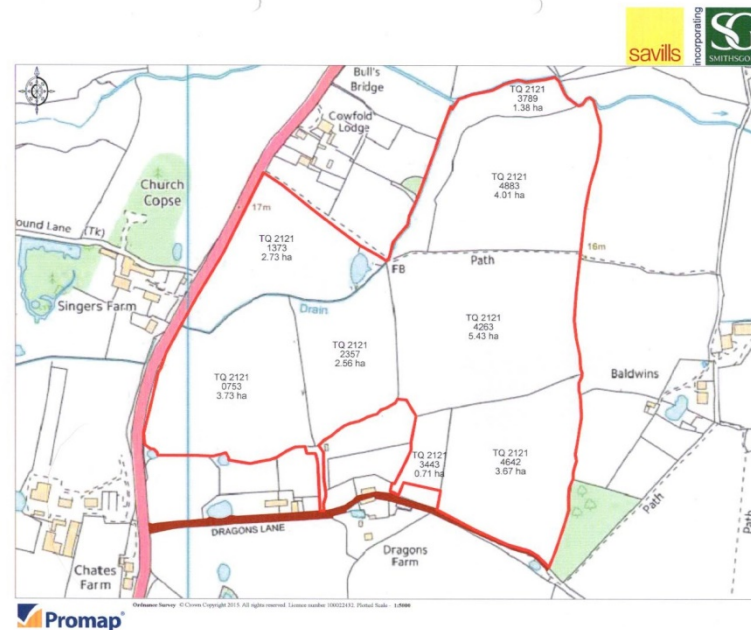


# Cowfold Neighbourhood Plan

CNP04B

Land at Dragons Lane  
(Revised Proposal)

# CNP04 Dragons Lane



Location Plan

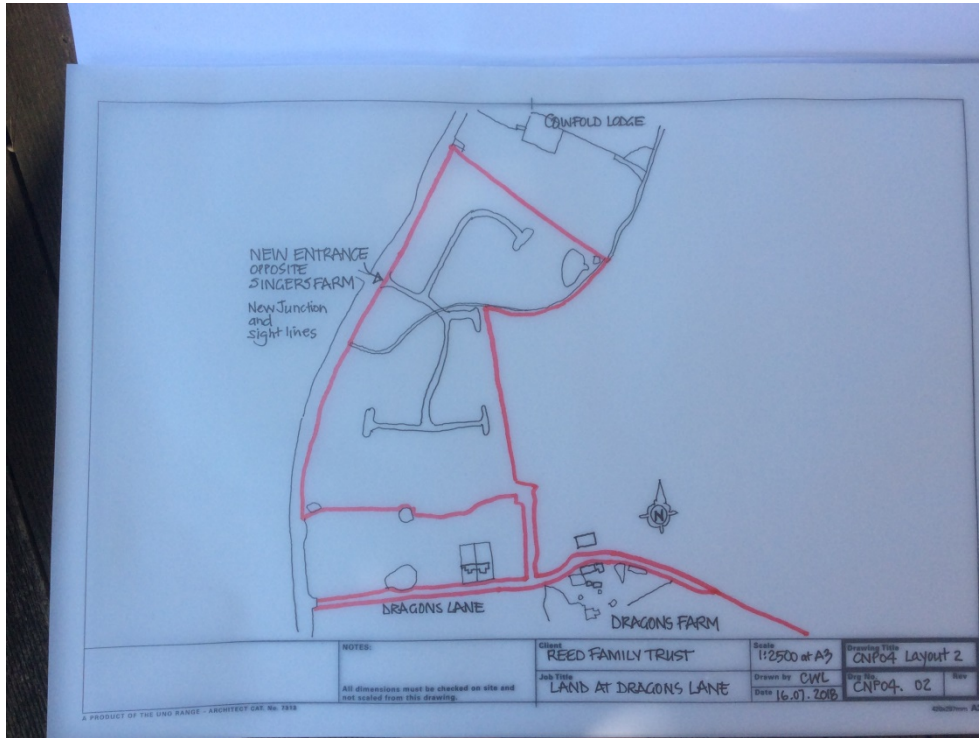
# CNP04 Dragons Lane

- **Site CNP04:** Dragons Lane, Dragons Lane. RH13 8DX - Size: 7.0ha inc. 0.32ha reserved wildlife habitat.
- **Description:** Grade 3 Agricultural land of poor value, with hedgerow network within the site and along boundaries, greenfield development. Adjacent land is agricultural with A281 highway along the Western Boundary and Dragons Lane providing much of the Southern Boundary. 1 100M to village centre assuming an exit directly onto the A281.

