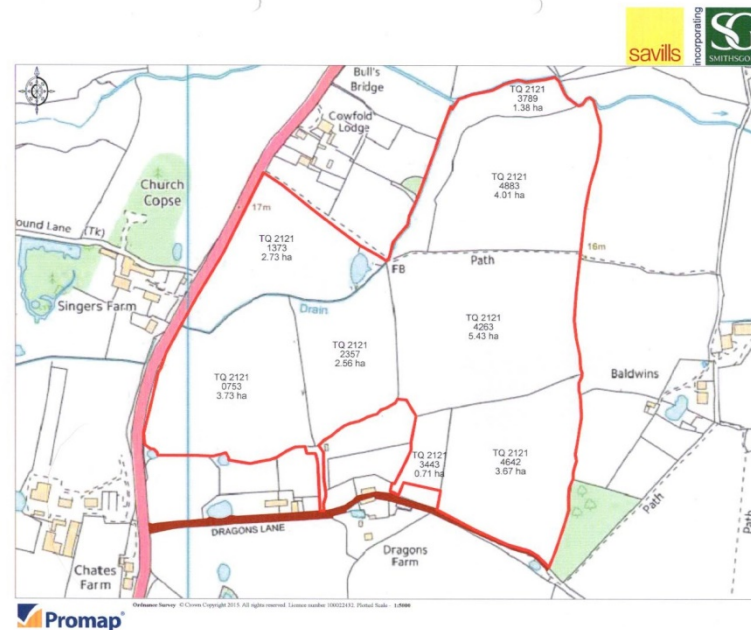


Cowfold Neighbourhood Plan

CNP04

Land at Dragons Lane

CNP04 Dragons Lane



Location Plan

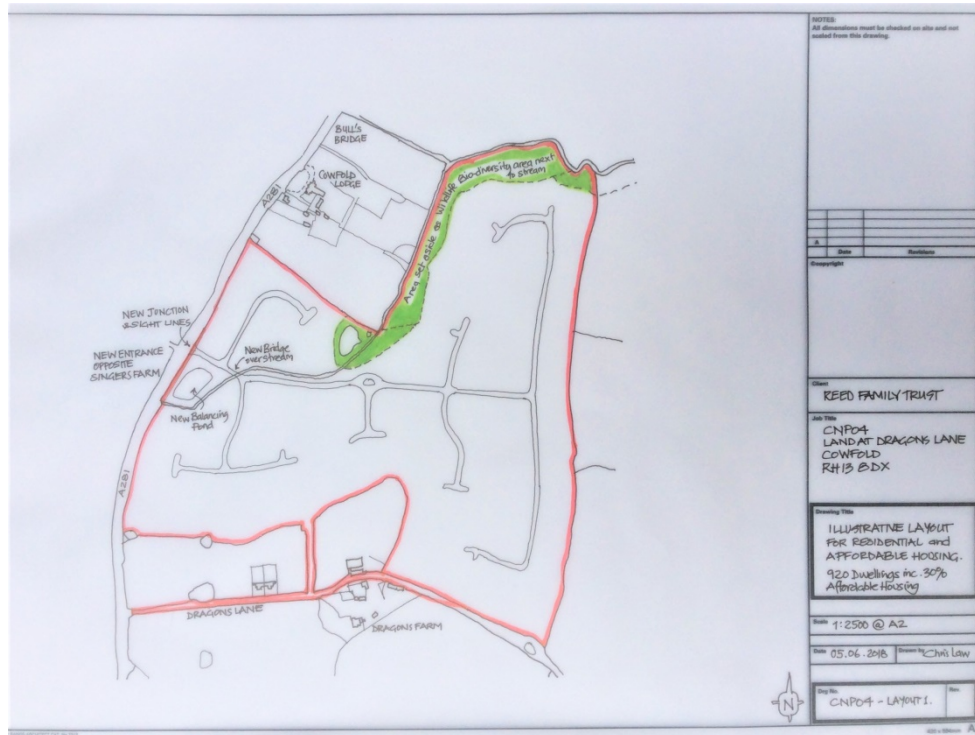
CNP04 Dragons Lane

- **Site CNP04:** Dragons Lane, Dragons Lane. RH13 8DX - Size: 21.7ha inc. 1.72ha 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. An area of Woodland exists to the East of the South Eastern corner. 1100M 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 6 Natural ponds, which will be available for school trips and pond-life research. Part of the Northern edge is a functional floodplain which provides the specialist wildlife habitat.

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:** 920 Dwellings with 30% Rural Affordable housing (276 Dwellings) creating Local Homes for Local People. 46 d/Ha Two and Three 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 nursery school is proposed as part of the development.

CNP04 Land at Dragons Lane



Sustainable Local and Affordable Housing