



The
Vision
For

Land at
Bolney Road
— Cowfold —

CONTEXT PLAN



INTRODUCTION

Gladman Land are a privately funded, family run business with over 30 years' experience in the land and development industry. From our beginnings in housebuilding, through to our success in commercial properties, we have evolved into the UK's largest and most successful land promoter.

Gladman wish to promote Land at Bolney Road, Cowfold within Horsham District Council for a residential led mixed use development.

The site has the potential to deliver the type, quality and a proportion of new homes to support the growth Horsham over the plan period.



THE SITE

- Site Size: The site is 14 acres (5.7 hectares)
- The Development Proposals: The proposals will be a residential scheme which will include new areas of greenspace incorporating sustainable drainage features and recreation space.
- Number of Units: The site will be able to accommodate approximately 110 dwellings.

LAND OWNERSHIP & DELIVERY

- Land Ownership: The site has a small number of landowners who wish to make the site available for new homes.
- Timescales for delivery: Gladman has a strong track record of its developments commencing on site within 18 months to 2 years from grant of outline planning permission. It is anticipated that the proposals would take approximately 3 years to complete, from commencement.

WHAT COULD THE DEVELOPMENT DELIVER?

Recreational Green Space

New pedestrian routes throughout the proposals and landscaping and open space for recreational activities.



New Homes

110 new homes (a mix of different sizes) including 35% affordable.



Community

Gladman are keen to engage as much as possible with Cowfold Parish Council and the wider community to establish if there are any benefits that can be delivered as part of the scheme.

As part of the development the following could be provided;

- A controlled crossing over Bolney Road to help facilitate access to local services for new residents, but also to aid access to Cowfold Playing Fields for existing residents;
- Funding to facilitate other community projects, such as a youth club;
- Improvements to local sports facilities;
- Enhancements to the local bus service.

Gladman welcome any opportunity to hear from the local Parish and residents as to any additional services or facilities that could be provided as part of the proposal.

