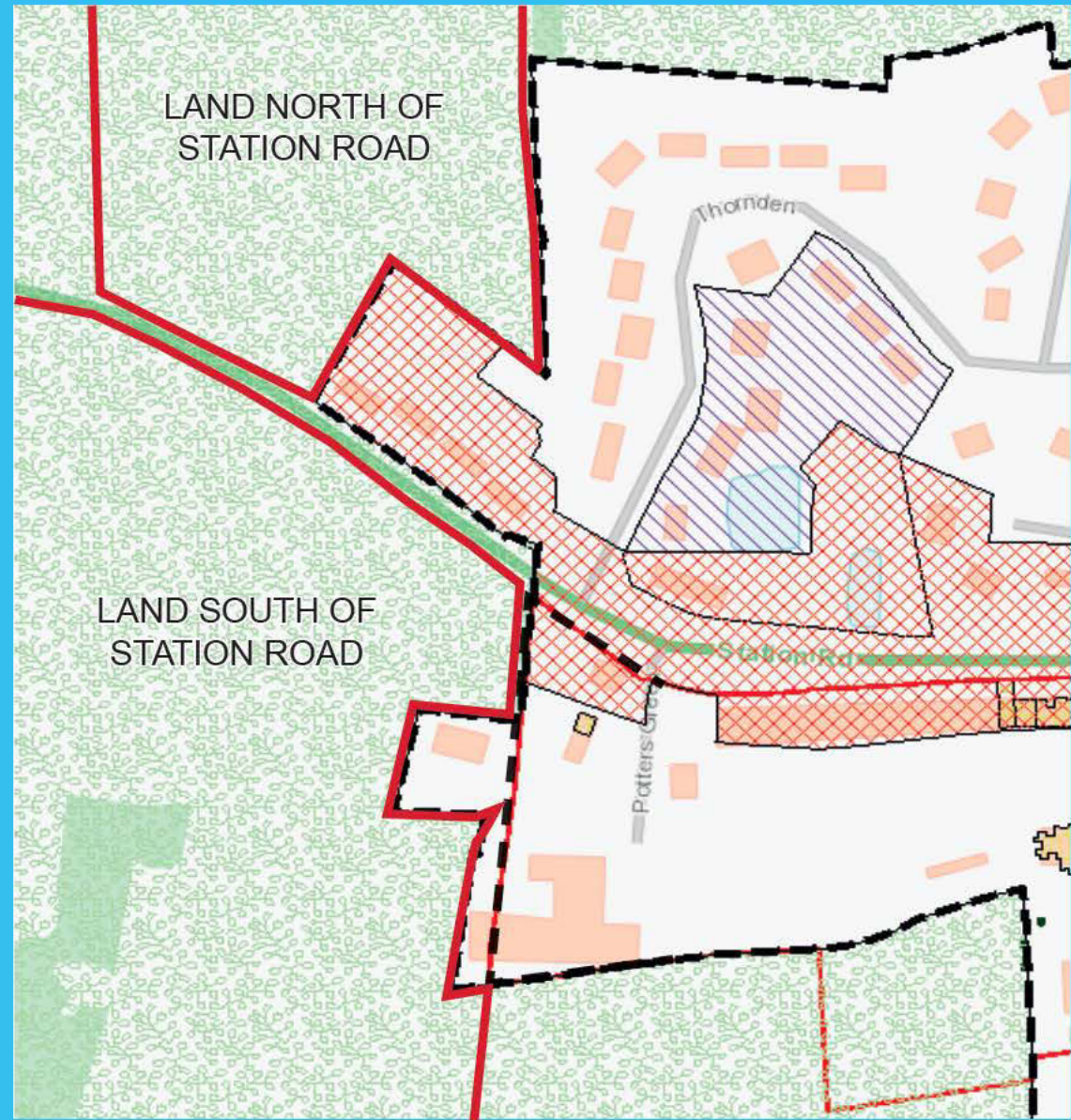
- No/low capacity
- Low-moderate capacity
- Moderate capacity
- Moderate-high capacity
- High capacity
- Land committed for development

THE PROPOSALS MAP


- Adjoin the BUAB
- Adjoin the AQMA
- Sothern parcel adjoins the Conservation Area
- No prohibitive ecological designations

