

Cowfold Neighbourhood Plan Housing Land Availability Assessment

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| NP Site Name | Dragons Lane |  |
| Site Address | Henfield Rd Cowfold RH13 8DX | |
| NP Site Reference | CNP04 | |

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| Site Context | Site Area (hectares) | 6.7ha |
| | Current Land Use | Agricultural |
| | Previously Developed Land/Greenfield | Greenfield |
| | Boundary Treatment | Hedges/Stock Fencing. |
| | Adjacent Land Use | Agricultural with the A281 Highway forming much of the Western Boundary and Dragons Lane providing the boundary along much of the Southern Edge |
| | Built Up Area Boundary (BUAB) (Adjoins an existing settlement edge/ Outside of BUAB/ Remote from BUAB) | Remote to BUAB (1100M to Village Centre assuming an exit onto the A281, if the exit was via Dragons lane this would be 1750M) |
| | Topography | Generally flat. |
| | Planning History | No previous planning history on-site. |

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| Biodiversity and | Biodiversity Designations (e.g. Site Special Scientific | Coppice woodlands with standards and species rich hedgerows, farm and field ponds. The ecological character has been weakened in parts through the loss of hedgerows. |
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| Arboriculture | Interest) | The site includes a Special Habitat Protection Area; the South East corner of the site is listed as Woodland Priority Habitat with High Spatial Priority. The areas adjacent to the natural watercourses within the site provide a specialist habitat. There are 6 Natural ponds, which together with their surrounding areas need careful consideration. The site lies within a much broader area for Countryside Stewardship Priority Targeting of Brown Hairstreak Butterfly and Lapwing and is within a Farm Wildlife Package area. There are natural ponds within and adjacent to the site; these and the immediate surrounds are an important wildlife resource. |
| | Arboriculture Designations (e.g. Semi Ancient Natural Woodland) | Agricultural with Semi Ancient Woodland adjacent to the South Western boundary. The Natural ponds are important to wildlife and are to be surveyed. |
| | Comments | This site contains significant quantities of hedgerow within its boundaries as well the water based habitats provided by ponds and drainage ditches. Part of the site is subject to flooding which encourages a wider habitat. |
| Heritage Assets | Listed Buildings or Scheduled Ancient Monument | None within the site. There are 6 listed buildings within 400M; Cowfold Parish has a total of 63 listed buildings. |
| | Conservation Area | The centre of the village is designated as a conservation area and lies within 500M of the Northern site Boundary. |
| | Archaeological Potential | There are two Archaeological Notification areas within the Parish. DWS8547 has an Amber category and lies 750M to the North West. DWS8548 has a Red category and lies within 500M to the North. |
| | Comments | |
| Landscape | Designations (e.g. Area of Outstanding Natural Beauty (AONB)) | None within the Parish |
| | Character | Remote, Outside HDC Capacity Assessment Scope |
| | Sensitivity | Remote, Outside HDC Capacity Assessment Scope |
| | Landscape Capacity | Remote, Outside HDC Capacity Assessment Scope |
| | Comments | |
| Air Quality Management Area (AQMA) | Within AQMA | No |
| | Within 250m of AQMA | No |
| | Within 500m of AQMA | No |
| | Within 1km of AQMA | Yes |

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| Public Rights of Way (PRoW) | Within site | Yes, a PRoW runs East/West across the site with a spur running South to Dragons Lane. | |
| | Adjacent | Dragons Lane is also a PRoW running along part of the Southern Site Boundary. | |
| | Comments | These PRoWs and the historic usage of field margins courtesy of local landowners are all considered an important part of the rural Character of the area. | |
| Flood Risk | Strategic Flood Risk Assessment (SFRA) DATA | The SFRA confirms the adopted Core Strategy classifies Cowfold as a Category 2 Settlement, one that "should accommodate only small-scale development or minor extensions". The SFRA confirms the preliminary assessment shows that any new allocations for housing development at Cowfold can reasonably be accommodated outside Flood Zones 2 and 3. | |
| | Flood Maps for Planning (Rivers and Sea) | Primarily Flood Zone 1. Small strip along northern boundary within Flood Zone 2. | |
| | Comments | The Northern boundary follows an established watercourse and floodplain. Cowfold village centre floods regularly following heavy rain. | |
| Accessibility | Proximity to | Primary School, Nursery | 1460M |
| | | Allmond Centre | 1238M |
| | | Retail/Shop | 1231M |
| | | Public House | 712M |
| | | Village Hall | 1125M |
| | | Recreational Field, Children's Play Area | 1238M |
| | | Medical Practice | 1054M |
| | | Bus Stop – N/S only | 0M |
| | Vehicular access constraints | Exit onto A281 in national speed limit zone. | |
| | Comments | | |

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| Utilities | Comments | It is assumed all potential housing sites are, or can be made, accessible to local infrastructure, defined as water, surface and foul water drainage, electricity. There is no mains gas in the village. |
| Site Consideration | Ownership | Reed Family Trust |
| | Constraints | |
| | Proposed Use | |
| | Estimated Capacity | |
| | Mitigation | |
| | Deliverable/ Developable/Achievable | |
| | Comments | |