

Cowfold Parish

Cowfold Parish

The following sites have been considered as part of the December 2018 SHELAA Housing Land Assessment for the 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
SA523	The Coach House	Horsham Road Cowfold	Green (1-5 Years Deliverable)	9
SA083	Cowfold Glebe	Brook Hill, Cowfold	Yellow (6-10 Years Deliverable)	6
SA682	Land at Cedar Leas	Henfield Road, Cowfold	Yellow (6-10 Years Deliverable)	5
SA609	Field West of Cowfold, North of A272	Cowfold	Yellow (11+ Years Deliverable)	35
SA610	Fields West of Cowfold, South of A272	Cowfold	Yellow (11+ Years Deliverable)	15
SA611	Field West of Cowfold, South of A272, West of Little Potters	Cowfold	Yellow (11+ Years Deliverable)	6
SA052	Eastlands Farm	South of A272, Cowfold	Not Currently Developable	0
SA076	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
SA747	Land South of Eastlands Lane Cowfold	Eastlands Lane Cowfold	Not Currently Developable	0

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Parish	Cowfold
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SHLAA Reference SA523 **Site Name** The Coach House

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	PDL	Available	<input checked="" type="checkbox"/>
		Site Total	9	Achievable	<input checked="" type="checkbox"/>

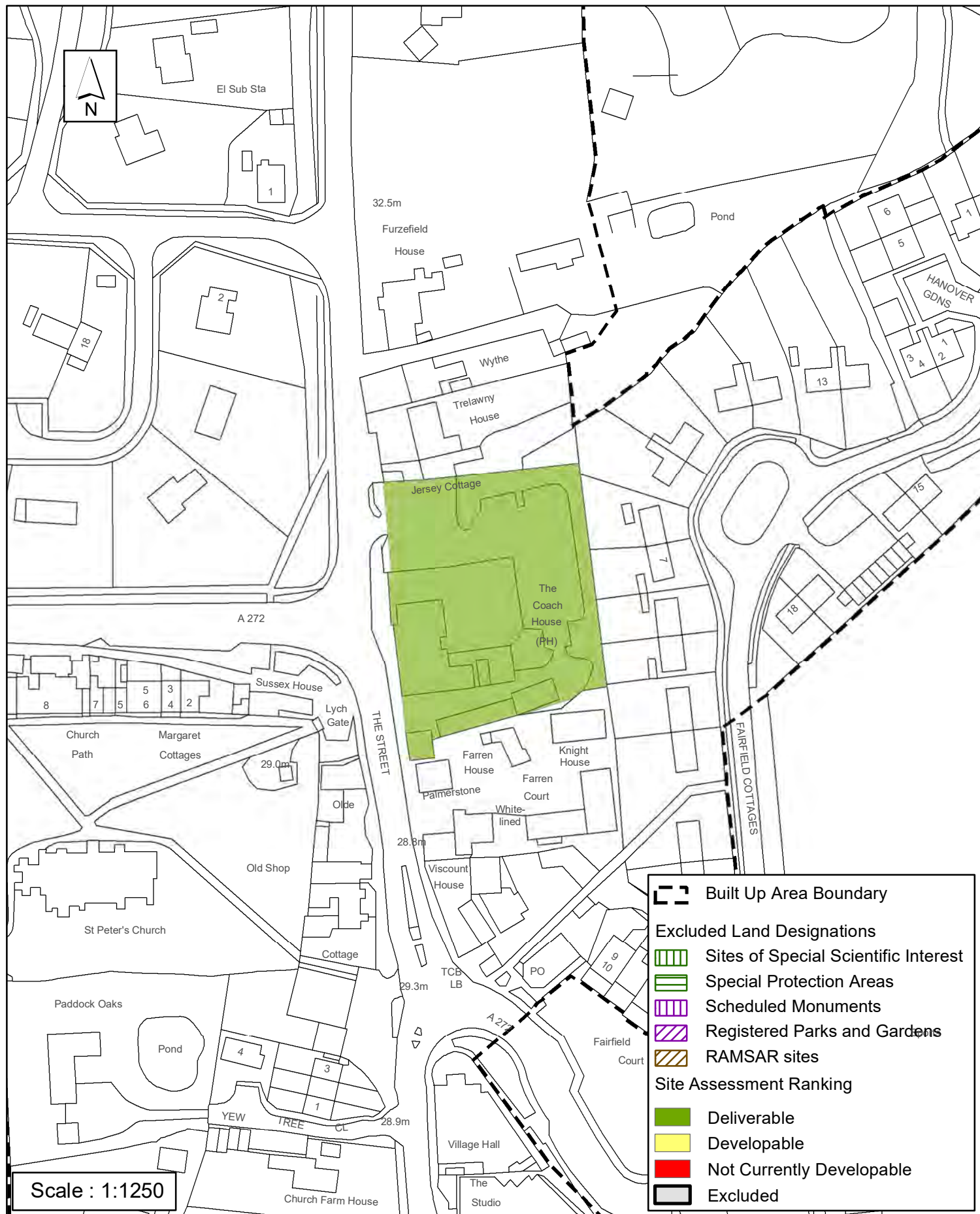
Justification

The site has planning permission for 9 dwellings via planning applications DC/15/0081, DC/16/1373, DC/17/0860 and DC/17/1079 (NB DC/16/1373 permitted an additional dwelling to the 8 permitted under DC/15/0081). It is anticipated development of this site will take place in a single year and is likely projected to commence in year 2. It is concluded the site is available, suitable, achievable and deliverable 1-5 years.

