


Cowfold Neighbourhood Plan Housing Land Availability Assessment

NP Site Name	Brook Hill	
Site Address	Brook Hill Horsham Rd Cowfold RH13 8AH	
NP Site Reference	CNP01	
Site Context	Site Area (hectares)	4.8ha
	Current Land Use	Agricultural
	Previously Developed Land/Greenfield	Greenfield
	Boundary Treatment	Hedge/Stock Fence with Natural Woodland to the West and some Hedgerow trees.
	Adjacent Land Use	Substantially Agricultural, Highway, Residential
	Built Up Area Boundary (BUAB) (Adjoins an existing settlement edge/ Outside of BUAB/ Remote from BUAB)	Adjacent to the existing settlement edge with 160M (14%) adjoining BUAB. This edge is softened by existing hedgerow with some existing trees.
	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, farm and field ponds. The ecological character has been weakened in parts through the loss of hedgerows. The site includes a Natural England Special Habitat Protection Area; the North West has High Spatial Priority, the North East has Lower Spatial Priority. The Western edge of the entire site is Deciduous Woodland listed as Priority Habitat and as a

		Woodland Area with High Spatial Priority for Improvement. 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. There is a natural pond within the site; this and the immediate surrounds are an important wildlife resource.
	Arboriculture Designations (e.g. Semi Ancient Natural Woodland)	Agricultural with Semi Ancient Woodland along Western boundary. Natural ponds important to wildlife, to be surveyed. Hedgerow including some trees within the site should be retained. The site includes an area covered by an Entry Level Environmental Stewardship Agreement.
	Comments	Woodlands and hedgerows are critical to maintaining the local biodiversity, providing a crucial wildlife corridor and an important amenity to Cowfold Residents.
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	None on the site or immediately adjacent. There are 63 listed buildings in the Parish, two of which, in the form of private houses, lie about 60M to the South East of the Eastern site boundary.
	Conservation Area	The centre of the village is designated as a Conservation area and lies about 200M to the South.
	Archaeological Potential	There are two Archaeological Notification areas within the Parish. DWS8547 has an Amber category and lies South of the A272 and East of the built up area. DWS8548 has a Red category and lies within the village conservation area South of the A272 and West of the A281.
	Comments	
Landscape	Designations (e.g. Area of Outstanding Natural Beauty (AONB))	None within the Parish
	Character	Ridge landform with gentle to moderate slopes to the South on the village side, steeper slopes to the North. Irregular and regular small scale field pattern mostly bounded by shaws and woodland. Relatively harsh settlement edge to existing Thornden Road housing, only partly softened by mature trees. Attractive treed and hedgerowed approach to the village along Brook Hill with parkland tree belts east of Brook Hill. Overall, the landscape is in moderate condition, taking into account of some abandoned ungrazed fields but also the good condition of trees and hedgerows.
	Sensitivity	CF2 – Moderate-High
	Landscape Capacity	The visual sensitivity of the area on a ridgeline, the small scale field pattern and the attractive approach along Brook Hill into the village are key factors that result in a assessment of Low-Moderate landscape capacity, despite only Low-Moderate landscape value. Any very small area of development would need to be restricted close to the existing settlement edge and considerable care would be needed in siting in order to avoid unacceptable impacts resulting from development on the

		skyline or damage to the Brook hill approach into the village.	
	Comments	The shaws and species rich hedgerows provide ecological interest. Having 63 listed buildings in the parish and a number in the vicinity results in strong natural qualities with a rural feel despite the busy A272 and A281 that bisect the village. The Parish is well served by designated footpaths as well as agreeable landowners allowing access to field margins. These are considered a major amenity and are well used by the residents.	
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	None	
	Adjacent	A well-used PRow runs directly North/South adjacent to the Western boundary of the site. This passes through a listed area of Deciduous Woodland. The adjoining A281 provides access to a wider network of PRowWs.	
	Comments	Care would be required to ensure that Habitat, wildlife or enjoyment of this amenity is not disturbed by any development.	
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	The Southern half of the site lies within an area having historical groundwater flooding. Cowfold village centre floods regularly following heavy rain. The village centre has a history of regular fluvial flooding.	
Accessibility	Proximity to	Primary school	576M
		Allmond Centre	517M
		Retail/Shop	316M
		Public House	810M

		Village Hall	453M
		Recreational Field	517M
		Medical Practice	576M
		Bus Stop - N/S only	182M
	Vehicular access constraints	100M from blind summit with traffic travelling up to National Speed limit. Busy road with Stationary traffic >2hrs/day	
Comments	No Cycle routes, inadequate safe pedestrian access, difficult vehicular exit.		
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. Note; there is no mains gas availability within the Parish.	
Site Consideration	Ownership		
	Constraints		
	Proposed Use		
	Estimated Capacity		
	Mitigation		
	Deliverable/ Developable/Achievable		
	Comments		