

## Cowfold Neighbourhood Plan Housing Land Availability Assessment

<b>NP Site Name</b>	Thornden West	
<b>Site Address</b>	Station RD Cowfold RH13 8DB	
<b>NP Site Reference</b>	CNP02	

<b>Site Context</b>	Site Area (hectares)	2.88ha including 0.16ha Semi Ancient Natural Woodland
	Current Land Use	Agricultural with Natural Woodland on North East section and along Eastern Boundary.
	Previously Developed Land/Greenfield	Greenfield
	Boundary Treatment	Hedges with mature trees/Stock Fencing.
	Adjacent Land Use	Agricultural to West and North, Natural Woodland to North East and along Eastern Boundary. Highway, A272, along part of Southern boundary, Residential to South Eastern corner.
	Built Up Area Boundary (BUAB) (Adjoins an existing settlement edge/ Outside of BUAB/ Remote from BUAB)	Adjoining Settlement edge along part of Southern boundary and the Southern part of the Eastern boundary. In total 54M (12%) of the site adjoins the BUAB.
	Topography	Generally flat.
	Planning History	No previous planning history on-site.

<b>Biodiversity and Arboriculture</b>	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 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 on the North West Boundary, this and the immediate surrounds are a natural wildlife resource. The Northern Boundary includes a Woodland Priority Habitat Network of Higher Spatial Priority.
	Arboriculture Designations (e.g. Semi Ancient Natural Woodland)	The Northern tip of 0.16HA is Semi Ancient Natural Woodland, Community Amenity and Wildlife Habitat/Corridor. Agricultural, including a Natural Pond, at the North West Corner, that along with the surrounding area is a natural wildlife resource.
	Comments	The North Western and Western boundary Natural Woodlands as well as the area surrounding the Natural Pond at the North East of the site need special consideration.
<b>Heritage Assets</b>	Listed Buildings or Scheduled Ancient Monument	None on the site or immediately adjacent. There are 63 listed buildings within the Parish, 17 of which lie within 400M and one within 200M, all to the South and East of the site boundary.
	Conservation Area	The centre of the village is designated as a Conservation area and lies about 200M to the South East.
	Archaeological Potential	There are two Archaeological Notification areas within the Parish. DWS8547 has an Amber category 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	
<b>Landscape</b>	Designations (e.g. Area of Outstanding Natural Beauty (AONB))	None within the Parish
	Character	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 an 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 Brookhill 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.	
<b>Air Quality Management Area (AQMA)</b>	Within AQMA	No	
	Within 250m of AQMA	Yes	
	Within 500m of AQMA	Yes	
	Within 1km of AQMA	Yes	
<b>Public Rights of Way (PRoW)</b>	Within site	Yes, There is a PRoW running the full length of the Eastern boundary to the built up area of Thornden.	
	Adjacent	No, other than the A272 highway.	
	Comments	Care would be required to ensure that Habitat, wildlife or enjoyment of this amenity is not disturbed by any development.	
<b>Flood Risk</b>	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 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.	
<b>Accessibility</b>	Proximity to	Primary School, Nursery	232M
		Allmond Centre	596M
		Retail/Shop	420M

		Public House	898M
		Village Hall	502M
		Recreational Field, Children's Play Area	596M
		Medical Practice	642M
		Bus Stop – N/S only	570M
	Vehicular access constraints	Exit onto A272, Very busy with daily stationary traffic.	
	Comments		
<b>Utilities</b>	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.	
<b>Site Consideration</b>	Ownership		
	Constraints		
	Proposed Use		
	Estimated Capacity		
	Mitigation		
	Deliverable/ Developable/Achievable		
	Comments		