

# **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 <u>developable</u> 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.

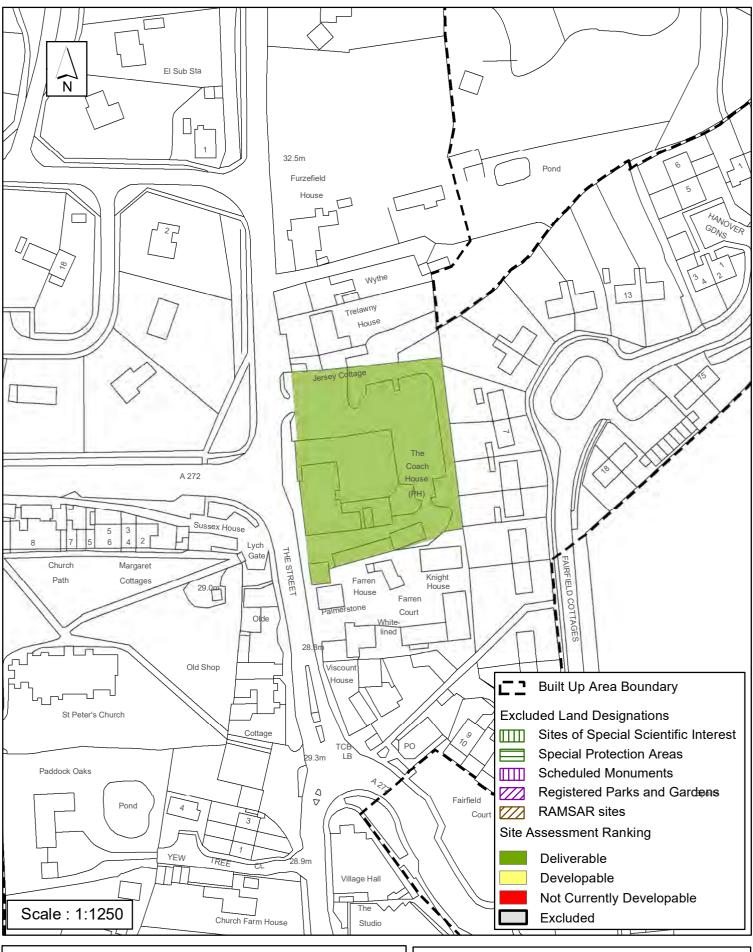
#### The outcome of the assessment for Cowfold Parish is summarised as follows:

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		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	С	owfold			
SHLAA Reference	SA523 <b>S</b> i	<b>ite Name</b> The	Coach House		
Years 1-5 Deliverabl Years 6-10 Developa		Site Address	lorsham Road, C	owfold	
Years 11+		Site Area (ha)		Suitable	<b>✓</b>
Not Currently Develo	opable 🗌	Greenfield/PD	L PDL	Available	✓
		Site Total	9	Achievable	✓
Justification The site has planning DC/16/1373, DC/17/08 permitted under DC year and is likely projective achievable and delive	0860 and DC/ /15/0081). It i ected to comm	/17/1079 (NB DC s anticipated dev mence in year 2.	/16/1373 permitterelopment of this	ed an additional d site will take plac	welling to the e in a single
Excluded Site   Lapsed PP	Exclusion Date	Reason			

### SA-523: The Coach House Horsham Road Cowfold



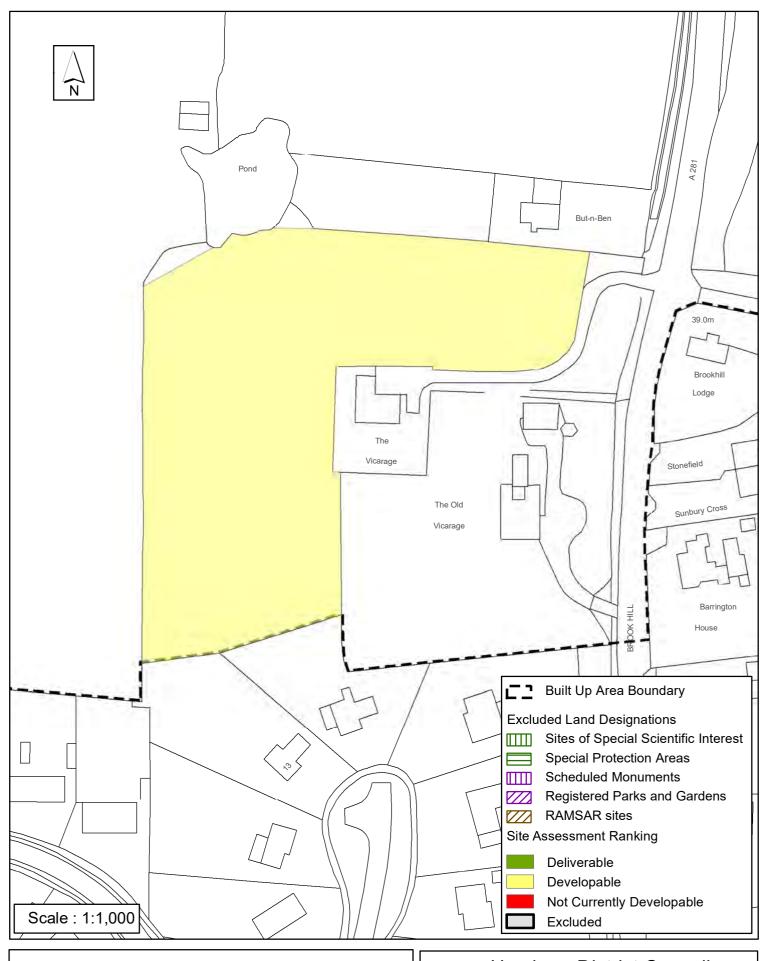
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Date: Revision:

#### Horsham District Council

Parish	Cowfold			
SHLAA Reference SA083	Site Name Cowfo	old Glebe		
Years 1-5 Deliverable  Years 6-10 Developable  ✓	Site Address Br	ook Hill, Cowfold		
Years 11+  Not Currently Developable	Site Area (ha) Greenfield/PDL Site Total	0.79 Greenfield 6	Suitable Available Achievable	<b>v</b>
Justification				
The landowner has expressed an in the countryside north of and ad as a Medium Village in Policy 3 or moderate level of services and fa or a Neighbourhood Plan it is confithe HDPF.	ljoining the Built Up f the Horsham Distr cilities. Unless alloc	Area Boundary of ict Planning Fram cated for developr	of Cowfold, which nework(HDPF), h nent in a review	h is classified naving a of the HDPF
The HDPF is under review and the process. In addition, Cowfold is periodic additional land for development. I likely that mitigation measures were residential development on the Air seriodic additional land for development. I likely that mitigation measures were residential development on the Air seriodic additional land for development. I likely that mitigation measures were residential development on the Air seriodic additional land for development. I likely that mitigation measures were residential development on the Air seriodic additional land for development. I likely that mitigation measures were residential development on the Air seriodic additional land for development of the	rogressing a Neighl n this context the si ould be required of a	bourhood Plan an ite is assessed as any scheme to mi	d may need to developable 6-	onsider 10 years. It is
Excluded Site  Exclusio	n Reason			
Lapsed PP Date				

### SA - 083: Cowfold Glebe, Brook Hill, Cowfold



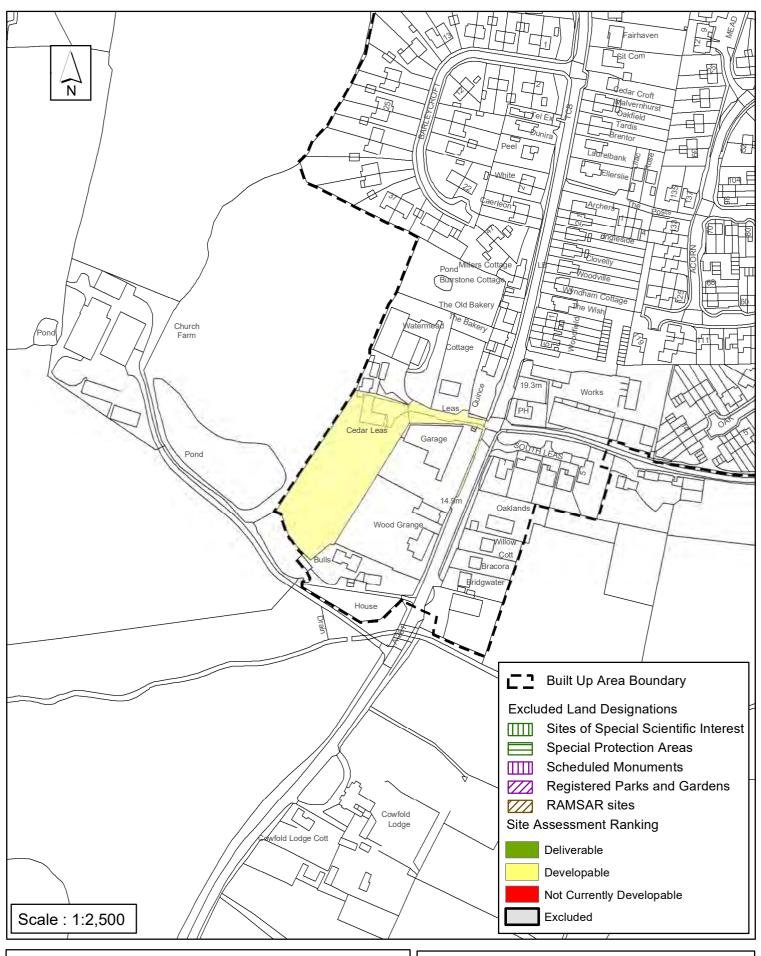
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Date: Revision:

### **Horsham District Council**

ears 1-5 Deliverable ears 6-10 Developable ears 11+ ot Currently Developable  ustification planning application DC/17/2352 vailability. The site lies within the	Site Address Ho Site Area (ha) Greenfield/PDL Site Total	enfield Road, Cov	vfold Suitable Available Achievable	<b>✓</b> ✓
ears 6-10 Developable ears 11+  ot Currently Developable  ustification planning application DC/17/2352	Site Area (ha) Greenfield/PDL Site Total	0.44 Both	Suitable Available	<b>✓</b>
ears 11+	Greenfield/PDL Site Total	Both	Available	<b>✓</b>
ustification planning application DC/17/2352	Site Total			<b>✓</b>
planning application DC/17/2352		5	Achievable	<b>✓</b>
planning application DC/17/2352	for 8 units has be			
	for 8 units has be			
ledium Village in the Horsham Dis evel of services and facilities. Acc vo Grade II Listed buildings adjoir	built up area boun strict Planning Fra æss is via an exist	dary of Cowfold v mework 2015 (HI ing driveway from	vhich is classifie DPF), having a n	d as a noderate
he HDPF is under review and the rocess. In addition, Cowfold is prodditional land for development. In kely that mitigation measures would did not the Air	ogressing a Neighl this context the si ald be required of a	oourhood Plan an te is assessed as any scheme to mi	d may need to o developable 6-	consider 10 years. It
Excluded Site  Exclusion	Reason			