Excluded Site ☐ **Exclusion Reason**

Lapsed PP ☒ **Date**

SA-523 : The Coach House Horsham Road Cowfold



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Date:

Revision:

Horsham District Council

Parkside, Chart Way, Horsham
West Sussex RH12 1RL
Barbara Childs : Director of Place

Parish**Cowfold**

SHLAA Reference SA083 **Site Name** Cowfold Glebe

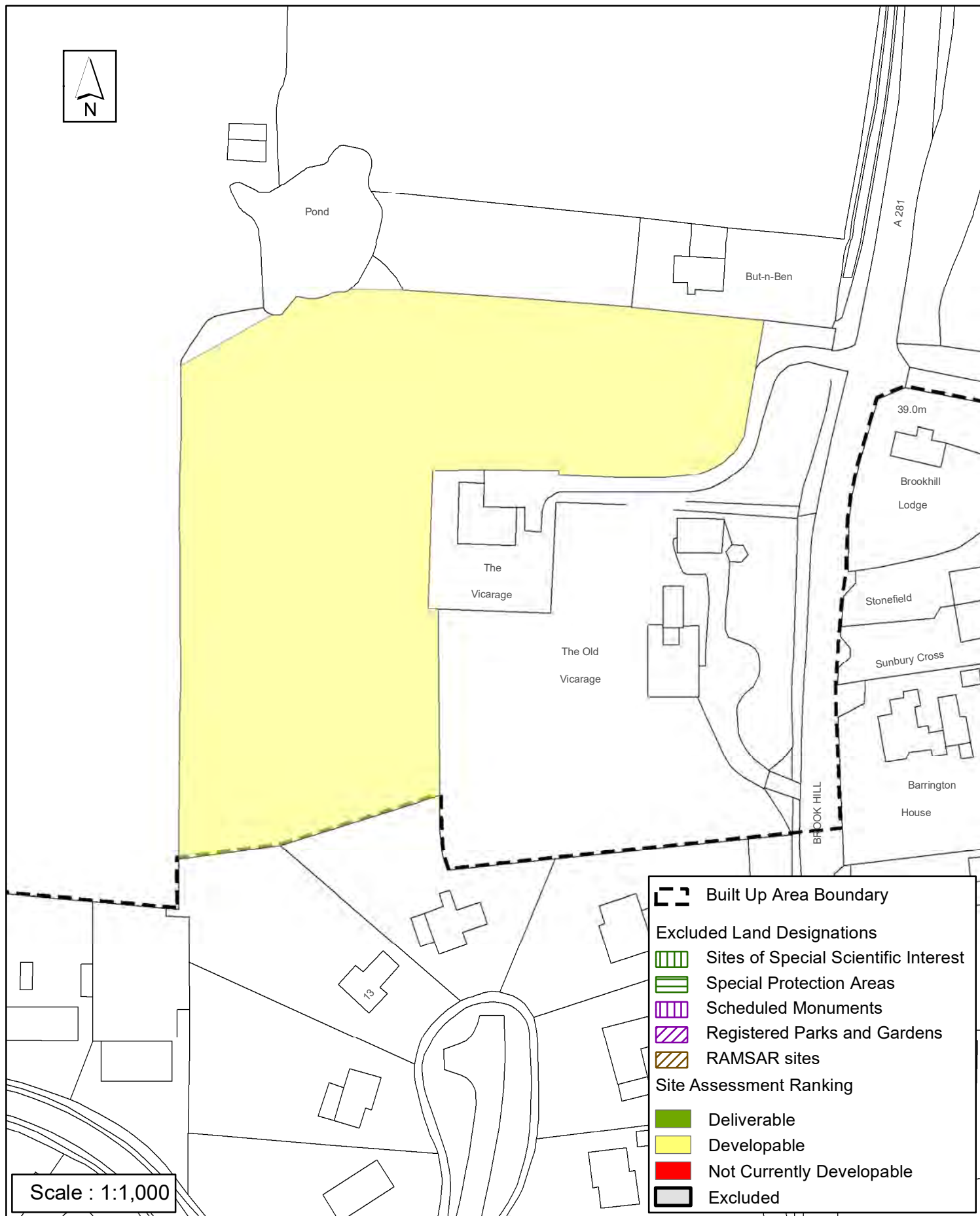
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Brook Hill, Cowfold		
Years 6-10 Developable	<input checked="" type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.79	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL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

Justification

The landowner has expressed an interest in developing this site meaning it is 'available'. The site is in the countryside north of and adjoining the Built Up Area Boundary of Cowfold, which is classified as a Medium Village in Policy 3 of the Horsham District Planning Framework(HDPF), having a moderate level of services and facilities. Unless allocated for development in a review of the HDPF or a Neighbourhood Plan it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF.

The HDPF is under review and the allocation of additional land may be necessary through this process. In addition, Cowfold is progressing a Neighbourhood Plan and may need to consider additional land for development. In this context the site is assessed as developable 6-10 years. It is likely that mitigation measures would be required of any scheme to minimise the impact of residential development on the Air Quality Management Area.

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



Parish	Cowfold
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SHLAA Reference	SA682	Site Name	Land at Cedar Leas
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Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Henfield Road, Cowfold		
Years 6-10 Developable	<input checked="" type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.44	Suitable	<input checked="" type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Both	Available	<input checked="" type="checkbox"/>
		Site Total	5	Achievable	<input checked="" type="checkbox"/>

