

Cowfold Neighbourhood Plan Housing Land Availability Assessment

NP Site Name	Dragons Lane	
Site Address	Henfield Rd Cowfold RH13 8DX	
NP Site Reference	CNP04	

Site Context	Site Area (hectares)	6.7ha
	Current Land Use	Agricultural
	Previously Developed Land/Greenfield	Greenfield
	Boundary Treatment	Hedges/Stock Fencing.
	Adjacent Land Use	Agricultural with the A281 Highway forming much of the Western Boundary and Dragons Lane providing the boundary along much of the Southern Edge
	Built Up Area Boundary (BUAB) (Adjoins an existing settlement edge/ Outside of BUAB/ Remote from BUAB)	Remote to BUAB (1100M to Village Centre assuming an exit onto the A281, if the exit was via Dragons lane this would be 1750M)
	Topography	Generally flat.
	Planning History	No previous planning history on-site.

Biodiversity and	Biodiversity Designations (e.g. Site Special Scientific	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.
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Arboriculture	Interest)	The site includes a Special Habitat Protection Area; the South East corner of the site is listed as Woodland Priority Habitat with High Spatial Priority. The areas adjacent to the natural watercourses within the site provide a specialist habitat. There are 6 Natural ponds, which together with their surrounding areas need careful consideration. The site lies within a much broader area for Countryside Stewardship Priority Targeting of Brown Hairstreak Butterfly and Lapwing and is within a Farm Wildlife Package area. There are natural ponds within and adjacent to the site; these and the immediate surrounds are an important wildlife resource.
	Arboriculture Designations (e.g. Semi Ancient Natural Woodland)	Agricultural with Semi Ancient Woodland adjacent to the South Western boundary. The Natural ponds are important to wildlife and are to be surveyed.
	Comments	This site contains significant quantities of hedgerow within its boundaries as well the water based habitats provided by ponds and drainage ditches. Part of the site is subject to flooding which encourages a wider habitat.
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	None within the site. There are 6 listed buildings within 400M; 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 500M of the Northern site Boundary.
	Archaeological Potential	There are two Archaeological Notification areas within the Parish. DWS8547 has an Amber category and lies 750M to the North West. DWS8548 has a Red category and lies within 500M to the North.
	Comments	
Landscape	Designations (e.g. Area of Outstanding Natural Beauty (AONB))	None within the Parish
	Character	Remote, Outside HDC Capacity Assessment Scope
	Sensitivity	Remote, Outside HDC Capacity Assessment Scope
	Landscape Capacity	Remote, Outside HDC Capacity Assessment Scope
	Comments	
Air Quality Management Area (AQMA)	Within AQMA	No
	Within 250m of AQMA	No
	Within 500m of AQMA	No
	Within 1km of AQMA	Yes

Public Rights of Way (PRoW)	Within site	Yes, a PRoW runs East/West across the site with a spur running South to Dragons Lane.	
	Adjacent	Dragons Lane is also a PRoW running along part of the Southern Site Boundary.	
	Comments	These PRoWs and the historic usage of field margins courtesy of local landowners are all considered an important part of the rural Character of the area.	
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)	Primarily Flood Zone 1. Small strip along northern boundary within Flood Zone 2.	
	Comments	The Northern boundary follows an established watercourse and floodplain. Cowfold village centre floods regularly following heavy rain.	
Accessibility	Proximity to	Primary School, Nursery	1460M
		Allmond Centre	1238M
		Retail/Shop	1231M
		Public House	712M
		Village Hall	1125M
		Recreational Field, Children's Play Area	1238M
		Medical Practice	1054M
		Bus Stop – N/S only	0M
	Vehicular access constraints	Exit onto A281 in national speed limit zone.	
	Comments		

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	Reed Family Trust
	Constraints	
	Proposed Use	
	Estimated Capacity	
	Mitigation	
	Deliverable/ Developable/Achievable	
	Comments	