#### SA - 682: Land at Cedar Leas, Cowfold



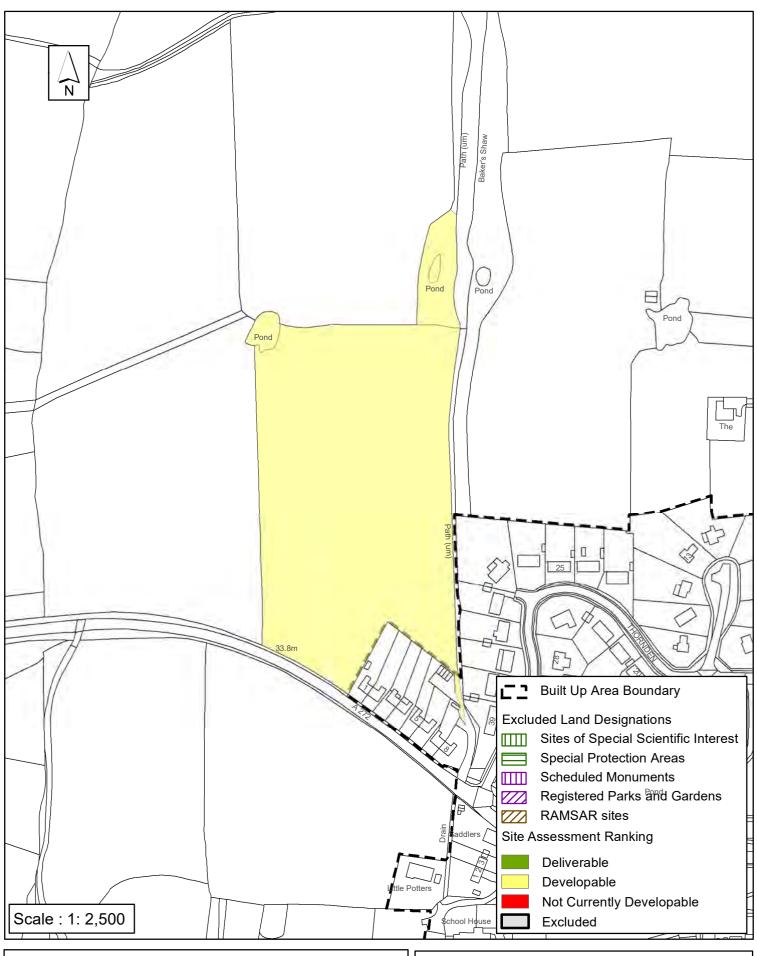
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Date: Revision:

#### Horsham District Council

Thornden Years 11+  Versite Area (ha) 2.88  Suitable Available  Greenfield/PDL Greenfield  Available  Site Total 35  Achievable  Justification  The landowner has expressed an interest to develop the site meaning it is 'available'. The site is ocated 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 he HDPF.  The settlement hierarchy and current planned development approach set out in the HDPF impact 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 bounda 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 any development of this site. This may have the effect of limiting the quantum of development the anneance development of this site. This may have the effect of limiting the quantum of development the anneance development of the site is a having a low to moderate capacity for housing development the impact of residential development on the Air Quality Management Area.	<b>Parish</b> C	Cowfold			
Thornden  Years 11+  Site Area (ha) 2.88  Suitable  Available   Greenfield/PDL Greenfield  Available   Justification  The landowner has expressed an interest to develop the site meaning it is 'available'. The site is ocated 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  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 he HDPF.  The settlement hierarchy and current planned development approach set out in the HDPF impact 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 boundar 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 any development of this site. This may have the effect of limiting the quantum of development the ann 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.	SHLAA Reference SA609 S	<b>ite Name</b> Field	West of Cowfol	d, North of A2	72
Site Area (ha) 2.88 Suitable   Greenfield/PDL Greenfield   Available   Achievable    Justification  The landowner has expressed an interest to develop the site meaning it is 'available'. The site is ocated 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 he HDPF.  The settlement hierarchy and current planned development approach set out in the HDPF impact 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 sevelopable in 11+ years for 35 units taking into account its proximity to the built up area boundar 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 of this site. This may have the effect of limiting the quantum of development the 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.	Years 1-5 Deliverable   Years 6-10 Developable			, Station Road,	West of
The landowner has expressed an interest to develop the site meaning it is 'available'. The site is ocated 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 impact 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 levelopable in 11+ years for 35 units taking into account its proximity to the built up area boundar 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 levelopment and it is likely that a Landscape Visual Impact Assessment would be required prior 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.	Years 11+	Greenfield/PDL	Greenfield	Available	<ul><li>✓</li></ul>
ocated 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 he HDPF.  The settlement hierarchy and current planned development approach set out in the HDPF impact 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 boundar 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 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.	Justification				
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 boundaring 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 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.	located in the countryside partially classified as a Medium Village in P (HDPF), having a moderate level of Air Quality Zone adjoins the south within the site. Unless allocated for	adjoining the built rolicy 3 of the Hors of services and fac eastern corner of the development thro	up area boundary tham District Plan ilities and commu the site and there ough the review of	of Cowfold wh ning Framewor nity networks. are two ponds the HDPF or v	ich is k 2015 Γhe Cowfold contained ia a made
Excluded Site	upon suitability and achievability. I progressing a neighbourhood plan, On this basis, recognising that the developable in 11+ years for 35 un and proportionate high level regard Capacity Assessment found this si development and it is likely that a L any development of this site. This re can be delivered. It is also likely tha	The HDPF is unde, consequently add SHELAA is a high its taking into accord to the constraints te as having a low andscape Visual may have the effect at mitigation meas	r review and Cow ditional site alloca level assessmen ount its proximity to the that the to moderate capa Impact Assessment of limiting the quires would be rec	fold Parish is actions are being t, the site is asstothe built up a he District Land acity for housing ant would be required of any so	ctively considered sessed as rea boundar scape g quired prior slopment tha
Excluded Site  Exclusion Reason					
Excluded Site					
	Excluded Site	Reason			

