

Cowfold Parish

Cowfold Parish

The following sites have been considered as part of the June 2016 SHELAA Assessment for Cowfold Parish. A map depicting the entire site area and summary of each site assessment is included on the following pages.

Please note that the classification of a site is based on the classification of the developable area within that site, therefore if part of a site is considered 'developable 6-10 years, the whole site would be coloured yellow, however in reality only part of that site may be considered suitable for development.

The outcome of the assessment for Cowfold Parish is summarised as follows:

SHELAA Reference	Site Name	Site Address	Outcome of Assessment	Total Units
SA025	Land East of Alley Groves + Playingfield	East of Alley Groves/ Cowfold, West Sussex	Green (1-5 Years Deliverable)	20
SA523	The Coach House	Horsham Road Cowfold	Green (1-5 Years Deliverable)	8
SA083	Cowfold Glebe	Brook Hill, Cowfold	Yellow (6-10 Years Deliverable)	6
SA609	Field West of Cowfold, North of A272		Yellow (11+ Years Deliverable)	20
SA610	Fields West of Cowfold, South of A272		Yellow (11+ Years Deliverable)	15
SA611	Field West of Cowfold, South of A272, West of Little Potters		Yellow (11+ Years Deliverable)	6
SA052	Eastlands Farm	South of A272, Cowfold	Not Currently Developable	0
SA076	Land at Brook Hill	Land at Brook Hill, Horsham Road, Cowfold	Not Currently Developable	0
SA366	Land East of Cowfold	East of playing fields, Cowfold	Not Currently Developable	0
SA414	Mayfield Market Town New Settlement Proposal - Broad Location	Area between Cowfold and Henfield	Not Currently Developable	0

Sites submitted to the SHELAA for Cowfold Parish but excluded from further assessment:

NONE

Parish	Cowfold
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SHLAA Reference	SA025	Site Name	Land East of Alley Groves + Playingfield
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Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	East of Alley Groves/ Cowfold, West Sussex		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.66	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	20	Achievable	<input checked="" type="checkbox"/>
				Viable	<input checked="" type="checkbox"/>

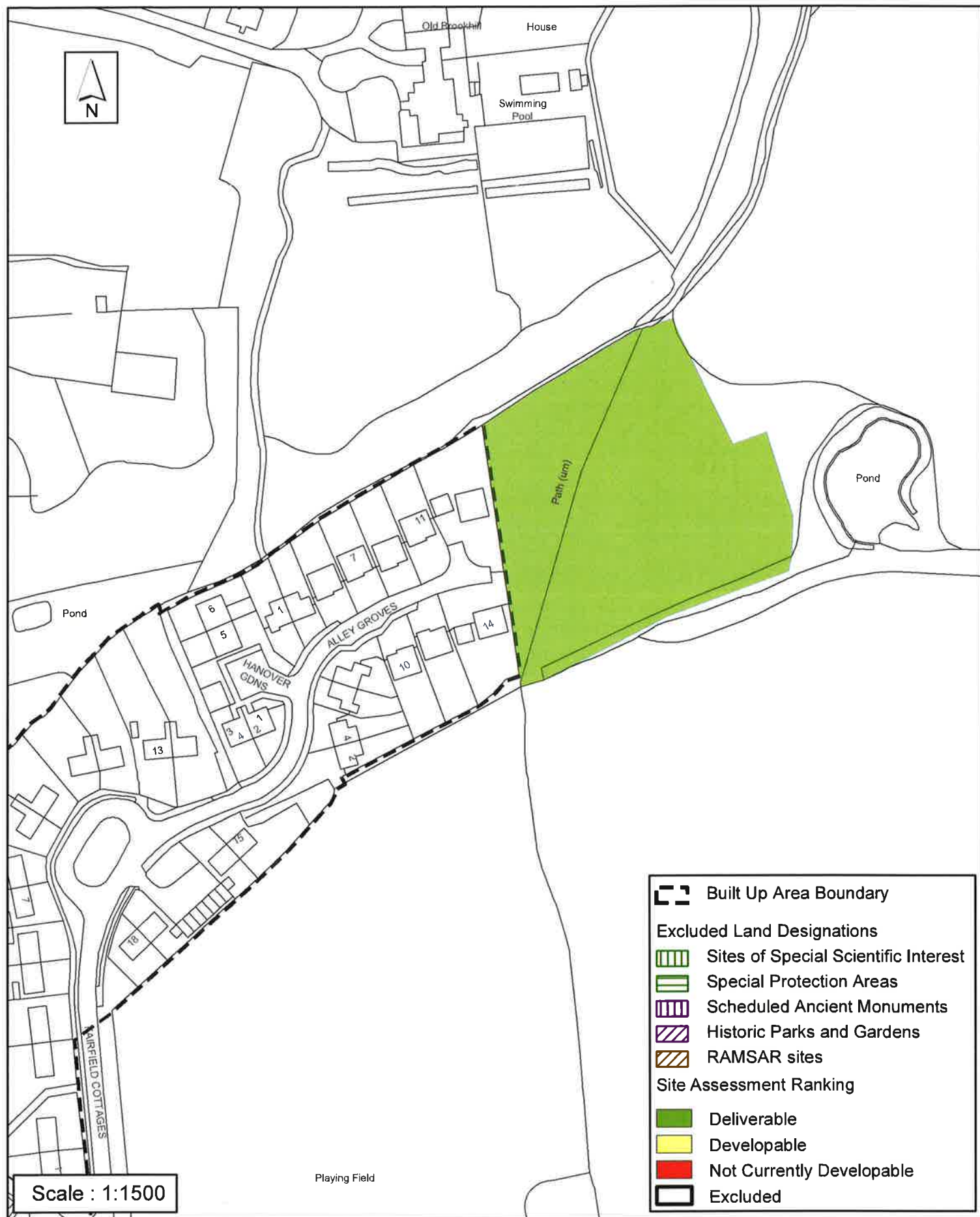
Justification

An application for 20 new affordable dwellings comprising with parking and new vehicular and pedestrian access, including re-routing of public footpath (DC/14/1478) has been PERMITTED.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA - 025 : Land East of Alley Groves + Playingfield, Cowfold



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Date: 22/09/2014

Revision: 02/06/2016

Horsham District Council

Parkside, Chart Way, Horsham
West Sussex RH12 1RL.

