

## Cowfold Neighbourhood Plan Housing Land Availability Assessment

<b>NP Site Name</b>	Potters	
<b>Site Address</b>	Station RD Cowfold RH13 8QZ	
<b>NP Site Reference</b>	CNP03	

<b>Site Context</b>	Site Area (hectares)	5.6 hectares
	Current Land Use	Agricultural
	Previously Developed Land/Greenfield	Greenfield
	Boundary Treatment	Hedges/Stock Fencing.
	Adjacent Land Use	Agricultural to the West, Highway to the North and Residential to the East
	Built Up Area Boundary (BUAB) (Adjoins an existing settlement edge/ Outside of BUAB/ Remote from BUAB)	Adjoining the settlement edge along the Eastern Boundary. In total 112M (33.2%) of the site adjoins the BUAB with a further 88M (26%) adjoining the A272 highway along the Northern site boundary. The existing Settlement includes an area to the North of the A272.
	Topography	Generally flat.
	Planning History	EN/05/0438- Unauthorised use of agricultural field a funfair. Case Closed. (Date N/A)

<b>Biodiversity and Arboriculture</b>	Biodiversity Designations (e.g. Site Special Scientific Interest)	Species Rich hedgerow provides the Southern boundary although the ecological character has already been weakened in parts by the loss of hedgerow to the North and East. The site falls under a Countryside Stewardship Water Quality Priority Area with regard to Groundwater Nitrate Issues. The site lies within a much broader area
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		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)	Agricultural with Natural Woodland strip along the Southern Boundary providing a wildlife corridor to the larger Deciduous and Broadleaved Woodlands to the South East.
	Comments	
<b>Heritage Assets</b>	Listed Buildings or Scheduled Ancient Monument	None within the site. There is one listed building within 25M to the East and a further 16 listed buildings within 250M to the East, Cowfold Parish has a total of 63 listed buildings.
	Conservation Area	The centre of the village is designated as a conservation area and lies within 10M of part of the Eastern site Boundary.
	Archaeological Potential	There are two Archaeological Notification areas within the Parish. DWS8547 has an Amber category and lies 110M to the West. DWS8548 has a Red category and lies directly to the East.
	Comments	
<b>Landscape</b>	Designations (e.g. Area of Outstanding Natural Beauty (AONB))	None within the Parish
	Character	Very gently undulating landform with regular and irregular field pattern bounded by copses and hedgerows with frequent hedgerow trees. There is a mixed settlement edge - harsh and abrupt in places with presence of modern development; softened by trees in others. Cowfold Parish church provides a local landmark and a historic feature with some historic cottages adjacent. Landscape in moderate condition due to intrusion of some large modern farm buildings
	Sensitivity	CF1 - Moderate
	Landscape Capacity	Overall the area retains an attractive rural character, and some landscape features and qualities are sensitive to housing development. This has however been eroded in parts, and together with its moderate visual sensitivity, has resulted in the area being assessed as having a moderate capacity for small scale housing development. It would be very important to protect important attractive views and maintain an attractive green approach into the village along the A272 but there could be opportunities to secure enhancement of parts of the existing settlement edge through new development.
	Comments	The shaws, Woodlands, Natural Ponds 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 which 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	None within the site	
	Adjacent	None	
	Comments	There are historical paths that are considered to be an important local amenity.	
<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 Northern half of the site lies within an area having historical groundwater flooding. Cowfold village centre floods regularly following heavy rain.	
<b>Accessibility</b>	Proximity to	Primary School, Nursery	141M
		Allmond Centre	506M
		Retail/Shop	334M
		Public House	804M
		Village Hall	412M
		Recreational Field, Children's Play Area	506M
		Medical Practice	544M

		Bus Stop – N/S only	473M
	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		