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



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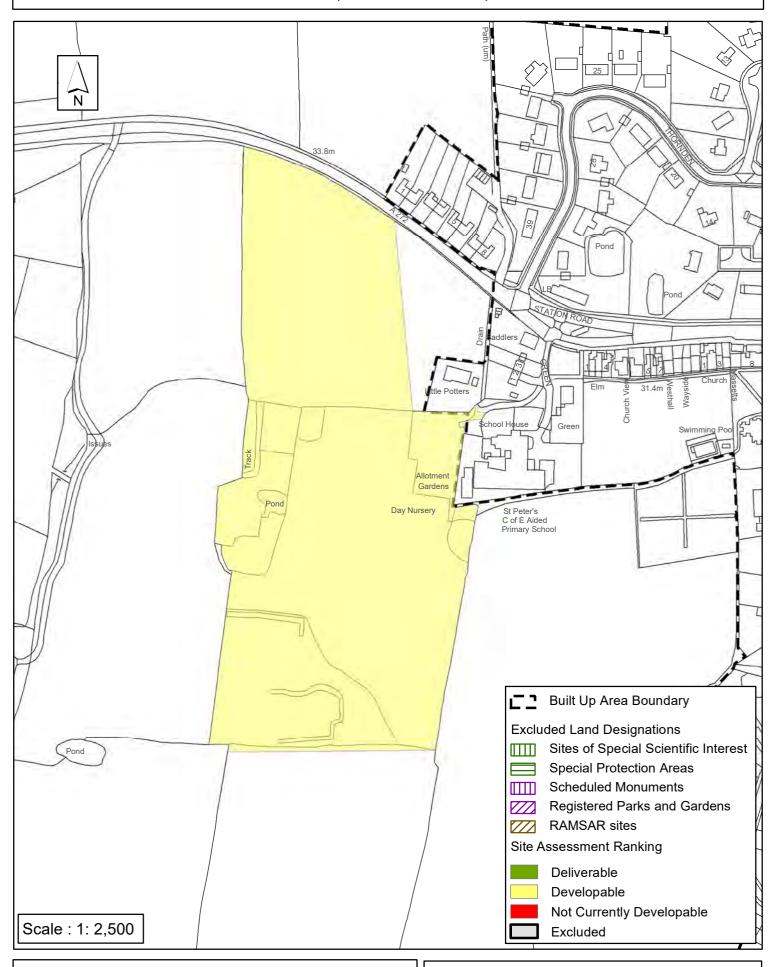
Date:

Revision:

#### Horsham District Council

Parish	Cowfold			
SHLAA Reference SA610	Site Name Fields	West of Cowfo	old, South of A	272
Years 1-5 Deliverable Years 6-10 Developable	Site Address Fig	elds West of Cow	fold, South of A	.272
Years 11+ ☑ Not Currently Developable ☐	Site Area (ha) Greenfield/PDL	4.83 Greenfield	Suitable Available	✓
	Site Total	15	Achievable	
Justification				
located in the countryside partiall classified as a Medium Village in (HDPF), having a moderate level Air Quality Zone lies to the north the site with the Grade I listed St development through the review development would be contrary to The settlement hierarchy and cur	Policy 3 of the Hors of services and face east of the site and Peters Church site of the HDPF or via a policies 1 to 4 and rent planned development.	tham District Plan ilities and commu the Cowfold Cons I further to the ea a made Neighbou I 26 of the HDPF.	ining Framewor inity networks. T servation Area is st. Unless alloca rhood Plan, it is set out in the H	k 2015 The Cowfold s adjacent to ated for considered  DPF impact
upon suitability and achievability. progressing a neighbourhood pla The site has the potential for dev on SA611 coming forward first. Thaving a moderate capacity for his a high level assessment, the si account its proximity to the built uconstraints. It is likely that mitigatimpact of residential development.	in, consequently add elopment in its north he District Landsca ousing developmen ite is assessed as d up area boundary ar ion measures would	ditional site allocanernmost portion oe Capacity Asset. On this basis, revelopable in 11+ and proportionate herequired of a	tions are being but this would b ssment found the ecognising that years for 15 urigh level regard ny scheme to m	considered. e dependen nis site as the SHELAA nits taking in I to the
Excluded Site  Exclusion	n Reason			
Lapsed PP Date				

