

Cowfold Neighbourhood Plan Housing Land Availability Assessment

NP Site Name	Horse Wood	
Site Address	Bolney Rd Cowfold RH13 8AE	
NP Site Reference	CNP08	

Site Context	Site Area (hectares)	Proposal is for 5.7ha with 2.1ha of Green Infrastructure/open space, SHLAA Ref SA366 lists the site as having a total of 7.4ha.
	Current Land Use	Agricultural with margins used for dog walking by the community.
	Previously Developed Land/Greenfield	Greenfield
	Boundary Treatment	Hedges/Stock Fencing plus adjoining Ancient Woodland and Semi Ancient Woodland
	Adjacent Land Use	Ancient and Semi Ancient Woodland with natural ponds, Highway, Recreational Ground, Agricultural
	Built Up Area Boundary (BUAB) (Adjoins an existing settlement edge/ Outside of BUAB/ Remote from BUAB)	Outside BUAB. The settlement edge is separated from the site by the A272 Highway for a distance of 105M (9.5%) along part of the Southern boundary. This site is highly visual and provides a green corridor entrance to the village along the A272.
	Topography	Generally flat.
	Planning History	DC/16/2952 – Outline planning application for the erection of up to 110 dwellings with public open space, landscaping and sustainable drainage system (SuDs) and vehicular access point from Bolney Road. All matters reserved except for means of access. – Refused (29/03/17) DC/07/2417 – Provision of new field access and gate and closure of existing access. DC/16/2952 rejected on the grounds that the proposal contravened HDC Policy. There were also unanswered questions regarding access from the A272.

Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	Natural Ancient and Semi Ancient Woodlands with standards and species rich hedgerows and Natural ponds. The site includes a Special Habitat Protection Area; the Northern and Eastern quarter of the site is listed as Woodland Priority Habitat with High Spatial Priority, the rest of the site is listed as Lower Spatial Priority. The adjoining Horse Wood, to the North East, is listed as Ancient Woodland, The site lies within a much broader area for Countryside Stewardship Priority Targeting of Brown Hairstreak Butterfly and Lapwing, it is within a Farm Wildlife Package area.
	Arboriculture Designations (e.g. Semi Ancient Natural Woodland)	Adjoining Ancient and Semi-Ancient Natural Woodland listed as Broadleaved, Deciduous Priority Habitat Inventory. The land directly to the North comes under the Agri-Environmental Countryside Stewardship scheme and is listed as Middle Tier.
	Comments	
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	None within the site. There are 9 listed buildings within 400M and bounded by the A281/A272, 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 120M of the Western site Boundary.
	Archaeological Potential	There are two Archaeological Notification areas within the Parish. DWS8547 has an Amber category and is separated by existing development. DWS8548 has a Red category and lies about 100M to the East.
	Comments	
Landscape	Designations (e.g. Area of Outstanding Natural Beauty (AONB))	None within the Parish
	Character	Flat to gently undulating landform with medium-Large scale field pattern bounded by shaws, copses and hedgerows with a few hedgerow trees. This is arable and pasture farmland providing a green corridor approach into the village, visually connecting into the village centre together with the adjacent recreation ground. The landscape is in moderate condition due to partial erosion of field patterns associated with arable farming.
	Sensitivity	CF3 – Moderate-High
	Landscape Capacity	Although there is only low-moderate landscape capacity, the relatively high degree of visibility of the area and the undeveloped green approach into the village results in an overall of Low-Moderate landscape capacity. It would be very important to maintain a broad green corridor along the A272 and restrict the extent of any development to the east with a woodland buffer to avoid the impression of sprawl into the wider countryside beyond the current built up area boundary south of the A272.

	Comments		
Air Quality Management Area (AQMA)	Within AQMA	No	
	Within 250m of AQMA	Yes	
	Within 500m of AQMA	Yes	
	Within 1km of AQMA	Yes	
Public Rights of Way (PRoW)	Within site	No	
	Adjacent	Yes	
	Comments	The adjoining Recreational ground has lead to the margins of this site being used on a regular basis as an important amenity for dog walkers and to provide access to Horse Wood and other rural walks.	
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)	Flood Zone 1.	
	Comments	Much of the site lies within an area having historical groundwater flooding. Cowfold village centre floods regularly following heavy rain.	
Accessibility	Proximity to	Primary School Nursery	772M
		Allmond Centre	387M
		Retail/Shop	555M
		Public House	840M
		Village Hall	405M
		Recreational Field, Children's Play Area	387M

		Medical Practice	575M
		Bus Stop – N/S only	502M
	Vehicular access constraints	Very busy A272 with traffic passing at the national speed limit or standing traffic >2hrs/day. Potentially dangerous exit.	
	Comments	Careful consideration required with regard to road traffic, Pedestrian Safety and Cycleways.	
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		