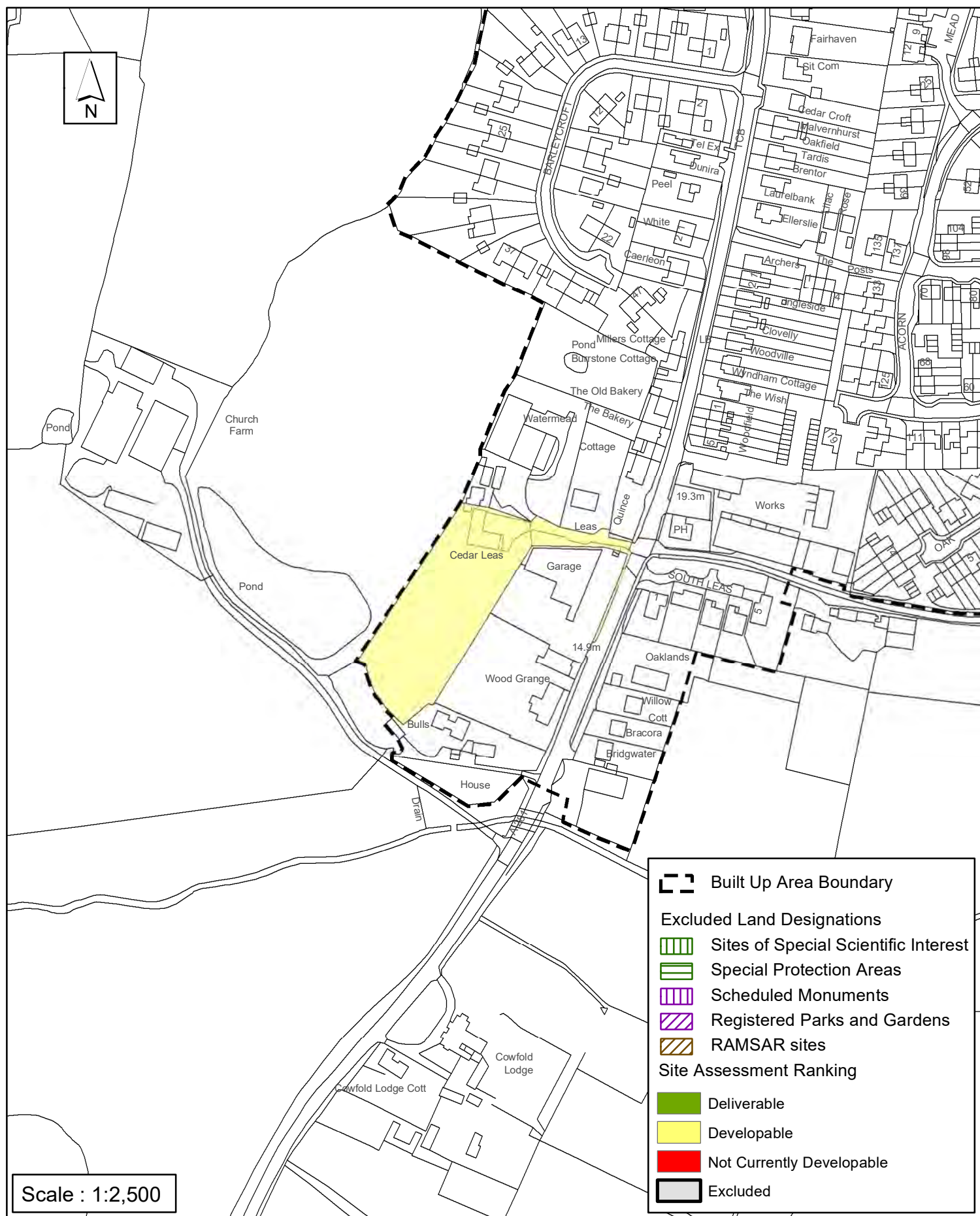
Justification

A planning application DC/17/2352 for 8 units has been submitted for this site indicating the site's availability. The site lies within the built up area boundary of Cowfold which is classified as a Medium Village in the Horsham District Planning Framework 2015 (HDPF), having a moderate level of services and facilities. Access is via an existing driveway from the A281. The curtilages of two Grade II Listed buildings adjoin the eastern boundary of the site.

The HDPF is under review and the allocation of additional land may be necessary through this process. In addition, Cowfold is progressing a Neighbourhood Plan and may need to consider additional land for development. In this context the site is assessed as developable 6-10 years. It is likely that mitigation measures would be required of any scheme to minimise the impact of residential development on the Air Quality Management Area.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
Lapsed PP	<input type="checkbox"/>	Date

SA - 682: Land at Cedar Leas, Cowfold



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Horsham District Council

Parkside, Chart Way, Horsham
West Sussex RH12 1RL.
Barbara Childs : Director of Place

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 type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	35	Achievable	<input type="checkbox"/>

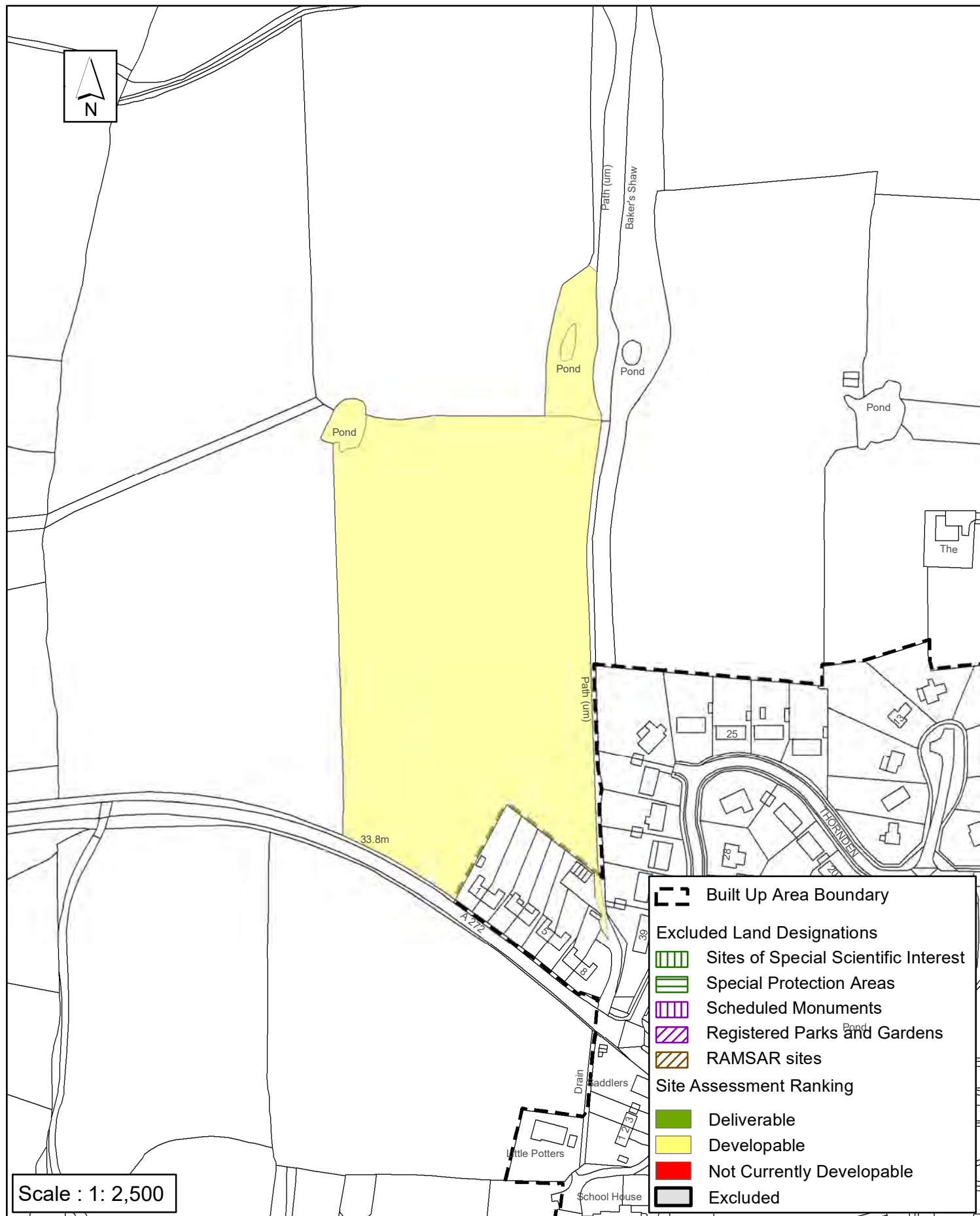
Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site is located in the countryside partially adjoining the built up area boundary of Cowfold which is classified as a Medium Village in Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having a moderate level of services and facilities and community networks. The Cowfold Air Quality Zone adjoins the south eastern corner of the site and there are two ponds contained within the site. Unless allocated for development through the review of the HDPF or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF.