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



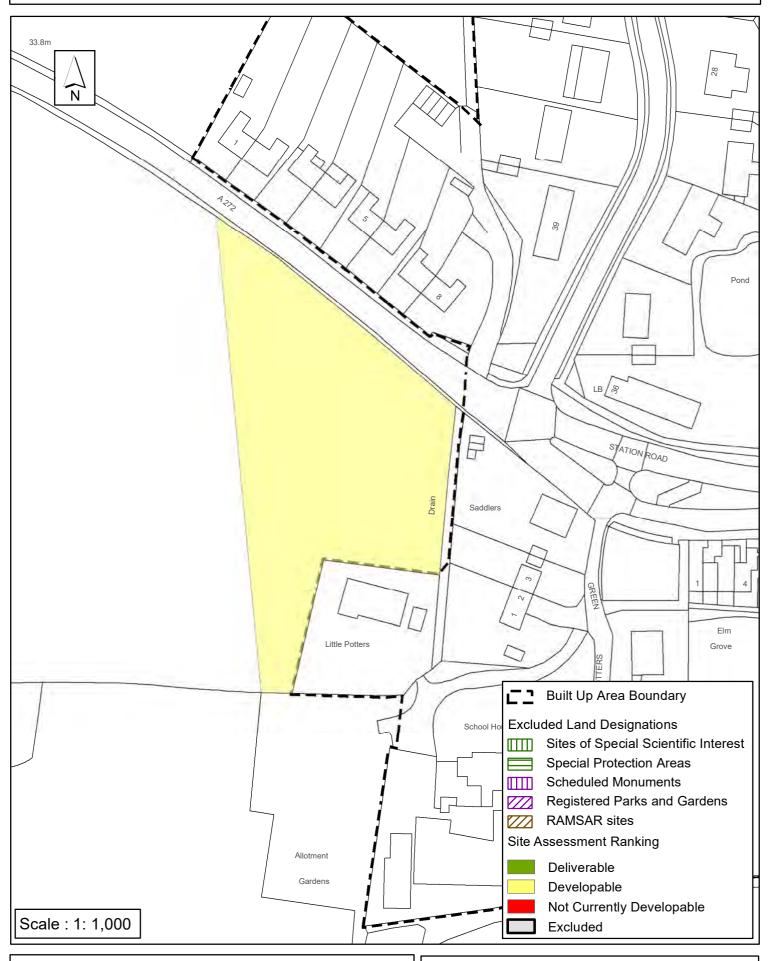
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#### Horsham District Council

Years 6-10 Developable □ Little Potters   Years 11+ ✓ Site Area (ha) 0.6 Suitable □   Not Currently Developable □ Greenfield/PDL Greenfield Available ✓   Site Total 6 Achievable □	Parish	Cowfold			
Little Potters     Vears 11+       Site Area (ha)   0.6   Suitable       Not Currently Developable   Greenfield/PDL Greenfield   Available       Site Total   6   Achievable       Site Total   6   Achievable       Site Total   16   Achievable       Site Total   8   Achievable       Site Total   9   Achievable       Site Total   16   Achievable       Site Total	SHLAA Reference SA611	Site Name Field	W of Cowfold, S	S of A272, W	of Little Pott
Not Currently Developable Greenfield/PDL Greenfield Available Achievable Greenfield/PDL Greenfield Achievable Achievable Greenfield 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 liadjacent to the east. The site also lies within an Archaeological Notification Area. Unless allocated or 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 nousing 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 SHELAA is a high evel assessment, the site is assessed as developable in 11+ years for 6 units taking into account is 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 esidential development on the Air Quality Management Area.	Years 1-5 Deliverable Years 6-10 Developable			old, South of A2	272, West of
Ustification  The landowner has expressed an interest to develop the site meaning it is 'available'. The site is ocated 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 listid adjacent to the east. The site also lies within an Archaeological Notification Area. Unless allocated or 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 in inconjunction with the adjoining site SA610. On this basis, recognising that the SHELAA is a high evel 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 esidential development on the Air Quality Management Area.		` ,			□
The landowner has expressed an interest to develop the site meaning it is 'available'. The site is ocated 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 list adjacent to the east. The site also lies within an Archaeological Notification Area. Unless allocated or 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 nousing 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 SHELAA is a high evel assessment, the site is assessed as developable in 11+ years for 6 units taking into account to 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 esidential development on the Air Quality Management Area.		Site Total	6	Achievable	
ocated 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 listic development through the review of the HDPF or via a made Neighbourhood Plan, it is considered 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 iousing 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 SHELAA is a high evel assessment, the site is assessed as developable in 11+ years for 6 units taking into account to 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 esidential development on the Air Quality Management Area.	Justification				
Excluded Site — Exclusion Reason	classified as a Medium Village in (HDPF), having a moderate level Air Quality Zone, the Cowfold Coradjacent to the east. The site also for development through the revieconsidered development would be the settlement hierarchy and currupon suitability and achievability, progressing a neighbourhood pla The District Landscape Capacity housing development and if deve conjunction with the adjoining site level assessment, the site is asset its proximity to the built up area be is likely that mitigation measures residential development on the Air	Policy 3 of the Hors of services and factors are and factors are within an Archew of the HDPF or very contrary to Policies arent planned development planned development does come as SA610. On this bases as developable oundary and proportion would be required our quality Managem	sham District Plan illities and commulate the Grade II listed aeological Notification and Personal Notification and Property and 26 of the Property and Cowner approach a review and Cowner and Site allocational site allocational site allocational site and Property a	uning Framewor unity networks. The ed No3 Potters ( ation Area. Unlead bourhood Plan, if the HDPF. set out in the Harfold Parish is act tions are being go a moderate can be mended that that the SHELAR r 6 units taking if regard to the co	k 2015 The Cowfold Cottage all lie ess allocated it is  DPF impacts ctively considered. apacity for this is in A is a high into account onstraints. It
	Excluded Site    Exclusio	n Reason			