Chris Lyons : Director of Planning, Economic Development & Property

Parish	Cowfold
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SHLAA Reference	SA523	Site Name	The Coach House
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Years 1-5 Deliverable	<input checked="" type="checkbox"/>	Site Address	Horsham Road, Cowfold	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input type="checkbox"/>	Site Area (ha)	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Available	<input checked="" type="checkbox"/>
		Site Total	Achievable	<input checked="" type="checkbox"/>
		8	Viable	<input type="checkbox"/>

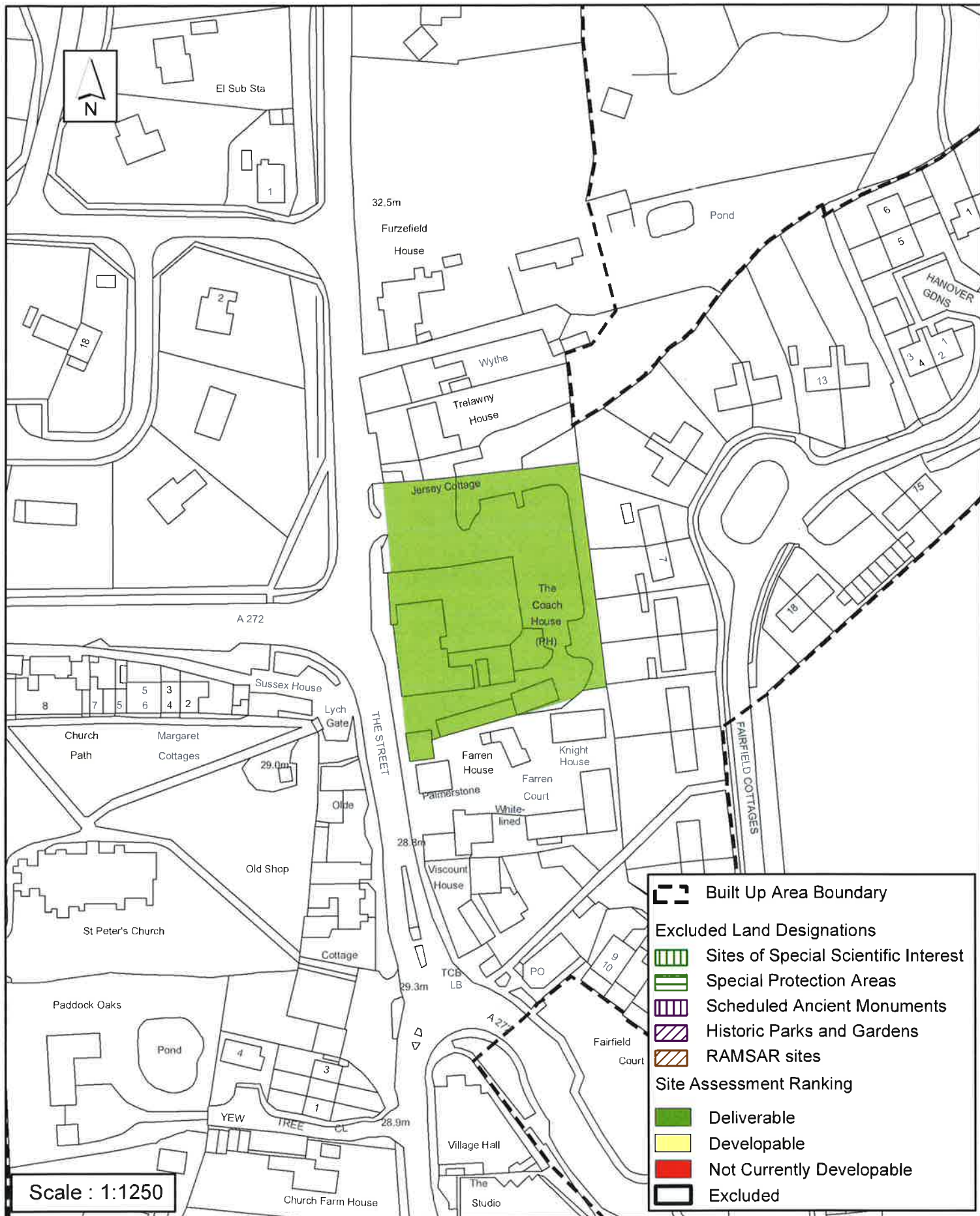
Justification

DC/15/0081: Development comprising 8 dwellings, including conversion of 1st floor of former public house and associated outbuildings for 4 flats/maisonettes and erection of 4 three bedroom semi-detached houses. PERMITTED 31st July 2015. It is anticipated development of this site will take place in a single year and is likely projected to commence in year 2.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input checked="" type="checkbox"/>	Date
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SA-523 : The Coach House Horsham Road Cowfold



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Date: 09/11/2015

Revision:

Horsham District Council

Parkside, Chart Way, Horsham
West Sussex RH12 1RL.

