

www.catesbyestates.co.uk

part of Urban&Civic
Catesby Estates plc

- Or finally via post (no stamp required) simply using the address freepost: CATESBY ESTATES
- Via telephone: 01926 836910
- Via email: info@catesbyestates.co.uk

- Online via the website www.catesby-newplacefarm.co.uk by completing the Have Your Say Form or the Survey Link

You Can Submit Your Feedback In A Number Of Ways:

PLEASE LET US HAVE YOUR FEEDBACK BY NO LATER THAN SUNDAY 8th AUGUST 2021

How To Contact Us

About Us

However, we appreciate existing residents concerns about new development and wish to be as open and transparent as possible in discussing our proposals and what we can do to alleviate residents concerns.

Catesby Estates established in 1996, work closely with housebuilders, councils, local residents and other stakeholder groups to deliver, new high quality homes on developments that are seen as a positive part of the local community.

Comments received will be compiled in Statement of Community Involvement documents and submitted with our planning application. Any comments you make in response to these proposals will not affect your right to comment on the planning application submitted to the Local Authority at a later stage in the process.

Your feedback will help shape our proposals before we submit our planning application to Horsham District Council.

Have Your Say

PROPOSED NEW HOMES, COUNTRYSIDE PARK & PUBLIC OPEN SPACE

NEW PLACE FARM

NEW PLACE NURSERIES AND LAND ADJACENT TO DROVERS LANE, PULBOROUGH

Catesby Estates is preparing proposals for new homes and public open space on land at New Place Farm, Pulborough.

We need your help to ensure we deliver a sensitively designed scheme that is tailored to fit the character of the area and the surrounding landscape, whilst also delivering new community benefits such as affordable homes. We have prepared initial proposals indicatively showing potential layout including vehicle/ pedestrian access points and public open space.



Up to 170 new homes



Provision of a well-balanced mix of housing, in-line with the Council's housing mix policy including smaller 1, 2 & 3 bed properties



Footpath and cycle routes around the site will link the development to the wider area



35% affordable homes providing an opportunity for those struggling to get on the housing ladder



A new 14 acre countryside park will be provided with the opportunity to create and enhance local habitats and increase biodiversity. This will have a mix of green, naturalistic and multi-use play space for use by the whole community



We are seeking to enhance and retain boundary vegetation where possible and create new areas of planting to increase biodiversity



To help reduce carbon emissions and keep down household energy costs, the new homes will meet the latest energy efficiency standards and be heated by cleaner energy sources

You can find out more about our proposals at: www.catesby-newplacefarm.co.uk

NEW PLACE FARM

Why Now?

It is well documented that there is a housing crisis in the UK and the Government has placed great importance on boosting the supply of housing nationally. Horsham District Council is currently unable to demonstrate a 5 year housing land supply, as required by the Government's National Planning Policy Framework and this results in an urgent need to deliver new homes in the short term.

The Council are in the process of undertaking a Local Plan review which will seek to address this shortfall whilst also delivering community benefits for existing residents. The Council have selected New Place Farm as a draft allocation in their emerging Local Plan.

In addition to the emerging Local Plan review, Pulborough Parish Council have been preparing a Neighbourhood Plan which has been through numerous stages of consultation with the community and has now been submitted for examination by an independent examiner. The draft plan also identifies land at New Place Farm as a sustainable site to deliver new

homes and a variety of community benefits on the former garden nursery site.

The draft Pulborough Neighbourhood Plan seeks to deliver a high quality housing scheme with significant public benefits including a new Countryside Park for the local community. Our proposals are in accordance with the draft Neighbourhood Plan policy.

Currently, we are preparing an outline planning application and this public consultation is an important part of developing our proposals.

An outline planning application seeks to establish whether the scale and nature of a proposed development would be acceptable to the local planning authority, before a second fully detailed planning application is put forward, which is called a Reserved Matters. This will typically include information about the layout, scale and appearance of the development. No development can take place on site until the Reserved Matters application has been consented.

You can find out more about our proposals at: www.catesby-newplacefarm.co.uk

We will update this website on a regular basis as our proposals and our planning application for the site progresses.

The Covid-19 pandemic has brought about many changes across the country, including how public consultation for new development can be carried out. How we interact and share our views has changed for at least the short to medium term and we have had to adapt our usual consultation techniques.

The website contains a range of plans, images and links to topics hosted on third party websites, which we hope you will find informative.



What Happens Next?

Catesby Estates will be submitting an outline planning application later in the year.

Should the application be approved, we will then work with housebuilders to deliver a range of new homes, with the first homes being available early 2023. This consultation process is an opportunity for you to have your say.