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



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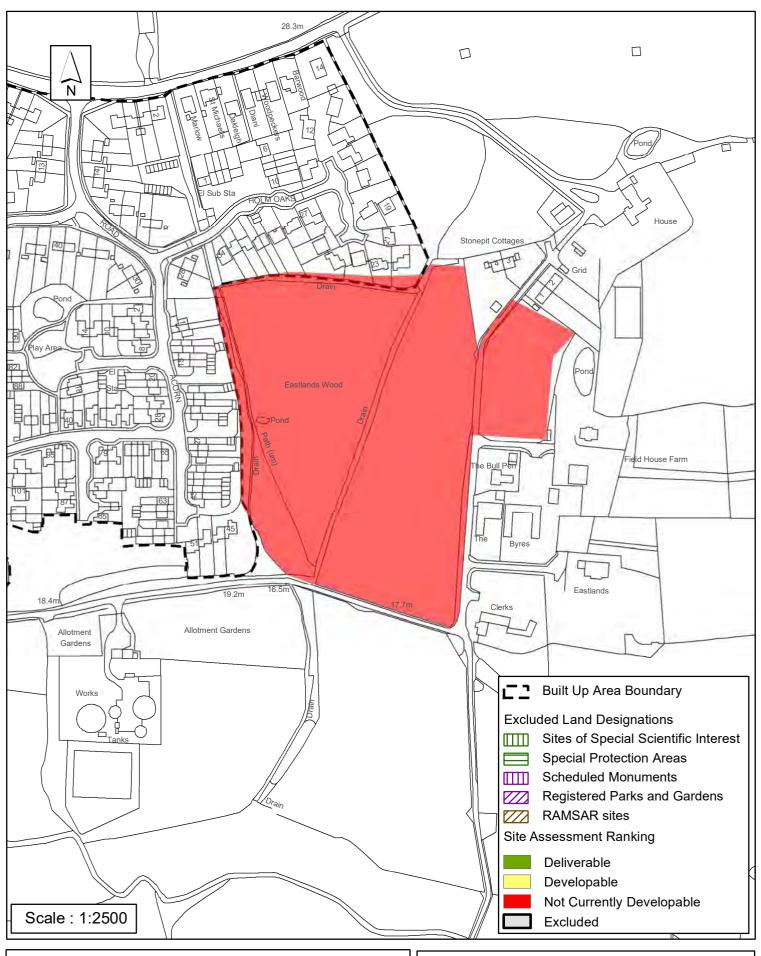
#### Horsham District Council

Parish Co	owfold			
SHLAA Reference SA052 Sit	te Name Land	at Eastlands Fa	rm	
'ears 6-10 Developable ☐ 'ears 11+ ☐	Site Address Ea	astlands Lane Cov	vfold Suitable	
lot Currently Developable 🔽	Greenfield/PDL		Available	<b>✓</b>
	Site Total	0	Achievable	
ustification				
The landowner has expressed an in the countryside adjoining the south of medium village in Policy 3 of the Honoderate level of services and facility mpact on the surrounding landscap creen any new development from the substitution of the village. It is considered from and relatively unrelated approximately 150m outside of the village. It is considered from the village of the village of the village of the village. The site is therefore of the village of v	eastern built up a dorsham District Factions. The site is rue, extending the surrounding cowfold comprised. Development of the Cowfold Air Cothe Horsham Districted development sidered development development of the Horsham Districted development	rea boundary of C Planning Framewoural in nature and village eastwards, ountryside. The was Eastlands Wood the eastern half / of Cowfold. As a quality Management of Planning Francent would be cor	Cowfold which is prk (HDPF), have development we with few tree by testern half of the section of	classified a ring a ould have a oundaries to se site which a significant ite would be 18 the site allocated for via a
Excluded Site  Exclusion F	Reason			

