


Cowfold Neighbourhood Plan Housing Land Availability Assessment

NP Site Name	Eastlands Lane	
Site Address	Eastlands Lane Cowfold RH13 8AY	
NP Site Reference	CNP07	
Site Context	Site Area (hectares)	0.6ha of which 0.12ha is Natural Woodland
	Current Land Use	Agricultural with some existing buildings. Adjoining Allotments and close proximity to existing sewerage works.
	Previously Developed Land/Greenfield	Essentially Greenfield
	Boundary Treatment	Hedges/Stock Fencing. Adjoins narrow private country lane.
	Adjacent Land Use	Residential to the West, Sewerage works to the East, Agricultural to the South and Private lane to the North.
	Built Up Area Boundary (BUAB) (Adjoins an existing settlement edge/ Outside of BUAB/ Remote from BUAB)	Adjoins the settlement edge along the Western boundary, 43m (11%) of the site adjoins the BUAB. 138M adjoins a private road, 51M Eastern boundary adjoins allotments with 26M tree screen to Sewerage works. 157M Southern boundary adjoins agricultural land.
	Topography	Generally flat.
	Planning History	DC/09/1416 – Overhead Lines at (Robin Lackford Engineers Henfield Road and Sewage Works) – Permitted (03/09/09)
Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	Adjoins private lane with species rich hedgerows and mature trees on boundaries and within the site. The site includes a Special Habitat Protection Area; the South Eastern corner of the site is listed as Woodland Priority Habitat with Lower Spatial Priority. 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.

	Arboriculture Designations (e.g. Semi Ancient Natural Woodland)	Adjoining Agricultural and Semi-Ancient Natural Woodland, the site is listed as Grade 3b Agricultural land.
	Comments	
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	None within the site. There are 3 listed buildings within 300M of the site; one to the East and two to the West. There are a total of 63 listed buildings within the Parish
	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 DWS8548 has a Red category. Both are separated by existing development.
	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, well screened, light industrial area 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	There is concern that any disturbance to the rural lane that adjoins the Northern Boundary would have an unacceptable impact on the nature of this area.
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	
	Adjacent	Yes, the private lane along the Northern Boundary is a public right of way	
	Comments	This lane is much used by pedestrians and is considered an important amenity for the community providing hard surface access to village infrastructure.	
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 1.	
	Comments	The Eastern end of the site lies within an area having historical groundwater flooding and there is a functional flood plain within 75M of the Southern boundary. Cowfold village centre floods regularly following heavy rain.	
Accessibility	Proximity to	Primary School Nursery	940M
		Allmond Centre	692M
		Retail/Shop	706M
		Public House	176M
		Village Hall	604M
		Recreational Field, Children's Play Area	692M
		Medical Practice	535M
		Bus Stop – N/S only	190M
	Vehicular access constraints	Single-track private road with no pavements or cycleways. 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	