The settlement hierarchy and current planned development approach set out in the HDPF impacts upon suitability and achievability. The HDPF is under review and Cowfold Parish is actively progressing a neighbourhood plan, consequently additional site allocations are being considered. On this basis, recognising that the SHELAA is a high level assessment, the site is assessed as developable in 11+ years for 35 units taking into account its proximity to the built up area boundary and proportionate high level regard to the constraints. It is noted that the District Landscape Capacity Assessment found this site as having a low to moderate capacity for housing development and it is likely that a Landscape Visual Impact Assessment would be required prior to any development of this site. This may have the effect of limiting the quantum of development that can be delivered. It is also likely that mitigation measures would be required of any scheme to minimise the impact of residential development on the Air Quality Management Area.

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

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



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Barbara Childs : Director of Place

Parish**Cowfold**

SHLAA Reference SA610 **Site Name** Fields West of Cowfold, South of A272

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	Suitable	<input type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	15	Achievable	<input type="checkbox"/>

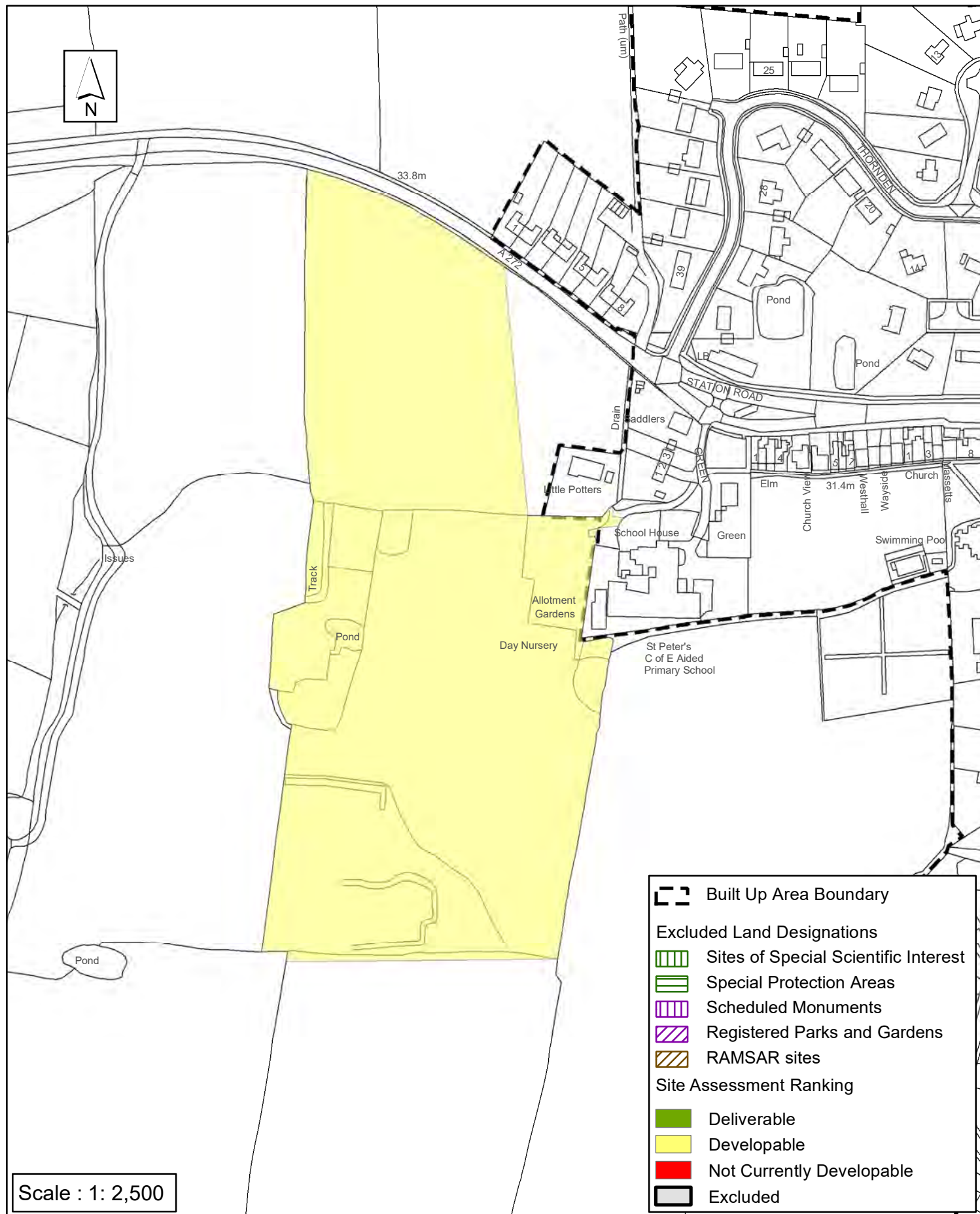
Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site is located in the countryside partially adjoining the built up area boundary of Cowfold which is classified as a Medium Village in Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having a moderate level of services and facilities and community networks. The Cowfold Air Quality Zone lies to the north east of the site and the Cowfold Conservation Area is adjacent to the site with the Grade I listed St Peters Church sited further to the east. Unless allocated for development through the review of the HDPF or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF.