□ Date

Lapsed PP

### SA-052: Eastlands Farm, Cowfold



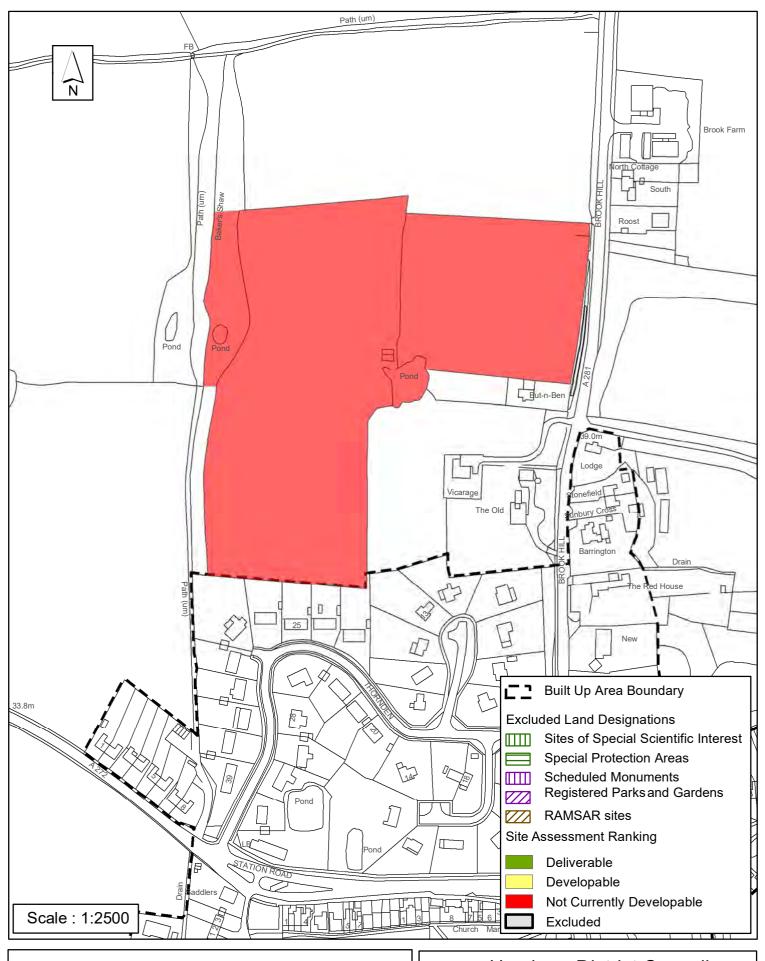
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Date: Revision:

#### Horsham District Council

SHLAA Reference SA076 Site Name Land at Brook Hill  Years 1-5 Deliverable	Parish	Cowfold			
Years 11+ Site Area (ha) 3.98 Suitable Site Area (ha) 3.98 Suitable Site Total 0 Achievable   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 moder evel of services and facilities. Given the steeply sloping topography of the site, development woul nave 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). It is therefore assessed as 'Not Currently Developable'.	SHLAA Reference SA076	Site Name Land	at Brook Hill		
Years 11+ Not Currently Developable    Site Area (ha)   3.98		Site Address La	ınd at Brook Hill, I	Horsham Road,	Cowfold
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 Medium Village in Policy 3 of the Horsham District Planning Framework(HDPF), having a moders evel of services and facilities. Given the steeply sloping topography of the site, development woulave 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 center than the property of the HDPF. It is therefore assessed as 'Not Currently Developable'.	•	Site Area (ha)	3.98	Suitable	
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 modera evel of services and facilities. Given the steeply sloping topography of the site, development woulnave 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'.	Not Currently Developable 🔽	Greenfield/PDL	Greenfield	Available	<b>✓</b>
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 moderave of services and facilities. Given the steeply sloping topography of the site, development woul nave 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 cm the HDPF. It is therefore assessed as 'Not Currently Developable'.		Site Total	0	Achievable	
s 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 modera evel of services and facilities. Given the steeply sloping topography of the site, development woul nave 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'.	lustification				
Excluded Site  Exclusion Reason	is in the countryside north of the I Medium Village in Policy 3 of the evel of services and facilities. Given have a large negative impact on the in issue. Unless allocated for developer, or a Neighbourhood Plar	Built Up Area Bound Horsham District Playen the steeply slopi the surrounding land velopment within the n, any development	lary of Cowfold, wanning Framewor anning Framewor ng topography of dscape. Access o Horsham Distric would be contrary	which is classifiently (high reference of the classifient the site, develoyed to the A281 country to the A281 country the country of the classifient the class	ed as a ig a modera oment woul ould also be nework
	Excluded Site  Exclusio	n Reason			

### SA-076: Land at Brook Hill, Cowfold



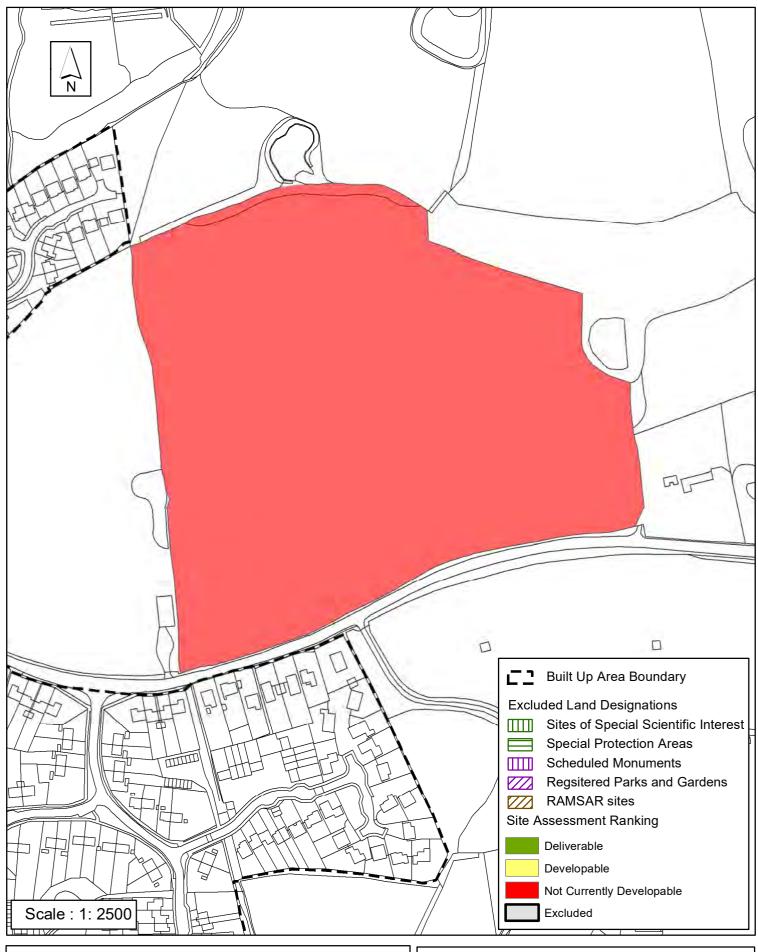
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Date: Revision:

### **Horsham District Council**

Parish	Cowfold			
SHLAA Reference SA366	Site Name Land	East of Cowfold	I	
ears 1-5 Deliverable	Site Address Ea	ast of playing field	s, Bolney Road	, Cowfold
ears 11+ □ lot Currently Developable ✓	Site Area (ha) Greenfield/PDL Site Total	7.36 . Greenfield 0	Suitable Available Achievable	□
ustification	One rotal	v	Aomovabio	
The landowner has expressed at in the countryside and does not ettlement is classified as a Med framework 2015 (HDPF), having the village green/recreation ground north eastern section of the storsham District Planning Frame evelopment would be contrary that Currently Developable'.	ot directly adjoin the ium Village in Policy g a moderate level on sited to the west site. Unless allocated work (HDPF) or via	built up area bour  3 of the Horshan of services and fa and an Area of Ar d for development a Neighbourhood	ndary of Cowfold District Plannicilities. The site ncient Woodland through the revisions, it is cons	d. This ng is large wi d adjoining view of the sidered
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### SA - 366: Land east of Cowfold



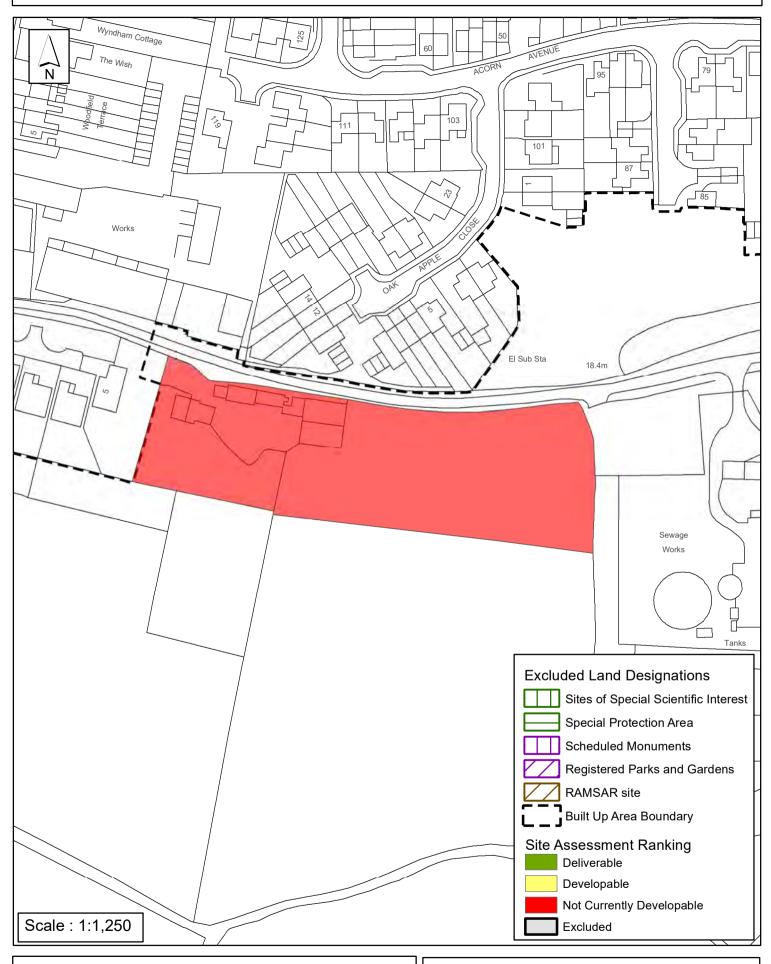
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Date: Revision:

#### Horsham District Council

Parish (	Cowfold			
SHLAA Reference SA747 S	Site Name Land	South of Eastla	nds Lane Cow	fold
Years 1-5 Deliverable Years 6-10 Developable	Site Address Ea	astlands Lane Cov	vfold	
Years 11+	Site Area (ha)	0.6	Suitable	
Not Currently Developable 🗹	Greenfield/PDL	Both	Available	<b>✓</b>
	Site Total	0	Achievable	
Justification The landowner has expressed an within the countryside adjoining the medium village in Policy 3 of the Hevel of services and facilities. The protected by Tree Preservation Or accessible via Eastlands Lane, a rethe review of the Horsham District Plan, it is considered development	e built up area bour dorsham District Place e site adjoins a sew ders lie next to the narrow private road Planning Framewo	ndary of Cowfold anning Framework wage works to the site's western bo . Unless allocate ork (HDPF) or via	which is classifik(HDPF), having east and two trundary. The sited for development a made Neighb	ed as a g a moderate ees e is ent through ourhood
Excluded Site	ı Reason			

### SA - 747: Land south of Eastlands Lane, Cowfold



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Date: 30/10/2018 Revision:

#### Horsham District Council

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