


Cowfold Neighbourhood Plan Housing Land Availability Assessment

NP Site Name	Cowfold Lodge	
Site Address	Cowfold Lodge Henfield Rd Cowfold RH13 8DU	
NP Site Reference	CNP05	
Site Context	Site Area (hectares)	0.48ha
	Current Land Use	Agricultural
	Previously Developed Land/Greenfield	Greenfield
	Boundary Treatment	Hedges/Stock Fencing.
	Adjacent Land Use	Residential to North and South, Highway to West, Agricultural to East
	Built Up Area Boundary (BUAB) (Adjoins an existing settlement edge/ Outside of BUAB/ Remote from BUAB)	Just outside of BUAB.
	Topography	Generally flat.
	Planning History	No previous planning history on-site.
Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	Coppice woodlands with standards and species rich hedgerows, Historic Natural watercourse on Northern boundary. The site includes a Special Habitat Protection Area; the South East portion of the site is listed as Woodland Priority Habitat

		with Lower Spatial Priority. The area adjacent to the natural watercourse within the site provides a specialist habitat. 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. The Natural watercourse floods; this and the immediate surrounds are an important wildlife resource.
	Arboriculture Designations (e.g. Semi Ancient Natural Woodland)	Natural Woodland, Adjoining Natural Watercourse on Northern Boundary. Significant tree cover with established species rich hedgerow.
	Comments	
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	None within the site. There are 2 listed buildings within 80M to the West, within the Cowfold Parish there are 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 within 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	Very gently sloping valley side falling southwards towards a stream with small scale, irregular field pattern and pasture fields bounded by thick hedgerows with frequent hedgerow trees. The existing village edge mostly softened by trees and hedgerows. Natural watercourse provides crucial draining to surrounding land and act as a natural flood basin. Predominantly rural character despite the presence of a small car and crane enterprise to the North.
	Sensitivity	CF4 – Moderate - High
	Landscape Capacity	Given the overall strong rural character of the area and moderate visual sensitivity the area is assessed as of Low-Moderate landscape capacity for small scale housing development, despite low-moderate landscape value.
	Comments	The flood risk and importance of this water route and flood plain to the surrounding area needs careful consideration.
Air Quality Management Area (AQMA)	Within AQMA	No
	Within 250m of AQMA	No

	Within 500m of AQMA	Yes	
	Within 1km of AQMA	Yes	
Public Rights of Way (PRoW)	Within site	None within site	
	Adjacent	None other than the A281 highway which provides the Western boundary.	
	Comments		
Flood Risk	Strategic Flood Risk Assessment (SFRA) DATA	The Adopted Core Strategy classifies Cowfold as a Category 2 Settlement, one that "should accommodate only small-scale development or minor extensions". 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)	Flood Zone 3B, Functional Floodplain over much of the site.	
	Comments		
Accessibility	Proximity to	Primary School, Nursery	967M
		Allmond Centre	731M
		Retail/Shop	749M
		Public House	516M
		Village Hall	646M
		Recreational Field, Children's Play Area	731M
		Medical Practice	523M
		Bus Stop – N/S only	225M
	Vehicular access constraints	Exit onto A281 within 30mph zone.	
	Comments		

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	
	Constraints	
	Proposed Use	
	Estimated Capacity	
	Mitigation	
	Deliverable/ Developable/Achievable	
	Comments	