The settlement hierarchy and current planned development approach set out in the HDPF impacts upon suitability and achievability. The HDPF is under review and Cowfold Parish is actively progressing a neighbourhood plan, consequently additional site allocations are being considered. The site has the potential for development in its northernmost portion but this would be dependent on SA611 coming forward first. The District Landscape Capacity Assessment found this site as having a moderate capacity for housing development. On this basis, recognising that the SHELAA is a high level assessment, the site is assessed as developable in 11+ years for 15 units taking into account its proximity to the built up area boundary and proportionate high level regard to the constraints. It is likely that mitigation measures would be required of any scheme to minimise the impact of residential development on the Air Quality Management Area.

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

SA-610 : Fields West of Cowfold, South of A272, Cowfold



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Parish**Cowfold**

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

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 type="checkbox"/>
Not Currently Developable	<input type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	6	Achievable	<input type="checkbox"/>

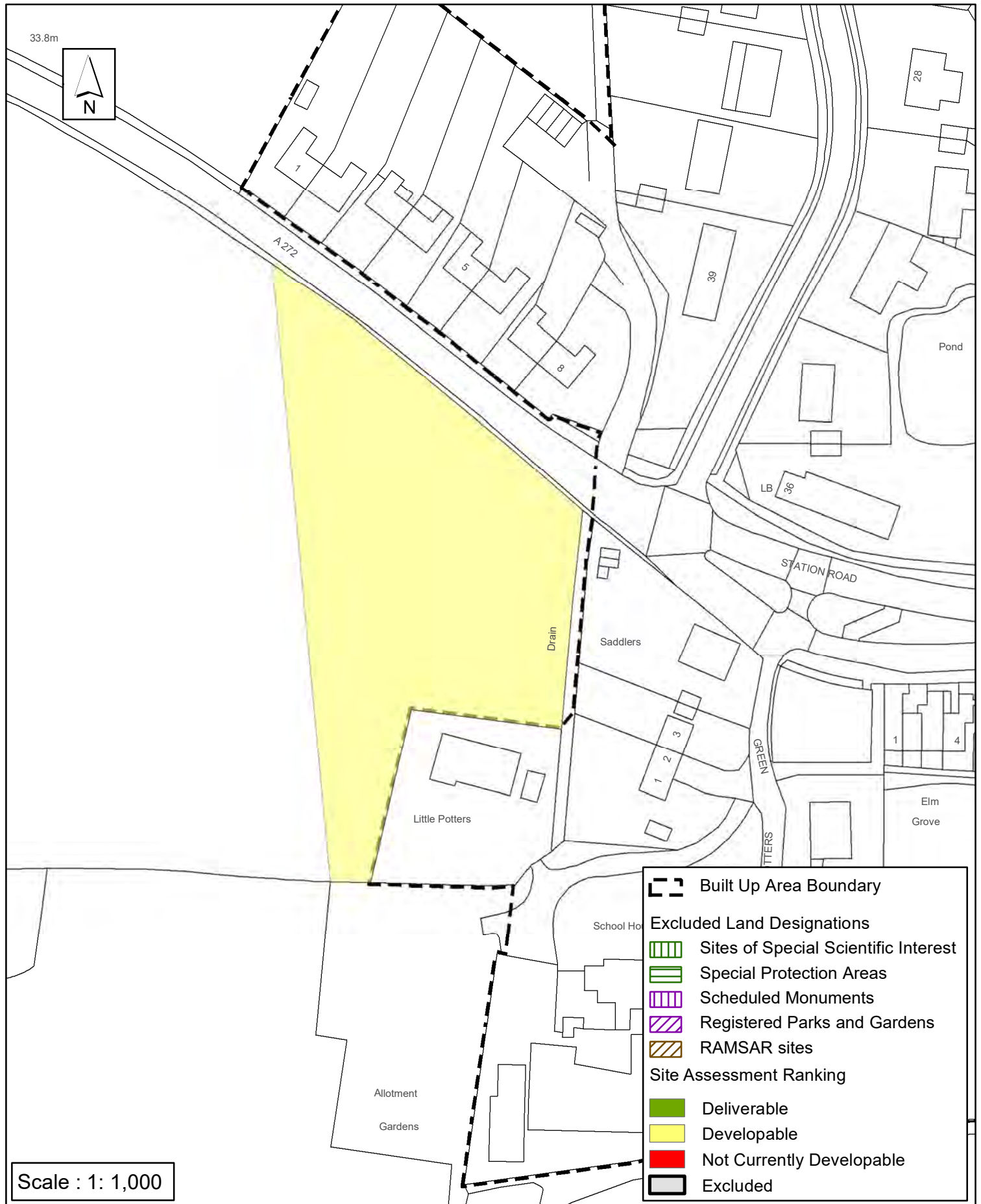
Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site is located in the countryside partially adjoining the built up area boundary of Cowfold which is classified as a Medium Village in Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having a moderate level of services and facilities and community networks. The Cowfold Air Quality Zone, the Cowfold Conservation Area and the Grade II listed No3 Potters Cottage all lie adjacent to the east. The site also lies within an Archaeological Notification Area. Unless allocated for development through the review of the HDPF or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF.

The settlement hierarchy and current planned development approach set out in the HDPF impacts upon suitability and achievability. The HDPF is under review and Cowfold Parish is actively progressing a neighbourhood plan, consequently additional site allocations are being considered. The District Landscape Capacity Assessment found this site as having a moderate capacity for housing development and if development does come forward it is recommended that this is in conjunction with the adjoining site SA610. On this basis, recognising that the SHLAA is a high level assessment, the site is assessed as developable in 11+ years for 6 units taking into account its proximity to the built up area boundary and proportionate high level regard to the constraints. It is likely that mitigation measures would be required of any scheme to minimise the impact of residential development on the Air Quality Management Area.