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HDC Local Plan Mapping



LAND NORTH OF STATION ROAD

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LAND NORTH OF STATION ROAD

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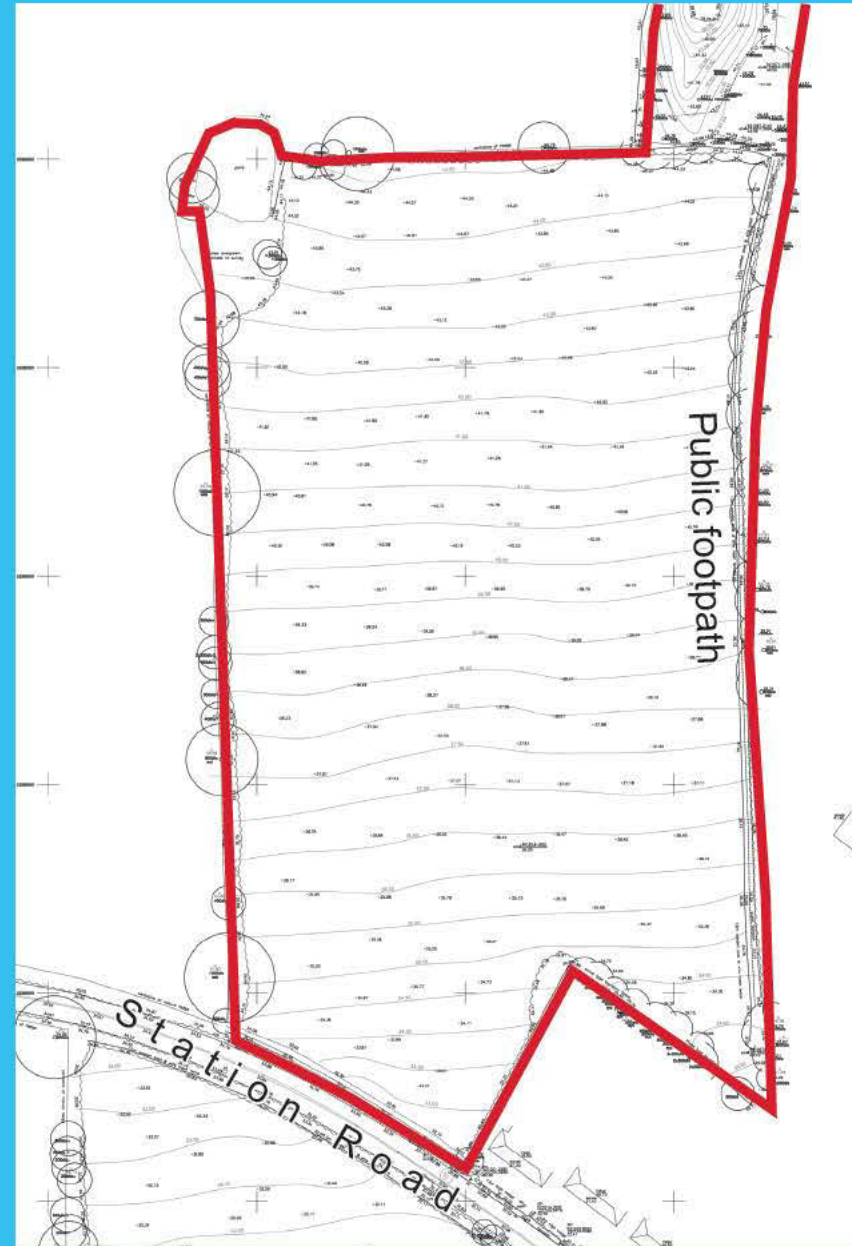