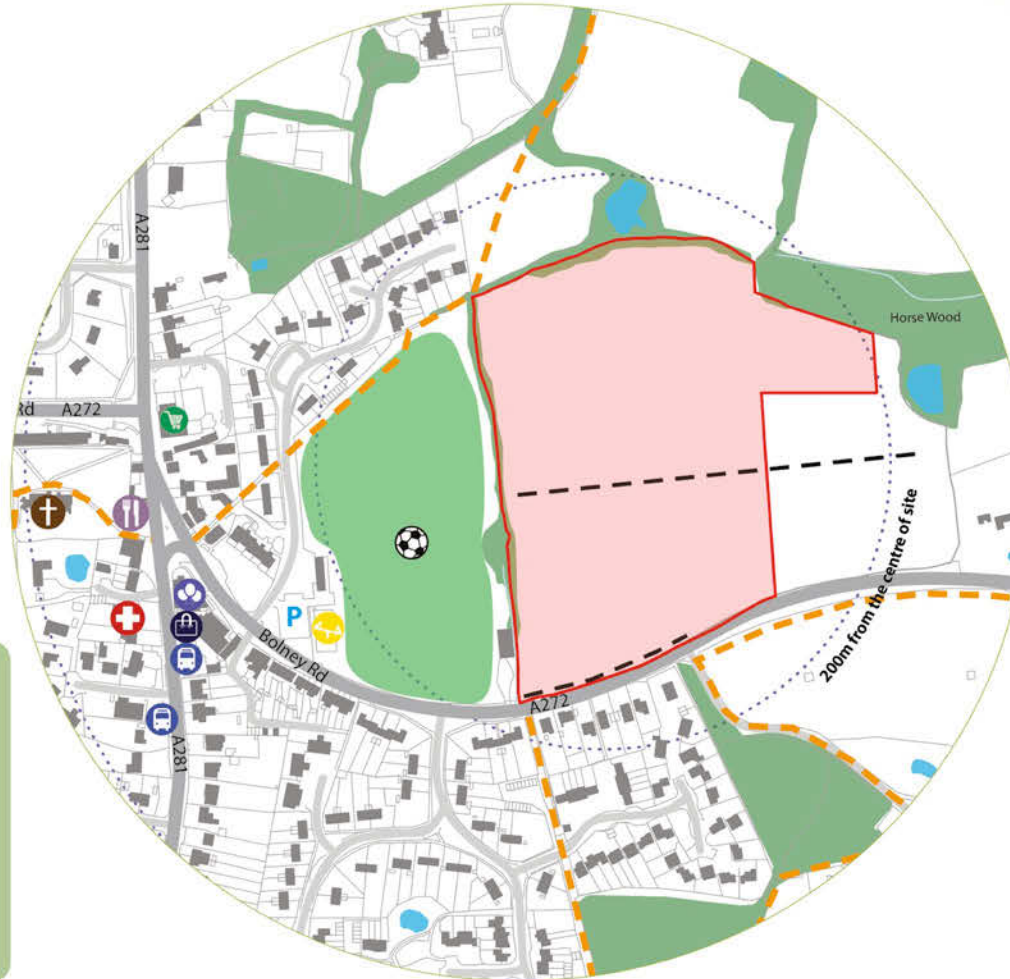


CONTEXT & FACILITIES

-  Site Boundary
5.7Ha (14.0 Acres)
-  Existing Built Form
-  Public Footpath
-  Existing Woodland
-  Primary Road
-  Secondary Road
-  Overhead Power Lines
-  River/Watercourse
-  Ponds
-  Public Open Space