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

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



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Parish**Cowfold**

SHLAA Reference SA052 **Site Name** Land at Eastlands Farm

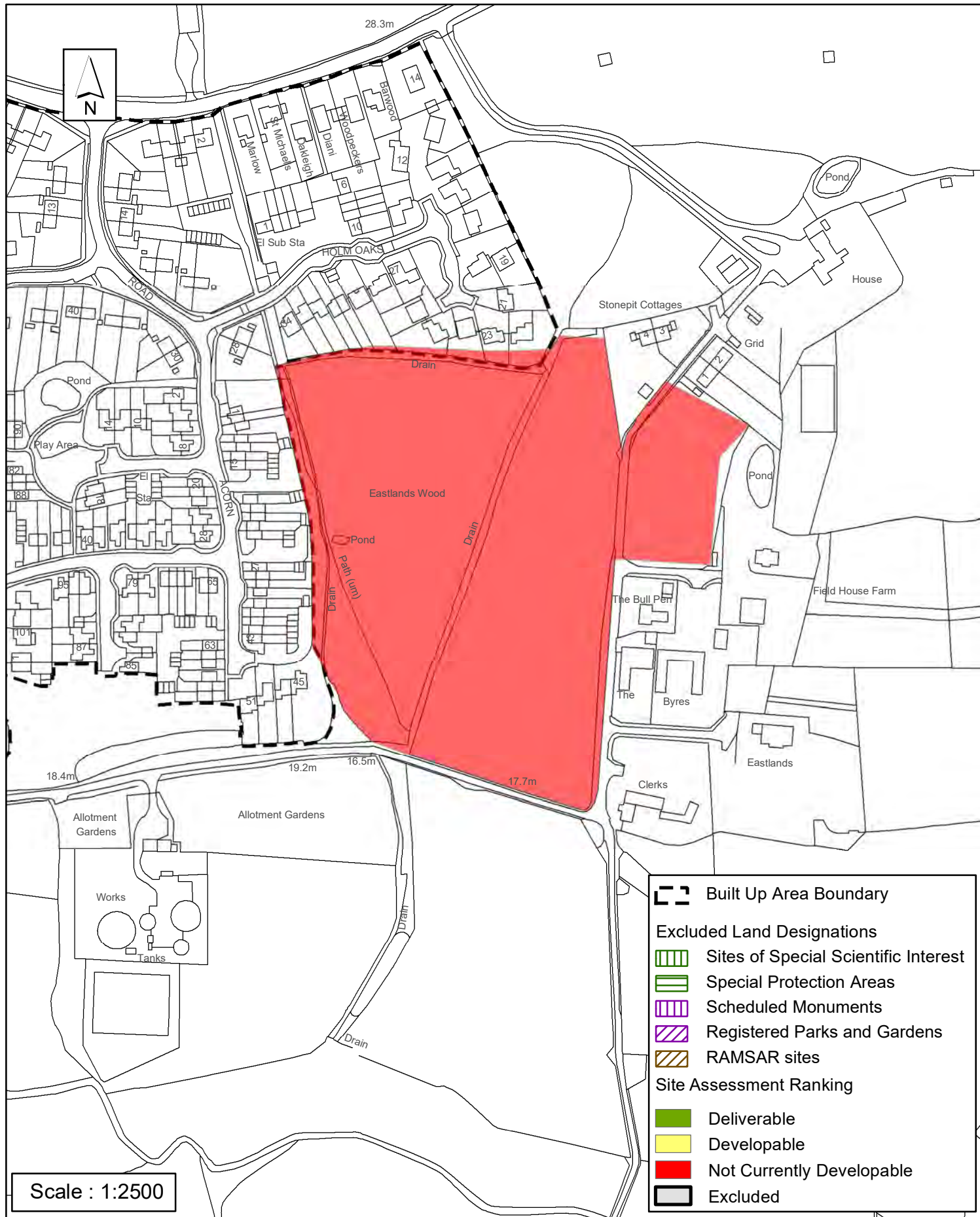
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Eastlands Lane Cowfold		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	3.24	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Both	Available	<input checked="" type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site is in the countryside adjoining the south eastern built up area boundary of Cowfold which is classified as a medium village in Policy 3 of the Horsham District Planning Framework (HDPF), having a moderate level of services and facilities. The site is rural in nature and development would have an impact on the surrounding landscape, extending the village eastwards, with few tree boundaries to screen any new development from the surrounding countryside. The western half of the site which abuts the built up area boundary of Cowfold comprises Eastlands Wood which forms a significant area of woodland next to the village. Development of the eastern half / section of the site would be isolated from and relatively unrelated to the built form of Cowfold. As at September 2018 the site lies approximately 150m outside of the Cowfold Air Quality Management Area. Unless allocated for development through the review of the Horsham District Planning Framework (HDPF) or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF. The site is therefore assessed as 'Not Currently Developable'.

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

SA-052 : Eastlands Farm, Cowfold



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Barbara Childs : Director of Place

Parish	Cowfold
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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"/>