Chris Lyons : Director of Planning, Economic Development & Property

Parish**Cowfold**

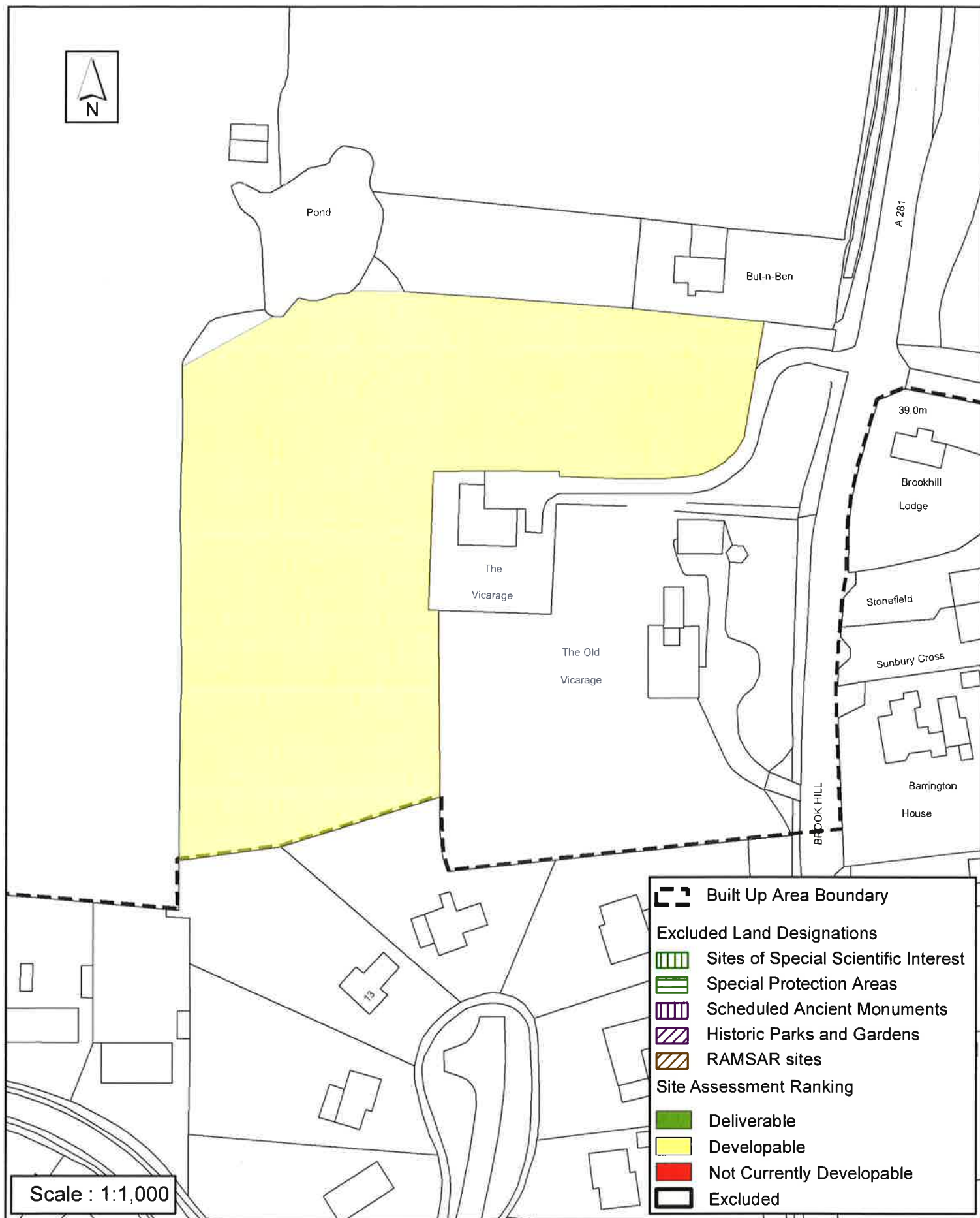
SHLAA Reference SA083 **Site Name** Cowfold Glebe

Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Brook Hill, Cowfold		
Years 6-10 Developable	<input checked="" type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.79	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	6	Achievable	<input type="checkbox"/>
				Viable	<input checked="" type="checkbox"/>

Justification

The southern boundary of the site abuts the village of Cowfold and there are residential units to the east and south. The site is considered suitable for development provided the density is sympathetic to the surrounding area. The landowner has also expressed an interest to develop the site in the short term. The site is therefore considered Developable 6-10 years.

Excluded Site ☐ **Exclusion Reason****Lapsed PP** ☐ **Date**



Parish**Cowfold**

SHLAA Reference SA609 **Site Name** Field West of Cowfold, North of A272

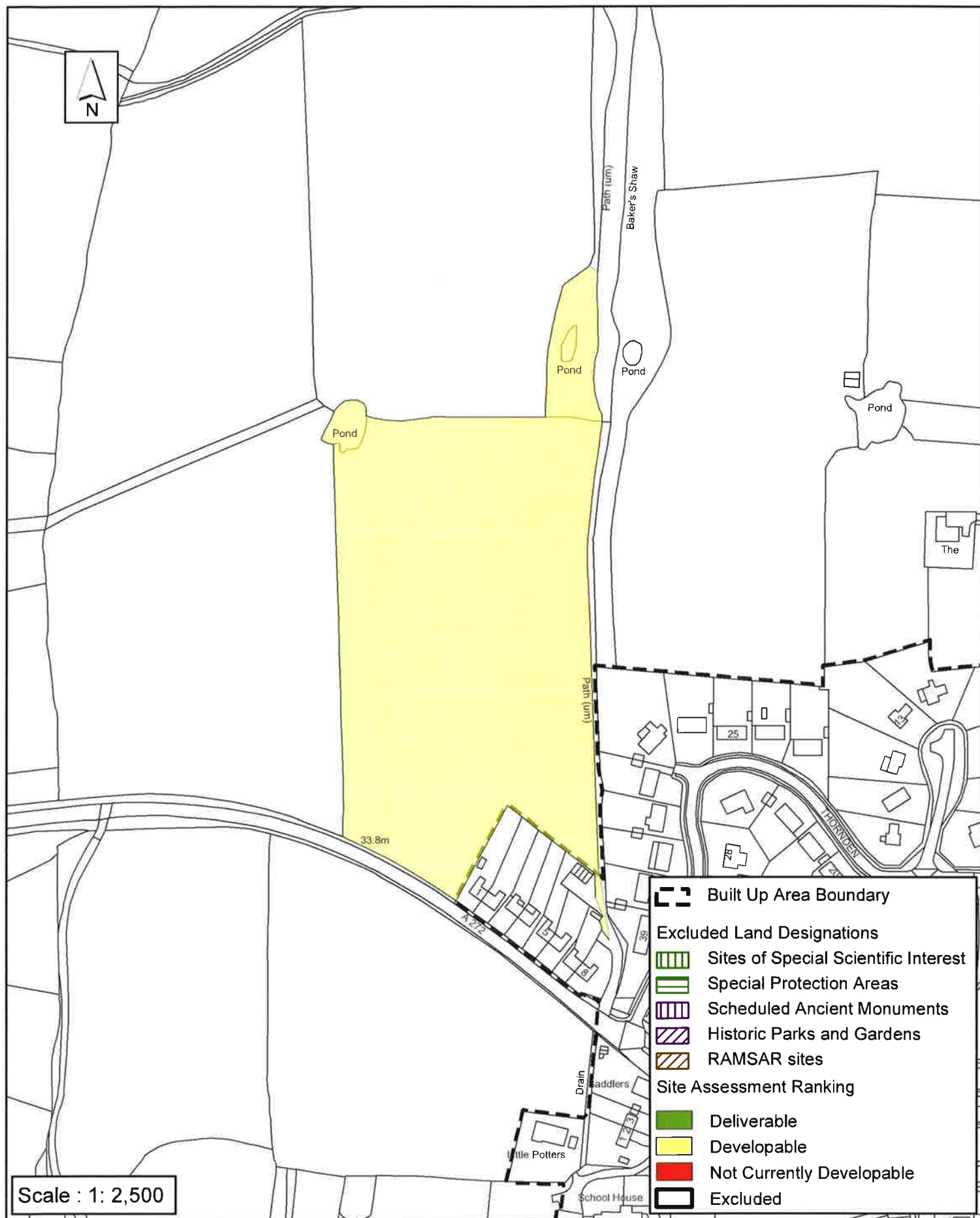
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Field North of A272, Station Road, West of Thornden		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input checked="" type="checkbox"/>	Site Area (ha)	2.88	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	20	Achievable	<input type="checkbox"/>
				Viable	<input type="checkbox"/>