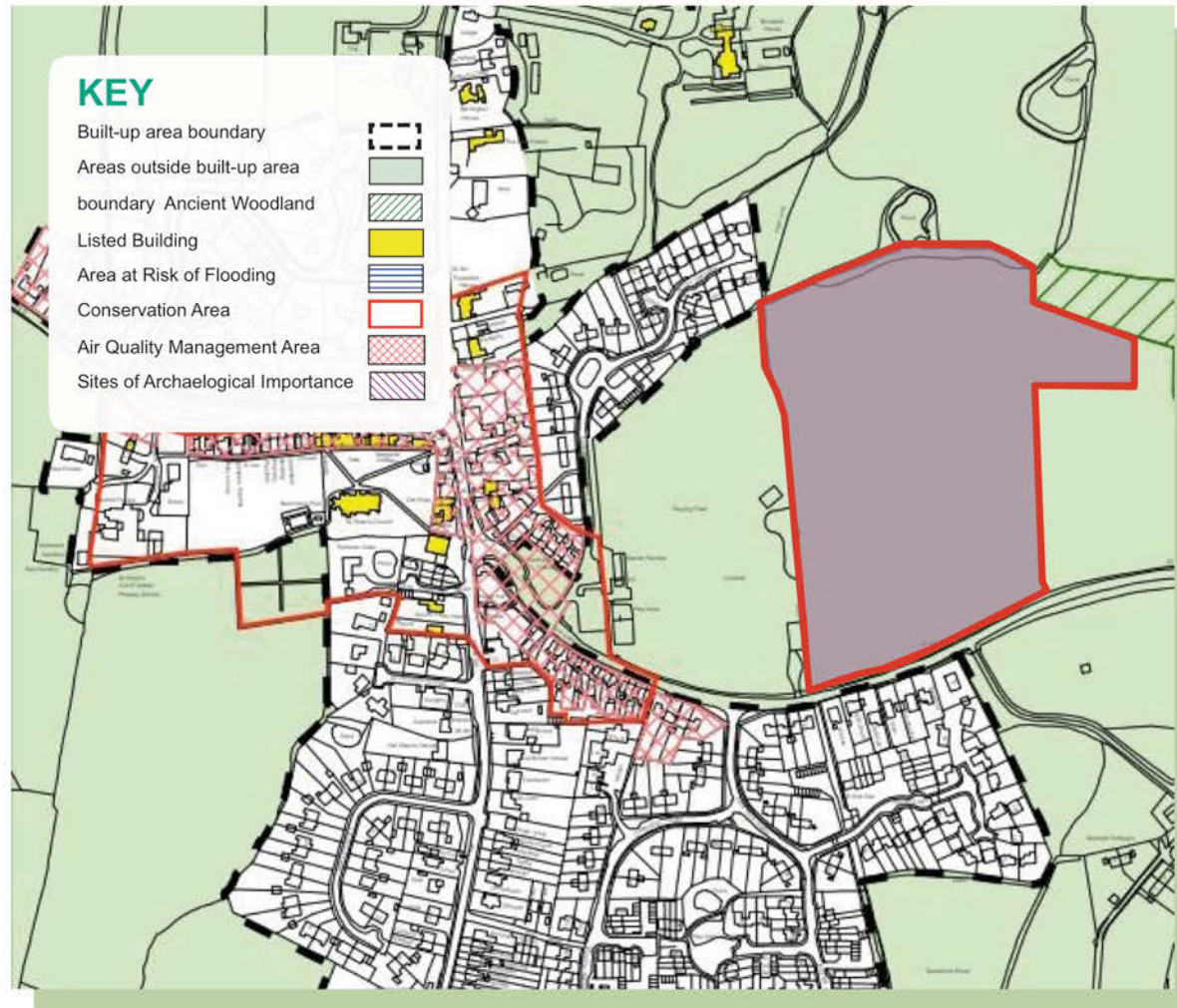
SUMMARY POINTS

- The site is within 400m of the majority of local services.
- Provision of a new crossing will aid pedestrian access to services for new and existing residents.



-  Bus Stops
-  Playground
-  Village Hall
-  Surgery
-  Church
-  Local Shop
-  Playing Field
-  Restaurant
-  Hairdresser
-  Pub
-  Car Parking

THE SITE: SUITABILITY FOR DEVELOPMENT



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Landscape Character

- The site is well contained with the boundaries being heavily treed.
- The site is not subject to any landscape policy designations or restrictions.

Biodiversity, Green Open Space & Local Wildlife

- Green infrastructure will be planted throughout the scheme, increasing the variety and range of habitats available on the site.
- The variation and increase in habitat will result in a net gain in biodiversity over that currently present on the Site.
- Any notable species have been given appropriate consideration at the design stage to mitigate any potential impact.

Heritage

- There are no conservation areas within proximity of the site.
- There is no intervisibility between the site and any listed buildings, nor does the site form the setting of any designated heritage assets.

Design

- The proposals follow a design-led approach, taking into account the setting of the site.
- Consultation has taken place with consultees to inform the indicative layout.
- The local community can shape the design at the reserved matters stage.

Flooding

- The site is located within flood zone 1.

FRAMEWORK PLAN

- Application Boundary
5.7Ha (14.0Acres)
- 1 Proposed site access
- 2 Proposed residential development 3.4 Ha.
Up to 110 dwellings @ circa 32 dph
- 3 Proposed green infrastructure: 2.1 Ha
- 4 Ancient Horse Wood
- 5 Existing tree and shrub planting
- 6 Potential location of SUDS
- 7 Cowfold playing fields
- 8 Play area
- 9 Application of 20 dwellings under construction DC/14/1478
- 10 Existing residential
- 11 Proposed footpath access from Bolney Rd
- 12 Proposed tree and shrub planting
- Proposed pedestrian crossing
- Proposed footpath/trim trail
- Public right of way



NEXT STEPS

Thank you for taking the time to look at our proposals. We would welcome your views and are happy to answer any questions that you may have.

We will keep you informed of progress.

01260 288 800

www.gladmanland.co.uk