TOPOGRAPHICAL SURVEY

- Levels of the site
- Vegetation
- Access

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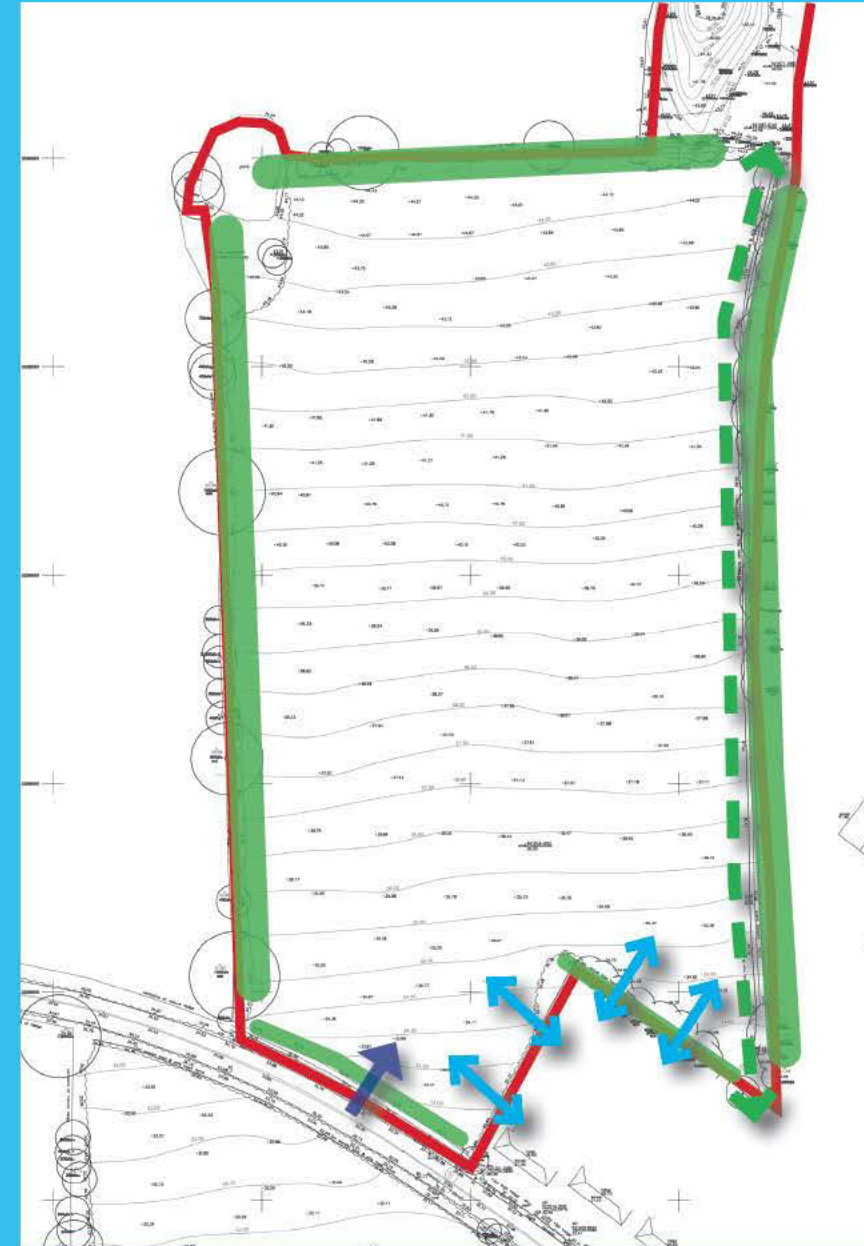
ACCESS

- Highways consultant designed safe access.
- New pedestrian footway to link into existing footway.
- Visibility splays in accordance with Highways Authority standards



APPROPRIATE BUFFERS

- Adjoining neighbours
- Footpath on eastern boundary
- Existing hedgerows
- Access