Justification

The landowner has expressed an interest in developing the site indicating the site is available. The site is also relatively flat and unconstrained and access could be obtained via Station Road. The area is assessed as having moderate capacity for residential development in the HDC Landscape Capacity Assessment 2014. The site is however located outside the BUAB of Cowfold meaning development would be in conflict with Policy 4 of the HDPF unless allocated through the Local Plan or Neighbourhood Development Plan. Development on the southernmost portion of this site adjacent to the existing development could be feasible in the longer term if allocated as part of the emerging Cowfold NDP or Local Plan. The site is therefore assessed as developable 11+ years.

Excluded Site ☐ **Exclusion Reason****Lapsed PP** ☐ **Date**

SA-609 : Field West of Cowfold, North of A272, Cowfold



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Date: 13/06/2016

Revision:

Horsham District Council

Parkside, Chart Way, Horsham
West Sussex RH12 1RL.

Chris Lyons : Director of Planning, Economic Development & Property

Parish	Cowfold
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SHLAA Reference	SA610	Site Name	Fields West of Cowfold, South of A272
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Fields West of Cowfold, South of A272
Years 6-10 Developable	<input type="checkbox"/>		
Years 11+	<input checked="" type="checkbox"/>	Site Area (ha)	4.83
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield
		Site Total	15
		Suitable	<input type="checkbox"/>
		Available	<input checked="" type="checkbox"/>
		Achievable	<input type="checkbox"/>
		Viable	<input type="checkbox"/>

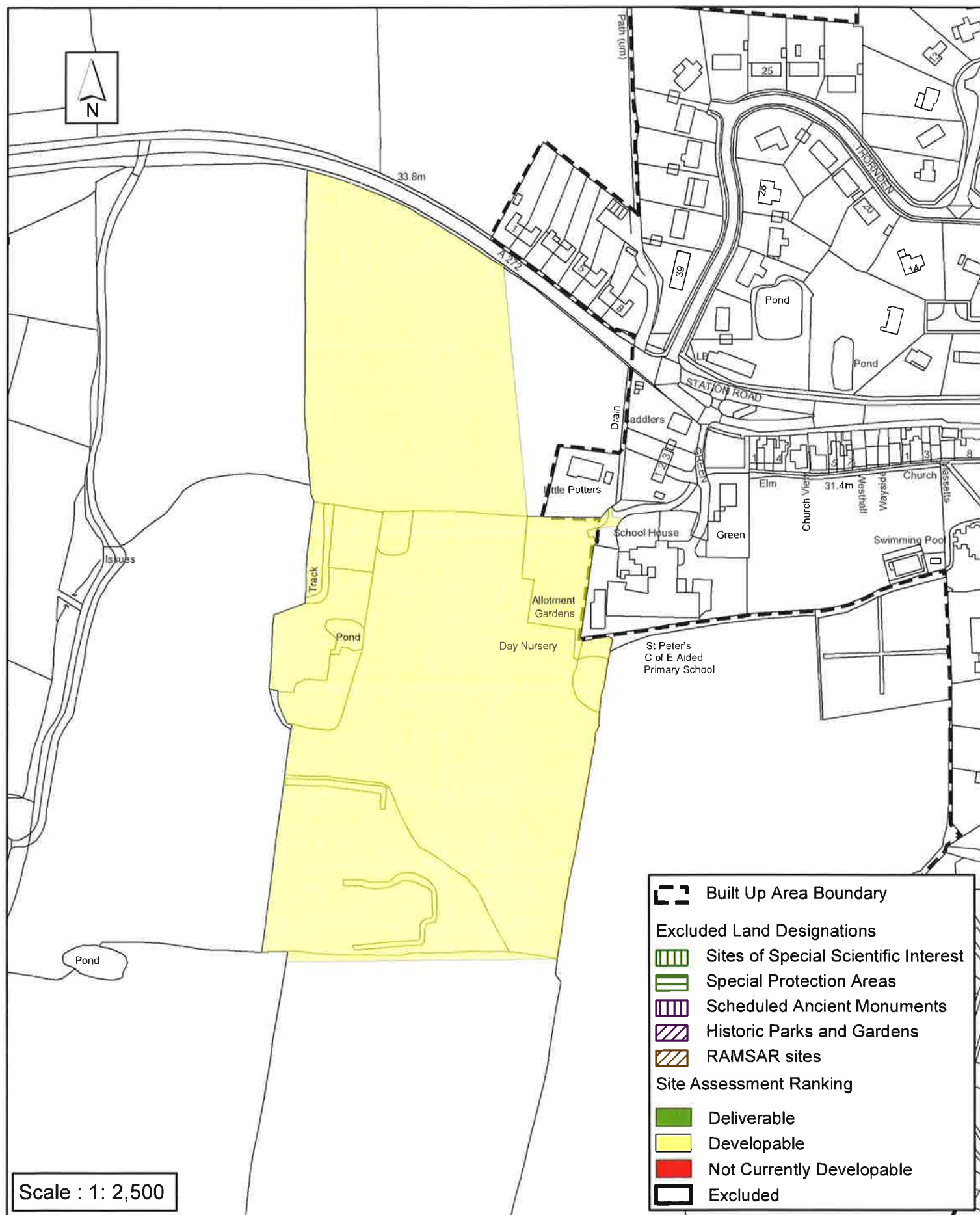
Justification

The landowner has expressed an interest in developing the site meaning the site is available. The site is relatively flat and unconstrained and access could be obtained via Station Road, although it is recommended that development remains contained within the northern portion of the site. The land is assessed as having moderate capacity for residential development in the HDC Landscape Capacity Assessment 2014. The site is however located outside the BUAB of Cowfold meaning development would be in conflict with Policy 4 of the HDPF unless allocated through the Local Plan or emerging Neighbourhood Development Plan. On that basis development on the northernmost portion of the site could be acceptable if development on SA611 came forward first. It is recommended the site be considered as part of the emerging Cowfold Neighbourhood Development Plan. The site is assessed as Developable 11+ years.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA-610 : Fields West of Cowfold, South of A272, Cowfold



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Date: 13/06/2016

Revision:

Horsham District Council

Parkside, Chart Way, Horsham
West Sussex RH12 1RL.