## CNP04 Dragons Lane

- **Biodiversity**: The area adjacent to the natural watercourses is set aside to provide a specialist area of wildlife bio-diversity. There are several Natural ponds, which will be available for school trips and pond-life research.

# CNP04 Dragons Lane



# CNP04 Dragons Lane

- **Public Rights of Way:**
- A new entrance and sight-lines will be formed on the A281 opposite Singers Farm, providing new traffic calming entering the village.
- There is a PRow running East/West across the site with a spur running South to Dragons Lane. Dragons Lane is also a PRow running along much of the Southern Site boundary. The A281 forms much of the Western Boundary providing a further PRow.

# CNP04 Dragons Lane

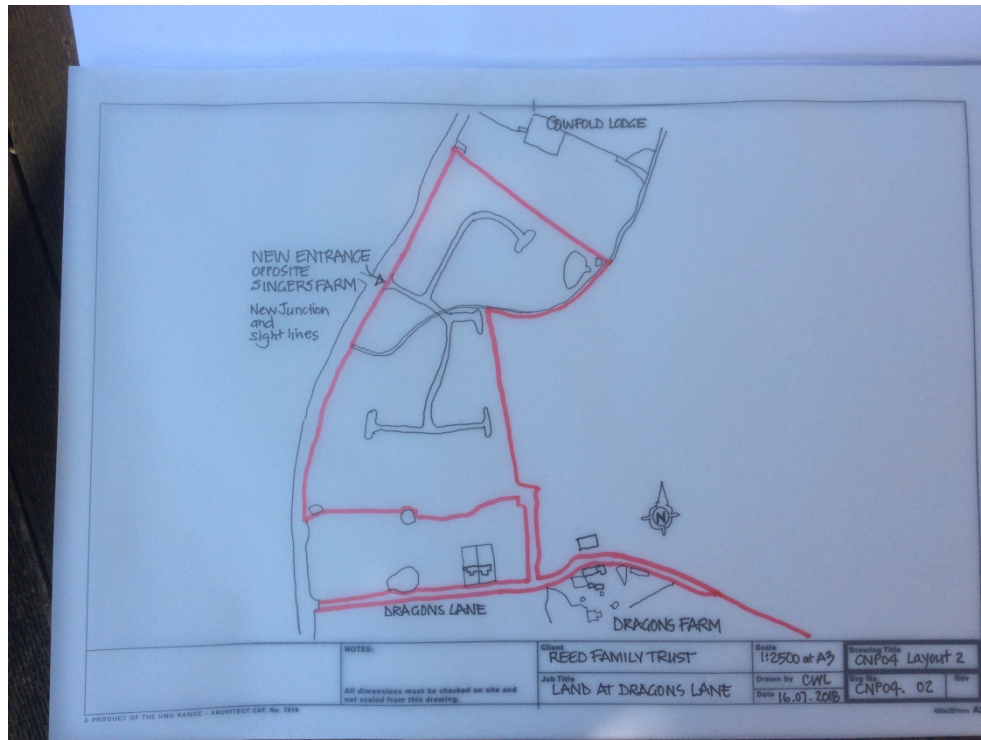
- **Heritage**: No Listed buildings or Archaeological Notification Areas within or adjacent to the site.
- **Accessibility**: Primary School; 1460M, Allmond Centre; 1238M, Village Shop; 1231M, Pub; 712M, Village Hall; 1125M, Medical Practice; 1054M.
- **Flood Risk**: The bulk of the site is designated as Flood Zone 1 acceptable for Housing. The Northern boundary follows an established watercourse and is designated as Flood Zone 3b, within the wildlife habitat area.

## CNP04 Dragons Lane

- **Housing:** 50-70 Dwellings with 35% Rural Affordable housing (18-26 Dwellings) creating Local Homes for Local People. Two ,Three and Four bedroom Rural Family Homes.
- **Community benefit:** Wider housing choice including affordable with direct access to A281. A wildlife area available for schools and educational use, a contribution to increase capacity at the Doctors Surgery.



# CNP04 Land at Dragons Lane



**Sustainable Local and Affordable Housing**