


Cowfold Neighbourhood Plan Housing Land Availability Assessment

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| NP Site Name | Cowfold Lodge |  |
| Site Address | Cowfold Lodge Henfield Rd Cowfold RH13 8DU | |
| NP Site Reference | CNP05 | |
| Site Context | Site Area (hectares) | 0.48ha |
| | Current Land Use | Agricultural |
| | Previously Developed Land/Greenfield | Greenfield |
| | Boundary Treatment | Hedges/Stock Fencing. |
| | Adjacent Land Use | Residential to North and South, Highway to West, Agricultural to East |
| | Built Up Area Boundary (BUAB) (Adjoins an existing settlement edge/ Outside of BUAB/ Remote from BUAB) | Just outside of BUAB. |
| | 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, Historic Natural watercourse on Northern boundary. The site includes a Special Habitat Protection Area; the South East portion of the site is listed as Woodland Priority Habitat |

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| | | with Lower Spatial Priority. The area adjacent to the natural watercourse within the site provides a specialist habitat. 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. The Natural watercourse floods; this and the immediate surrounds are an important wildlife resource. |
| | Arboriculture Designations (e.g. Semi Ancient Natural Woodland) | Natural Woodland, Adjoining Natural Watercourse on Northern Boundary. Significant tree cover with established species rich hedgerow. |
| | Comments | |
| Heritage Assets | Listed Buildings or Scheduled Ancient Monument | None within the site. There are 2 listed buildings within 80M to the West, within the Cowfold Parish there are 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 within 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 | Very gently sloping valley side falling southwards towards a stream with small scale, irregular field pattern and pasture fields bounded by thick hedgerows with frequent hedgerow trees. The existing village edge mostly softened by trees and hedgerows. Natural watercourse provides crucial draining to surrounding land and act as a natural flood basin. Predominantly rural character despite the presence of a small car and crane enterprise to the North. |
| | Sensitivity | CF4 – Moderate - High |
| | Landscape Capacity | Given the overall strong rural character of the area and moderate visual sensitivity the area is assessed as of Low-Moderate landscape capacity for small scale housing development, despite low-moderate landscape value. |
| | Comments | The flood risk and importance of this water route and flood plain to the surrounding area needs careful consideration. |
| Air Quality Management Area (AQMA) | Within AQMA | No |
| | Within 250m of AQMA | No |

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| | Within 500m of AQMA | Yes | |
| | Within 1km of AQMA | Yes | |
| Public Rights of Way (PRoW) | Within site | None within site | |
| | Adjacent | None other than the A281 highway which provides the Western boundary. | |
| | Comments | | |
| Flood Risk | Strategic Flood Risk Assessment (SFRA) DATA | The Adopted Core Strategy classifies Cowfold as a Category 2 Settlement, one that "should accommodate only small-scale development or minor extensions". 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 3B, Functional Floodplain over much of the site. | |
| | Comments | | |
| Accessibility | Proximity to | Primary School, Nursery | 967M |
| | | Allmond Centre | 731M |
| | | Retail/Shop | 749M |
| | | Public House | 516M |
| | | Village Hall | 646M |
| | | Recreational Field, Children's Play Area | 731M |
| | | Medical Practice | 523M |
| | | Bus Stop – N/S only | 225M |
| | Vehicular access constraints | Exit onto A281 within 30mph zone. | |
| | Comments | | |

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| 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 | |
| | Constraints | |
| | Proposed Use | |
| | Estimated Capacity | |
| | Mitigation | |
| | Deliverable/ Developable/Achievable | |
| | Comments | |