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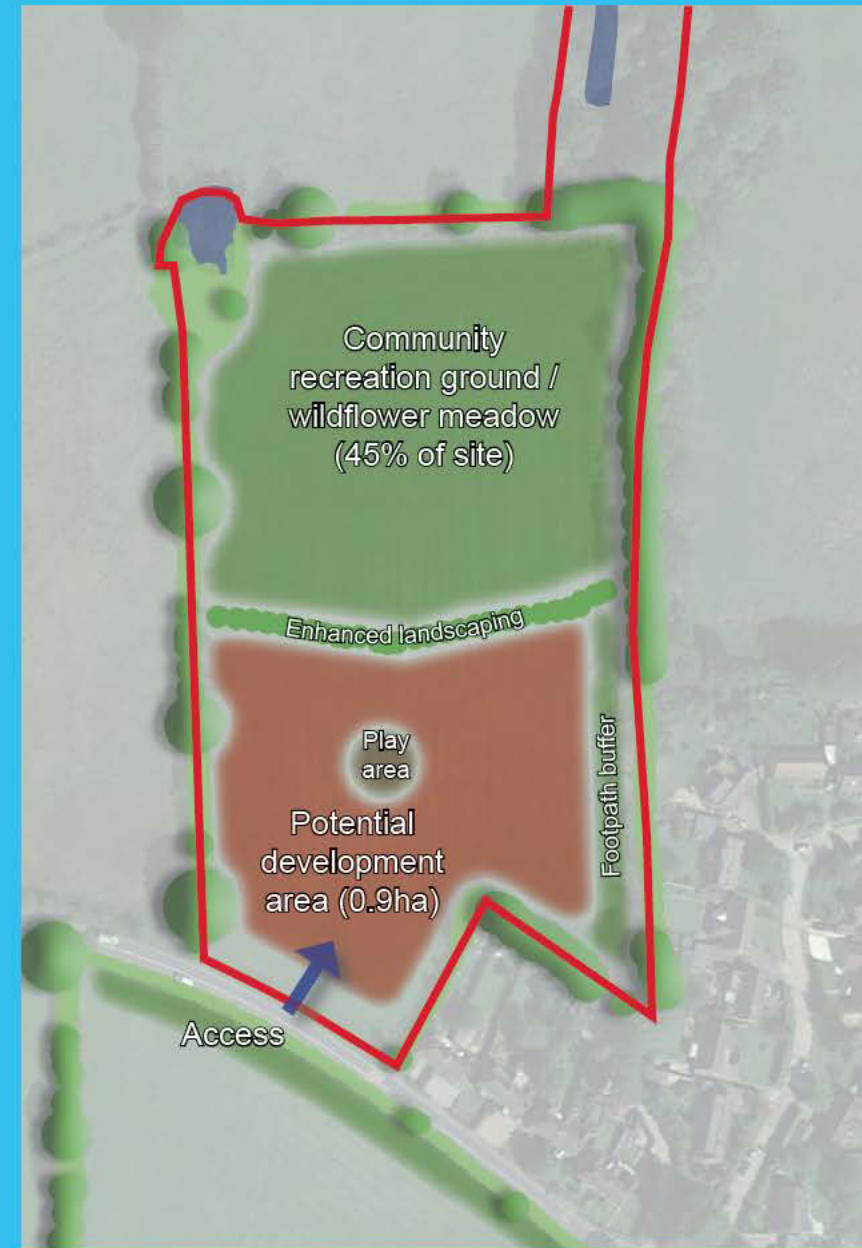
CONCEPT PLAN FOR LAND NORTH OF STATION ROAD

Key features:

- Bollard lighting to respect rural setting
- Provision for open space / play area
- Parking provision in excess of County Standards
- Range of house sizes to accommodate local needs
- Design of home to be in keeping with village style

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The background image shows a stone Celtic cross in the foreground on the left, with intricate knotwork carvings. In the background, a stone church tower with a clock face and battlements is visible, partially obscured by green trees. The sky is clear and blue.

LAND SOUTH OF STATION ROAD

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LAND SOUTH OF STATION ROAD

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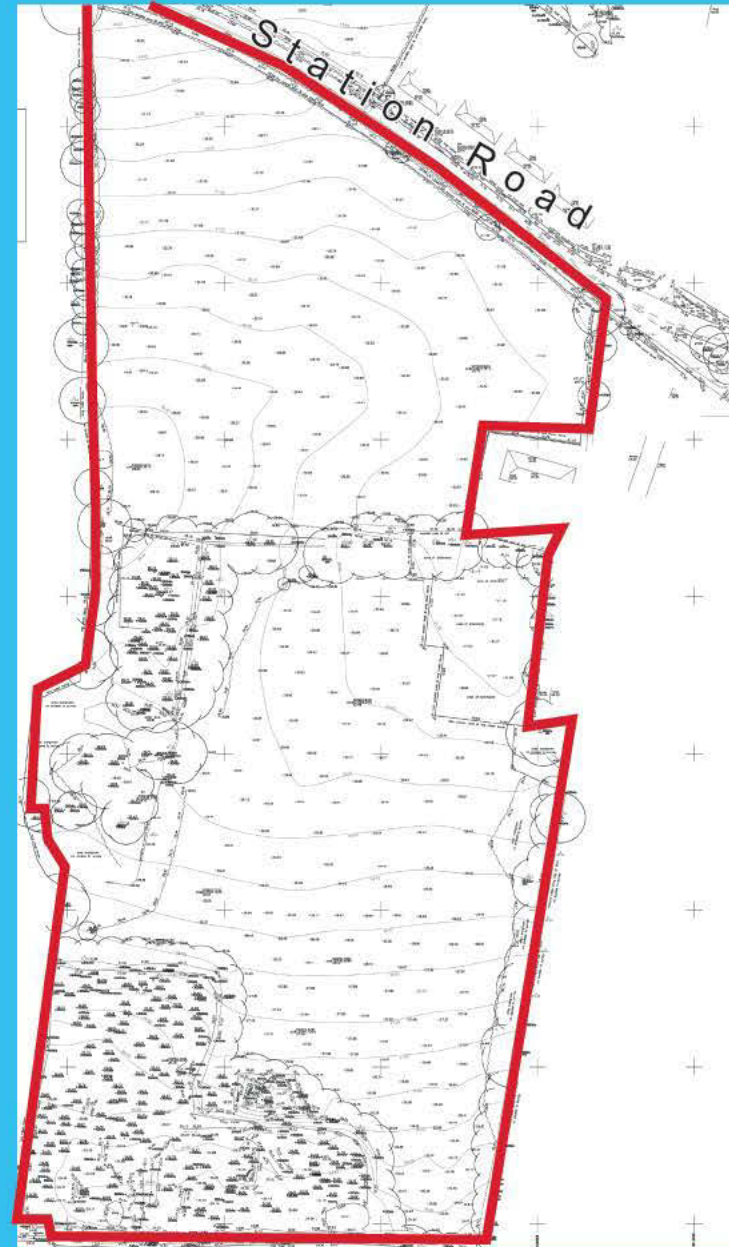