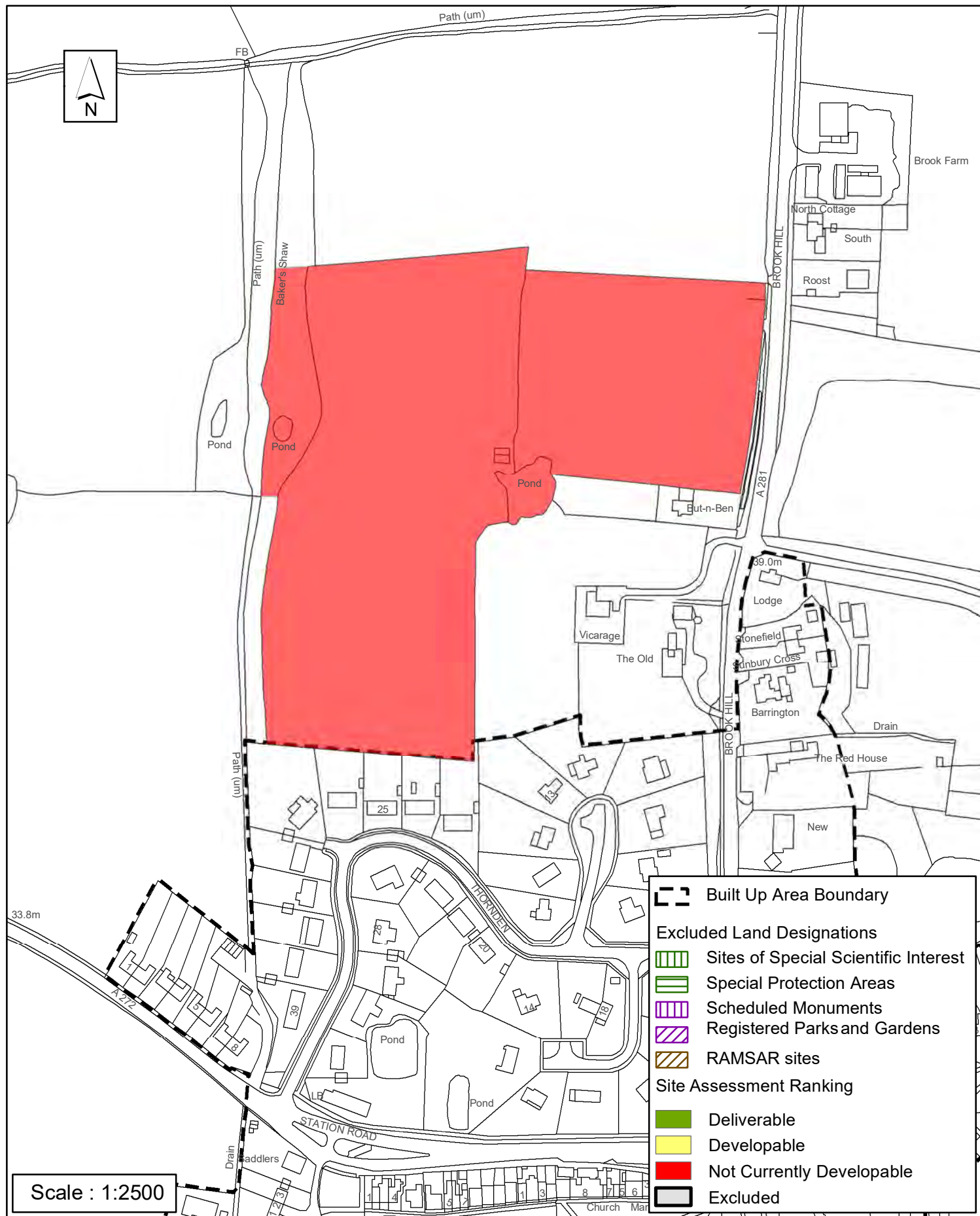
Justification

The landowner has expressed an interest in developing this site indicating its availability. The site is in the countryside north of the Built Up Area Boundary of Cowfold, which is classified as a Medium Village in Policy 3 of the Horsham District Planning Framework (HDPF), having a moderate level of services and facilities. 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. Unless allocated for development within the Horsham District Planning Framework (HDPF) or a Neighbourhood Plan, any development would be contrary to Policies 1 to 4 and 26 of the HDPF. It is therefore assessed as 'Not Currently Developable'.

Excluded Site ☐ **Exclusion Reason**

Lapsed PP ☐ **Date**

SA-076 : Land at Brook Hill, Cowfold



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Parish	Cowfold
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SHLAA Reference	SA366	Site Name	Land East of Cowfold
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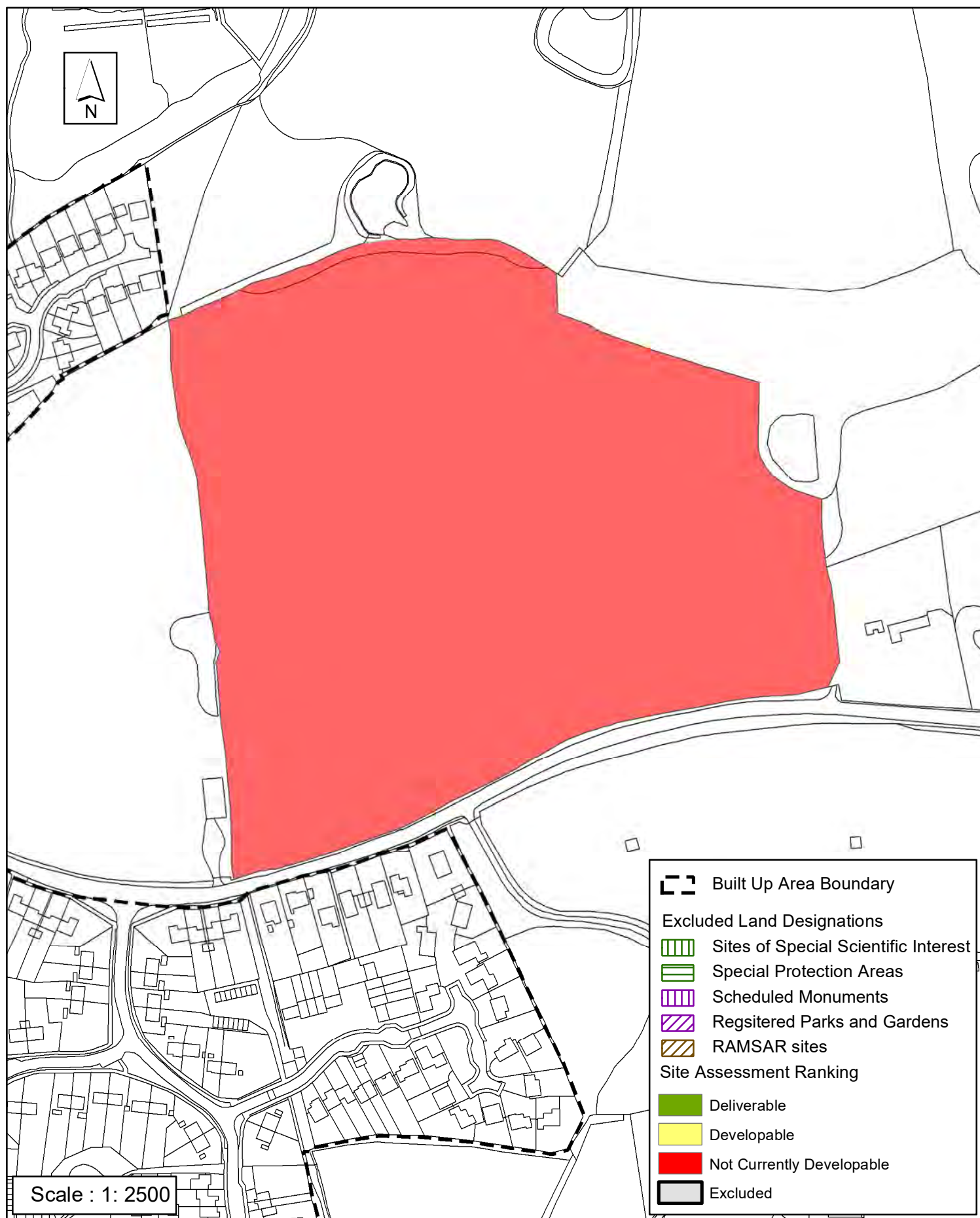
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	East of playing fields, Bolney Road, Cowfold		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	7.36	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Greenfield	Available	<input checked="" type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