Chris Lyons : Director of Planning, Economic Development & Property

Parish**Cowfold**

SHLAA Reference SA611 **Site Name** Field W of Cowfold, S of A272, W of Little Pott

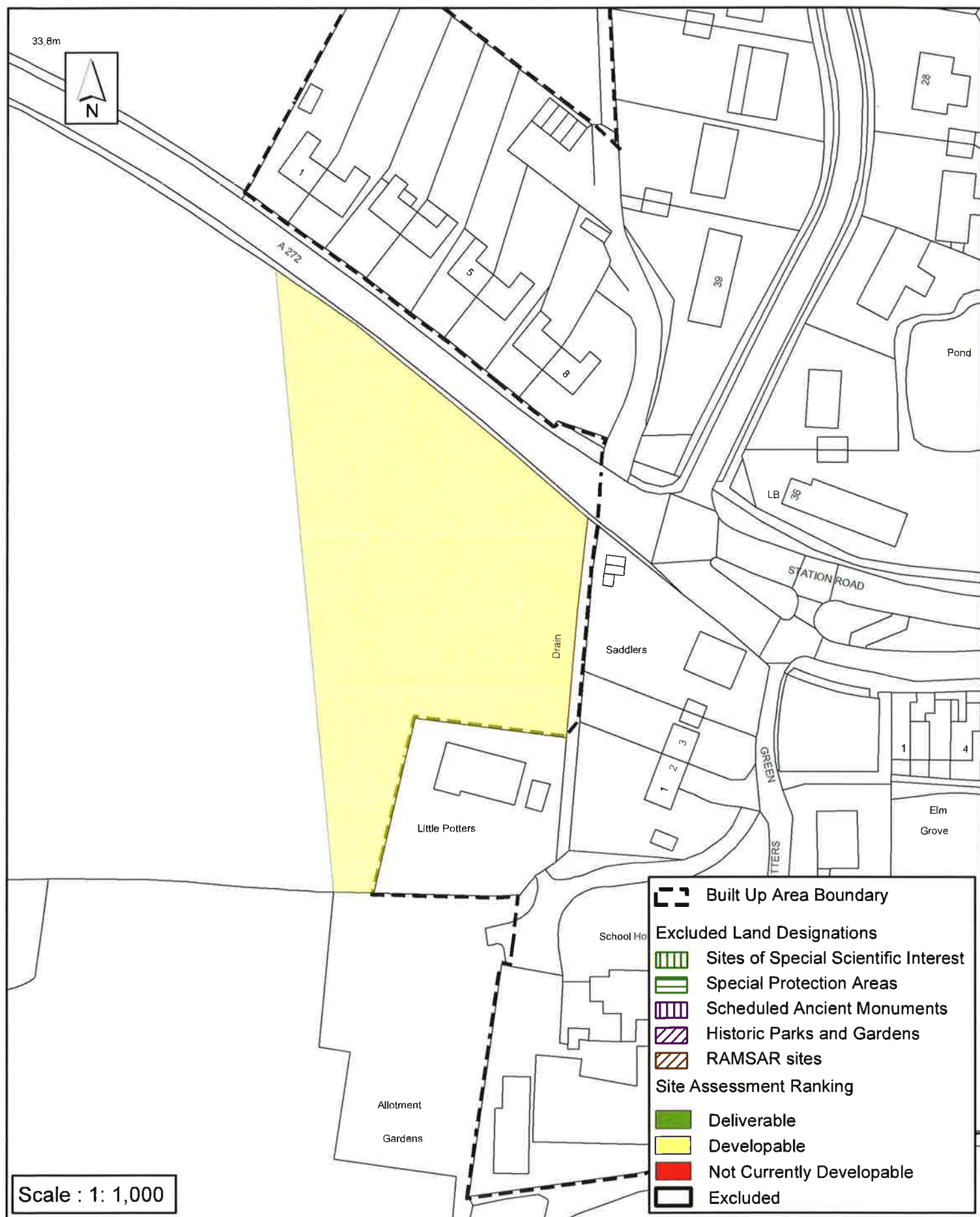
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Field West of Cowfold, South of A272, West of Little Potters	
Years 6-10 Developable	<input type="checkbox"/>			
Years 11+	<input checked="" type="checkbox"/>	Site Area (ha)	0.6	Suitable <input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available <input checked="" type="checkbox"/>
		Site Total	6	Achievable <input type="checkbox"/>
				Viable <input type="checkbox"/>

Justification

The landowner has expressed an interest in developing the site meaning the site is available. The site is relatively flat and unconstrained and access could be obtained via Station Road. The land is also assessed as having moderate capacity for residential development in the HDC Landscape Capacity Assessment 2014. The site is however located outside the BUAB of Cowfold meaning development would be in conflict with Policy 4 of the HDPF unless allocated through the Local Plan or emerging Neighbourhood Development Plan. On that basis it is recommended that the site be considered through the emerging Cowfold Neighbourhood Development Plan in conjunction with the neighbouring SA610. The site is assessed as Developable 11+ years.

Excluded Site ☐ **Exclusion Reason****Lapsed PP** ☐ **Date**

SA-611 : Fields West of Cowfold, South of A272, West of Litte Potters, Cowfo



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Date: 13/06/2016

Revision:

Horsham District Council

Parkside, Chart Way, Horsham
West Sussex RH12 1RL.