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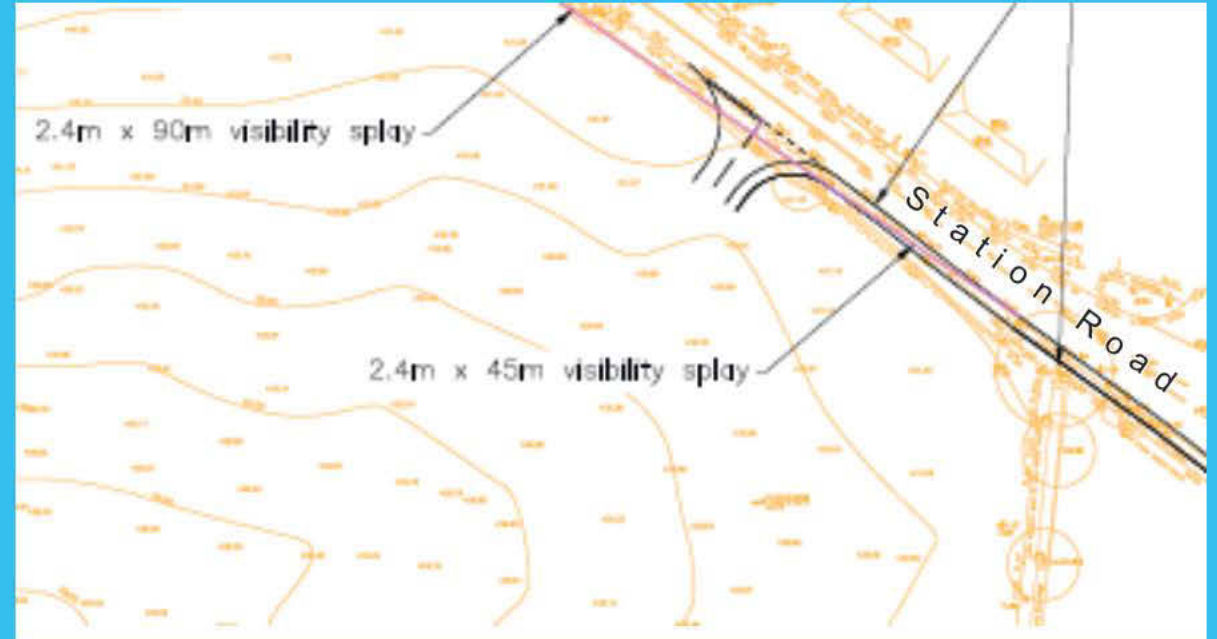
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CONCEPT PLAN FOR LAND SOUTH OF STATION ROAD

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POTENTIAL COMMUNITY BENEFITS

Both parcels

- Funding towards AQMA monitoring and mitigation
- Funding towards community groups
- Funding towards new bus service in the village
- Allotments
- On site play facilities
- Visitor parking spaces

Land South of Station Road

- Land to be granted to the school for future expansion
- New access to the school
- Additional parking for school with drop off & collection point





ANY QUESTIONS?

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