Justification

The landowner has expressed an interest in developing this site meaning it is 'available'. The site is in the countryside and does not directly adjoin the built up area boundary of Cowfold. This settlement is classified as a Medium Village in Policy 3 of the Horsham District Planning Framework 2015 (HDPF), having a moderate level of services and facilities. The site is large with the village green/recreation ground sited to the west and an Area of Ancient Woodland adjoining the north eastern section of the site. Unless allocated for development through the review of the Horsham District Planning Framework (HDPF) or via a Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF. It is therefore assessed as 'Not Currently Developable'.

Excluded Site	<input type="checkbox"/>	Exclusion Reason
Lapsed PP	<input type="checkbox"/>	Date

SA - 366: Land east of Cowfold



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Parish**Cowfold**

SHLAA Reference SA747 **Site Name** Land South of Eastlands Lane Cowfold

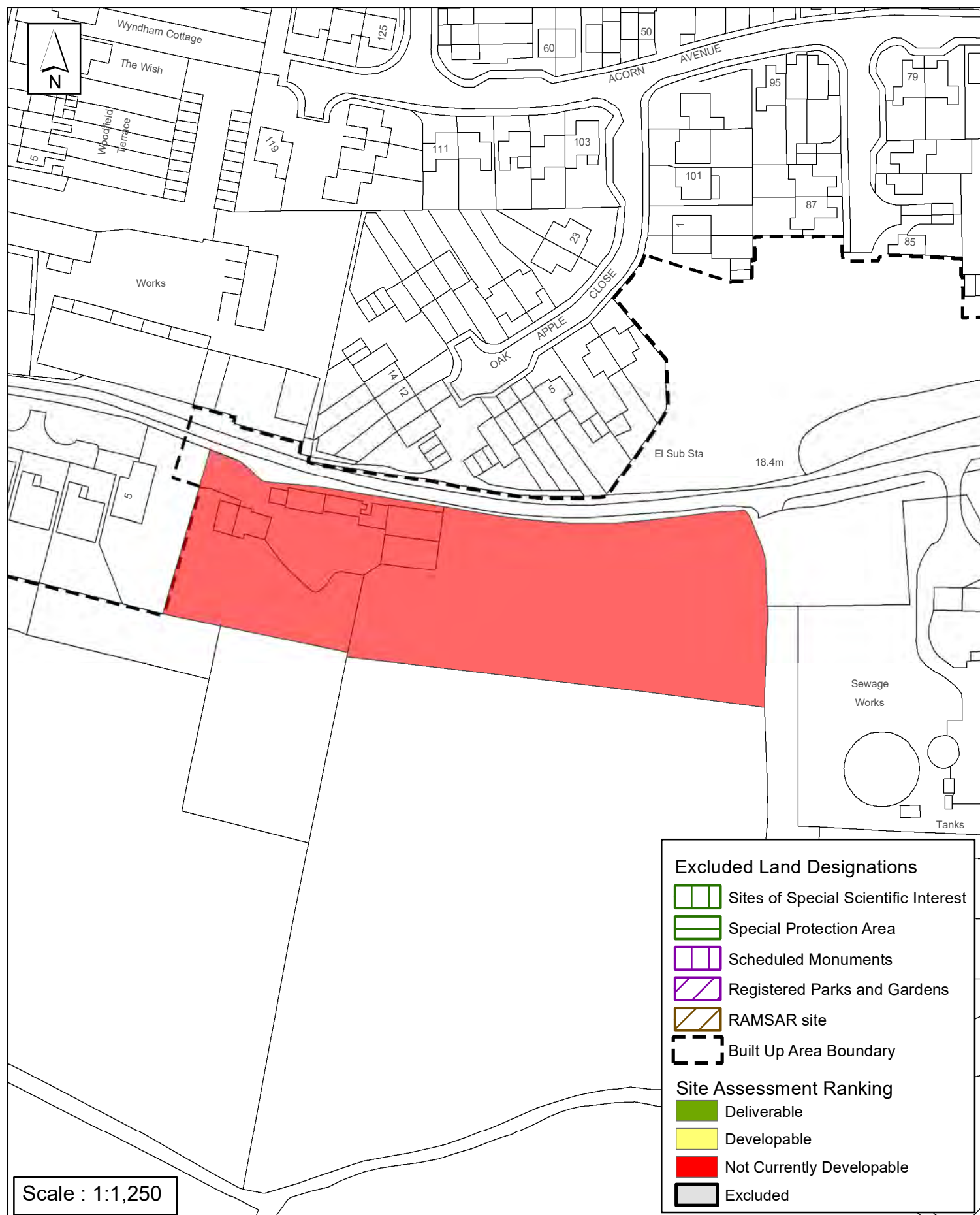
Years 1-5 Deliverable	<input type="checkbox"/>	Site Address	Eastlands Lane Cowfold		
Years 6-10 Developable	<input type="checkbox"/>				
Years 11+	<input type="checkbox"/>	Site Area (ha)	0.6	Suitable	<input type="checkbox"/>
Not Currently Developable	<input checked="" type="checkbox"/>	Greenfield/PDL	Both	Available	<input checked="" type="checkbox"/>
		Site Total	0	Achievable	<input type="checkbox"/>

Justification

The landowner has expressed an interest to develop the site meaning it is 'available'. The site lies within the countryside adjoining the built up area boundary of Cowfold which is classified as a medium village in Policy 3 of the Horsham District Planning Framework(HDPF), having a moderate level of services and facilities. The site adjoins a sewage works to the east and two trees protected by Tree Preservation Orders lie next to the site's western boundary. The site is accessible via Eastlands Lane, a narrow private road. Unless allocated for development through the review of the Horsham District Planning Framework (HDPF) or via a made Neighbourhood Plan, it is considered development would be contrary to Policies 1 to 4 and 26 of the HDPF.

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

SA - 747: Land south of Eastlands Lane, Cowfold



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