Chris Lyons : Director of Planning, Economic Development & Property

Parish	Cowfold
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SHLAA Reference	SA052	Site Name	Eastlands Farm
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	South of A272, Cowfold		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	3.67	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Both	Available	<input checked="" type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>
				Viable	<input type="checkbox"/>

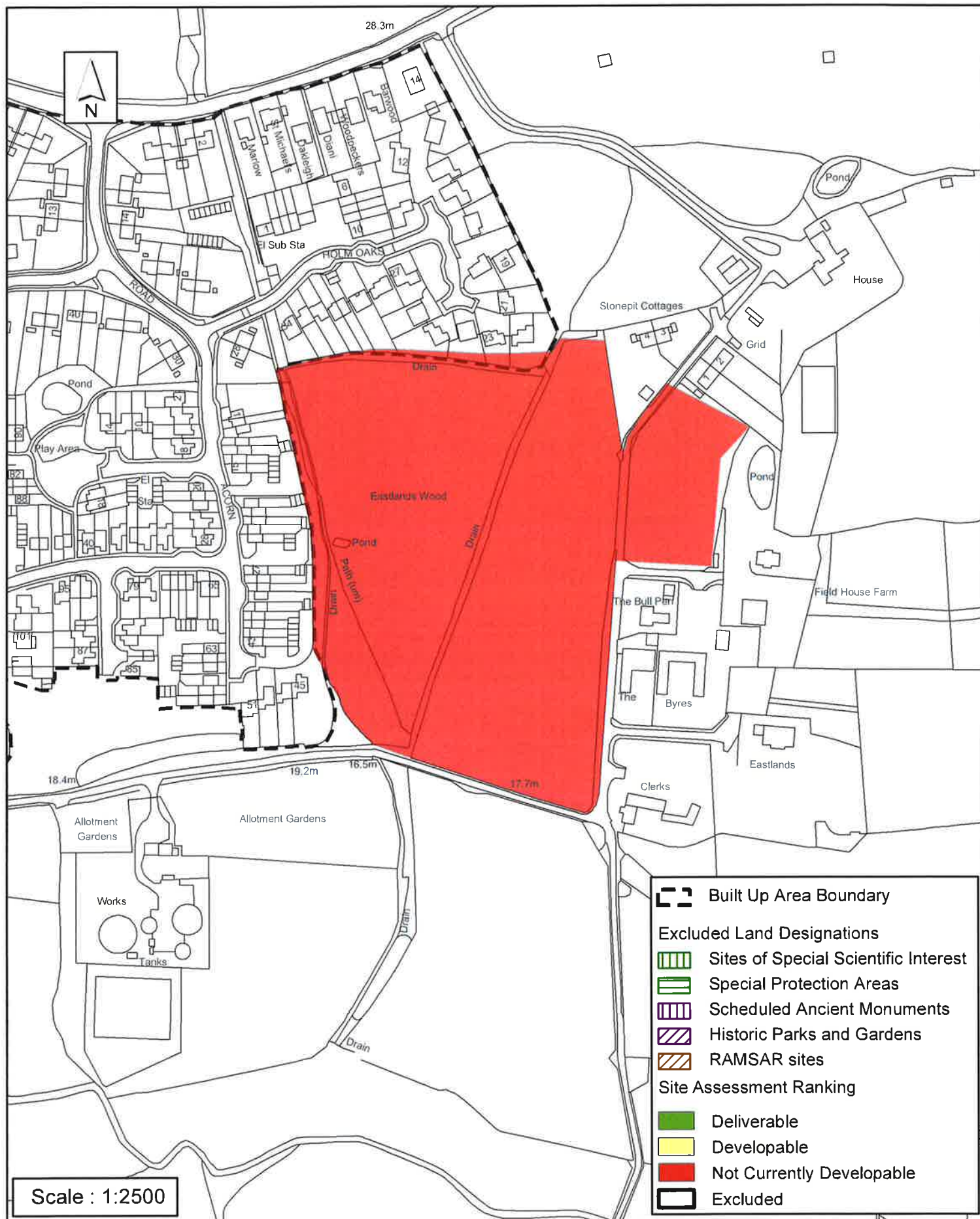
Justification

The landowner has expressed an interest to develop the site meaning the site is available. The site is also contiguous with the settlement boundary of Cowfold. That said the site is rural in nature and development would have a significant impact on the surrounding landscape, extending the village significantly eastwards, with few tree boundaries to screen any new development from the surrounding countryside. Furthermore development of the entire site would result in the loss of a significant area of woodland. It is therefore considered that the site is not suitable for development at this time.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
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Lapsed PP	<input type="checkbox"/>	Date
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SA-052 : Eastlands Farm, Cowfold



Parish**Cowfold**

SHLAA Reference SA076 **Site Name** Land at Brook Hill

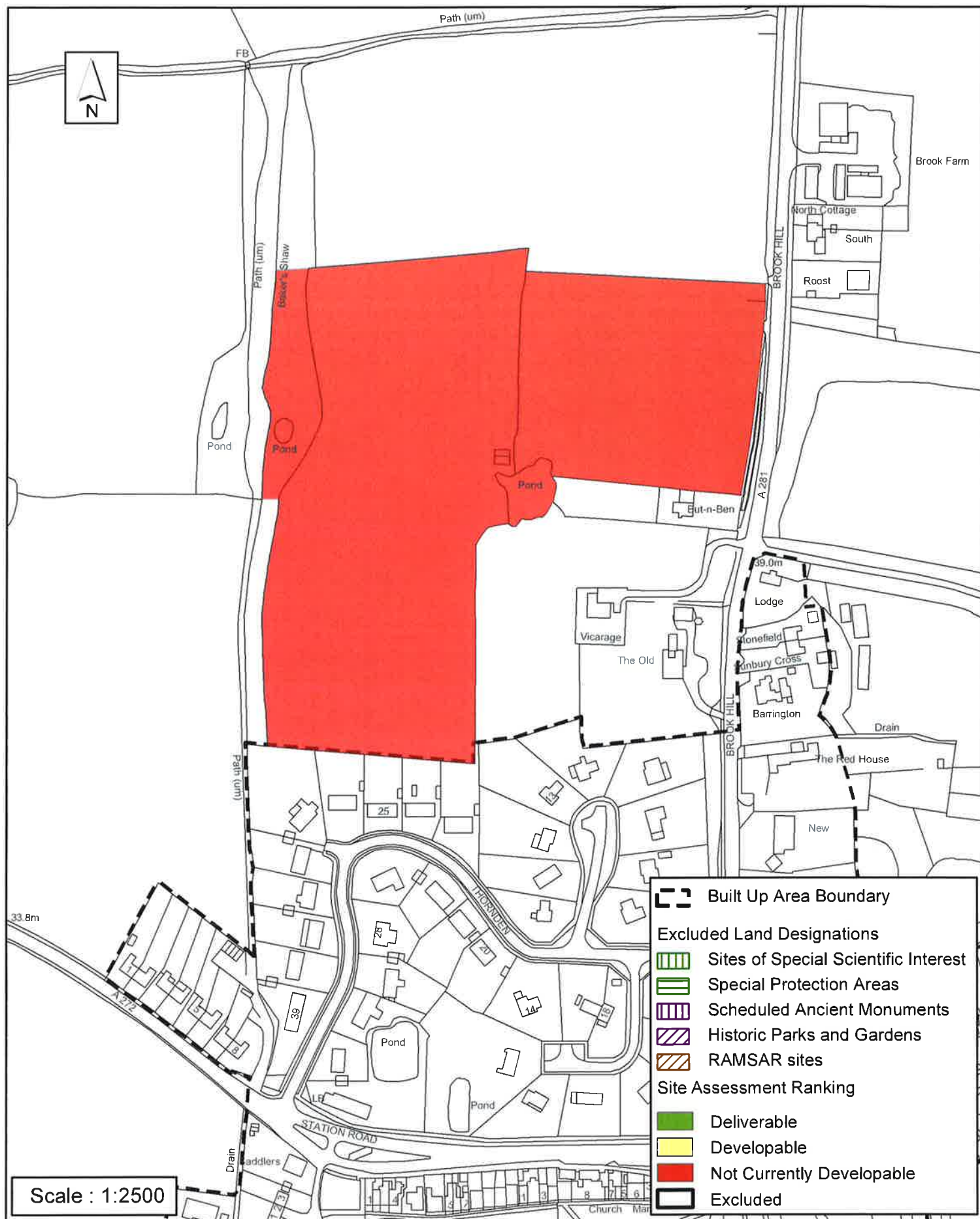
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Land at Brook Hill, Horsham Road, Cowfold		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	3.98	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>
				Viable	<input type="checkbox"/>

