

Cowfold Neighbourhood Plan Housing Land Availability Assessment

NP Site Name	Eastlands Farm, West	
Site Address	Eastlands Farm, West Eastlands Lane Cowfold RH13 8AY	
NP Site Reference	CNP06	

Site Context	Site Area (hectares)	1.6ha
	Current Land Use	Agricultural adjoining protected woodland and a private lane
	Previously Developed Land/Greenfield	Greenfield
	Boundary Treatment	Hedges/Stock Fencing.
	Adjacent Land Use	Private Lane to the East and South, Protected Woodland to West, some single dwelling residential around Fieldhouse Farm to the East of Eastlands Lane.
	Built Up Area Boundary (BUAB) (Adjoins an existing settlement edge/ Outside of BUAB/ Remote from BUAB)	Outside the settlement boundary and separated by Natural Woodland. The Northern tip of the site lies close to the BUAB but the separation provides a wildlife corridor between two Natural Woodland areas.
	Topography	Generally flat.
	Planning History	No previous planning history on-site.

Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	Adjoins Natural Semi Ancient Woodland with standards and species rich hedgerows. The site includes a Special Habitat Protection Area; the South West corner of the site is listed as Woodland Priority Habitat with High Spatial Priority. The adjoining Semi Ancient woodland is a
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		Woodland Priority Habitat with High Spatial Priority and is listed as Priority Habitat Inventory, Deciduous Woodland. This Woodland is also listed as National Forest Broadleaved Inventory. 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.
	Arboriculture Designations (e.g. Semi Ancient Natural Woodland)	Adjoining Semi-Ancient, Protected Natural Woodland to the entire Western Boundary.
	Comments	Eastlands Wood is an important natural resource both for wildlife and the local community. The small corridor linking it to the adjacent Woodland from its northern tip is critical.
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	None within the site. There is a listed building within 80M to the East, within the Cowfold settlement 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 DWS8548 has a Red category. Both are separated by existing development.
	Comments	
Landscape	Designations (e.g. Area of Outstanding Natural Beauty (AONB))	None within the Parish
	Character	Gently undulating landform with medium scale, irregular field pattern and pasture fields bounded by hedgerows and fences. Existing village edge mostly softened by woodland and hedgerows. Moderate condition due to some loss of hedgerows in the area and modern development around Field House Farm.
	Sensitivity	CF5 - High
	Landscape Capacity	Although there is moderate landscape character sensitivity, some landscape features and qualities are sensitive to development. The moderate landscape value and high visual sensitivity of the area results in an assessment of No/Low landscape capacity for small-scale housing development. Any development could easily be perceived as an incursion into open countryside unrelated to the current settlement boundaries.
	Comments	
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	There is a PRoW running directly along the Western Boundary and another running along the Southern edge.	
	Adjacent	Eastlands Lane forms the Eastern Boundary and although it is a private road, this is used a footpath and is an important public amenity providing a hard surface walkway to the Public house and other village facilities.	
	Comments		
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 entire site lies within an area having historical groundwater flooding. Cowfold village centre floods regularly following heavy rain.	
Accessibility	Proximity to	Primary School, Nursery	1240M (933M)
		Allmond Centre	999M (519M)
		Retail/Shop	1003M (696M)
		Public House	500M (993M)
		Village Hall	904M (542M)
		Recreational Field, Children's Play Area	999M (519M)
		Medical Practice	836M (729M)
		Bus Stop – N/S only	520M (658M)
	Vehicular access constraints	Single-track private road with no pavements or cycleways. Exit onto A281 within 30mph zone.	

	Comments	The distances are calculated using Eastlands lane and the A281, those in parenthesis are calculated using the proposed new footpath.
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	