Justification

Given the steeply sloping topography of the site, development would have a large negative impact on the surrounding landscape. Access on to the A281 could also be an issue meaning the site is considered not currently developable at the present time. The site is unrelated to any built up area boundary. Development would consolidate an undesirable element of sporadic development in a rural location and unsustainable form of isolated housing development. Therefore it has been assessed as not currently developable.

Excluded Site ☐ **Exclusion Reason****Lapsed PP** ☐ **Date**

SA-076 : Land at Brook Hill, Cowfold



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Date:13/06/2012

Revision: 24/08/2015

Horsham District Council

Parkside, Chart Way, Horsham
West Sussex RH12 1RL.

Chris Lyons : Director of Planning, Economic Development & Property

Parish**Cowfold**

SHLAA Reference SA366 **Site Name** Land East of Cowfold

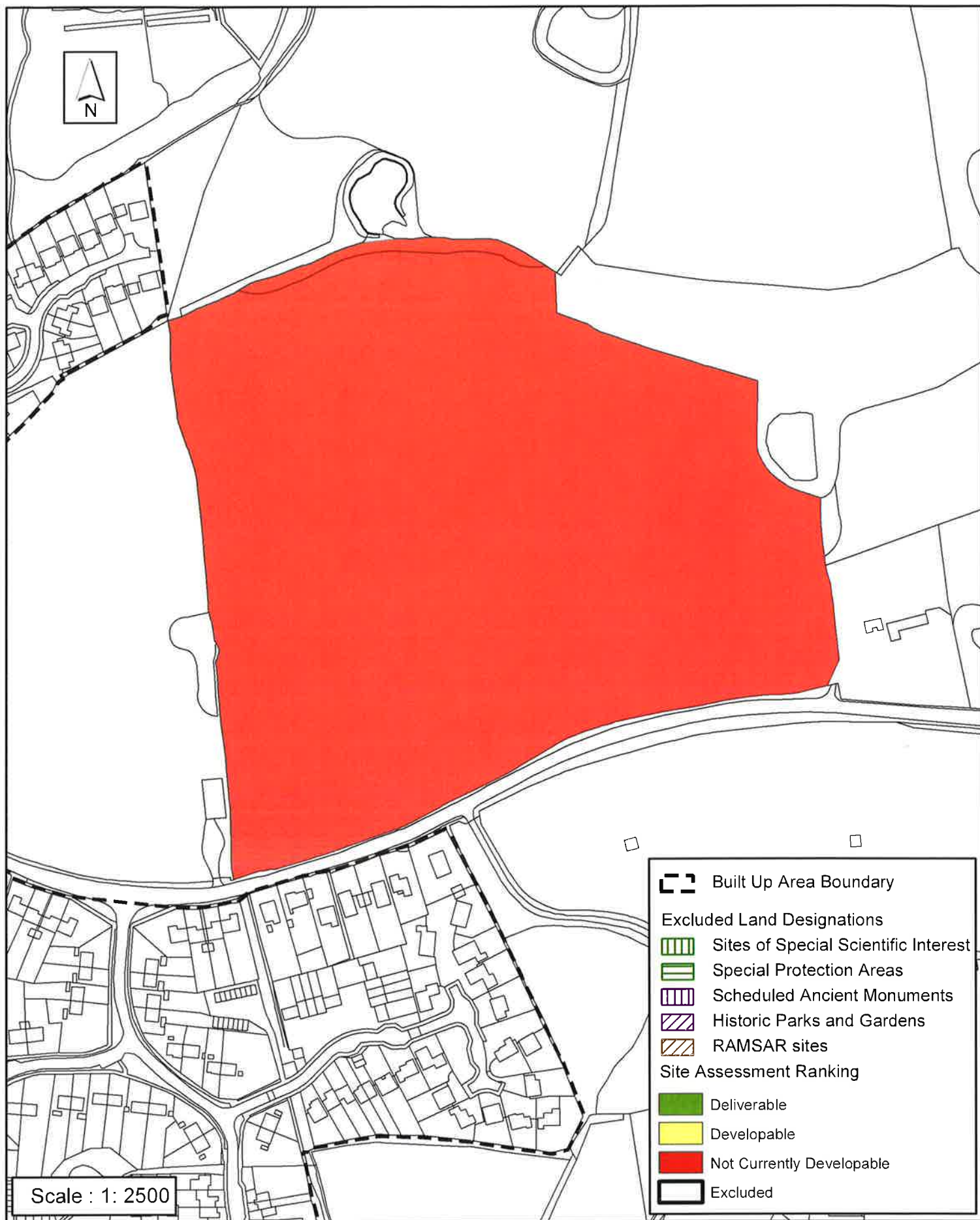
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	East of playing fields, Bolney Road, Cowfold		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	7.4	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>
				Viable	<input type="checkbox"/>

Justification

The northern portion of this site is considered under SA025 which is permitted. The southern section of the site adjacent to the playing field would have a large urbanising impact on the countryside and is considered unsuitable for development. The site is therefore assessed as not currently developable however should be considered as part of the emerging Cowfold Neighbourhood Development Plan.

Excluded Site ☐ **Exclusion Reason****Lapsed PP** ☐ **Date**

SA - 366: Land east of Cowfold



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Date: 26/11/2013

Revision: 06/06/2016

Horsham District Council

Parkside, Chart Way, Horsham
West Sussex RH12 1RL.

Chris Lyons : Director of Planning, Economic Development & Property

Parish**Cowfold**

SHLAA Reference SA414 **Site Name** Mayfield Market Town New Settlement

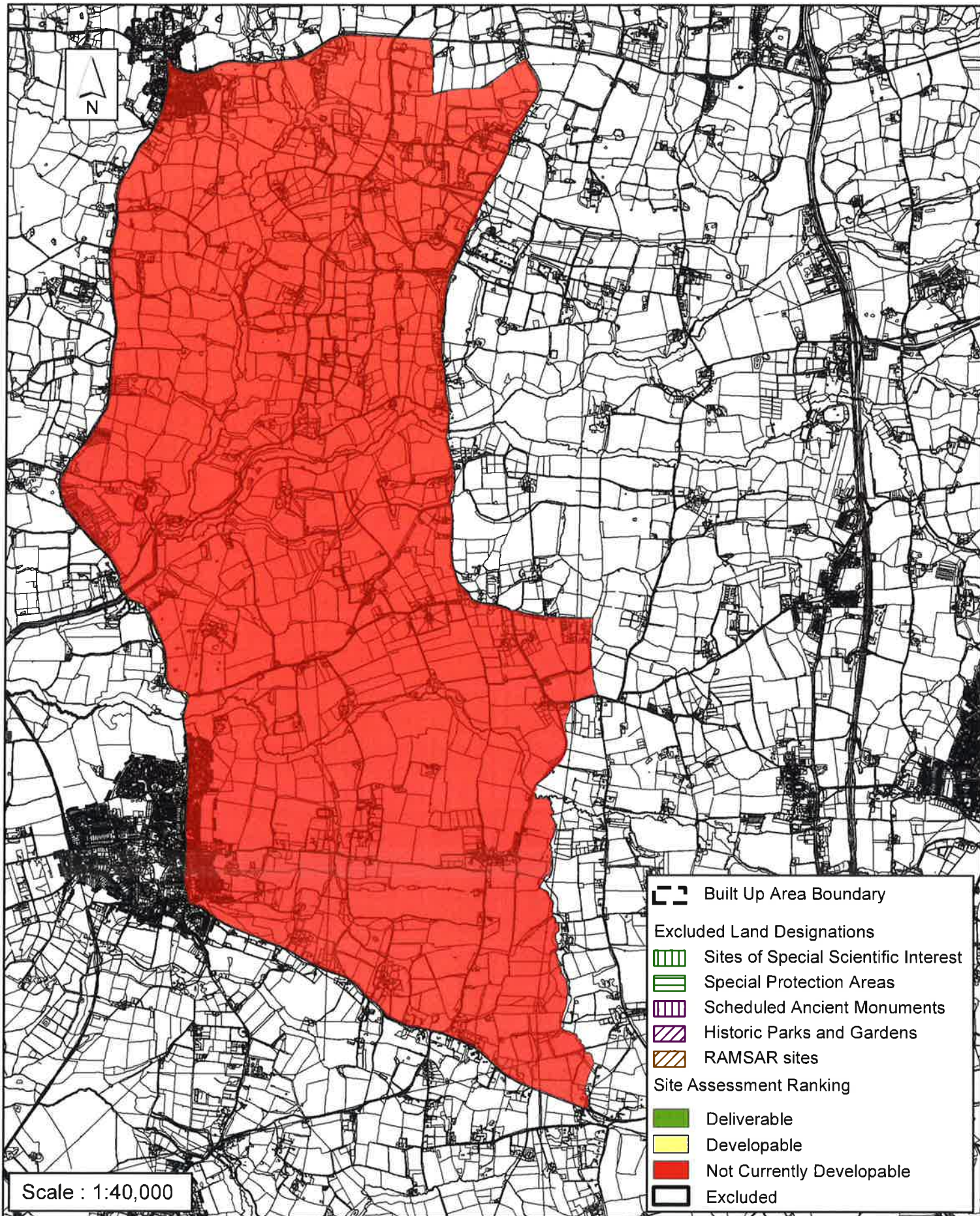
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Proposal - Broad Location: Area between	
Years 6-10 Developable	<input type="checkbox"/>		Cowfold and Henfield	
Years 11+	<input type="checkbox"/>	Site Area (ha)	450	Suitable <input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available <input type="checkbox"/>
		Site Total	0	Achievable <input type="checkbox"/>
				Viable <input type="checkbox"/>

Justification

This site was initially identified as a broad location of search following the publication of the 2010 New Market Town Study, commissioned jointly by CBC, MSDC and HDC. It is now proposed by Mayfield Market Homes. The map shows a broad area of search, but three potential alternatives are suggested by the developer. A cross boundary development of 10,000 is the developer's preferred approach but they indicate 5,000 could come forward in HDC in the period to 2031. The land is potentially available for development, but the achievability of development is constrained by a range of factors. These include the need for cross boundary working, particularly with MSDC. The site has significant environmental and infrastructure constraints including proximity to the High Weald AONB, and the potential for flooding. There are multiple land ownerships, which will affect deliverability. The site currently lacks social, economic, road, rail and utilities infrastructure. Any major development could seriously affect the viability of existing settlements particularly Burgess Hill, Henfield and Cowfold.

Excluded Site ☐ **Exclusion Reason****Lapsed PP** ☐ **Date**

SA - 414 : Mayfield Market Town New Settlement Proposal - Broad Location



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Date: 29/08/2004

Revision: 06/06/2016

Horsham District Council

Parkside, Chart Way, Horsham
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Chris Lyons : Director of Planning, Economic Development & Property