


Cowfold Neighbourhood Plan Housing Land Availability Assessment

NP Site Name	Eastlands Farm, East	
Site Address	Eastlands Farm Eastlands Lane Cowfold RH13 8AY	
NP Site Reference	CNP09	
Site Context	Site Area (hectares)	0.3ha
	Current Land Use	Agricultural, Horse Paddock & Stable
	Previously Developed Land/Greenfield	Greenfield
	Boundary Treatment	Stock Fencing with Hedgerow to East.
	Adjacent Land Use	Residential with Natural Woodland/pond along the Eastern Boundary
	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 BUAB is within 75M at its closest point but is fully screened by Natural Woodland.
	Topography	Generally flat.
	Planning History	CF/55/02 - Erection of 4 stables hay store and track feed room- Refused (23/10/2002)
Biodiversity and Arboriculture	Biodiversity Designations (e.g. Site Special Scientific Interest)	Natural Semi Ancient Woodland with standards and species rich hedgerows within 60M to the West with Natural Woodland and Pond directly on the Eastern Boundary. The site includes a Special Habitat Protection Area; the Western third of the site is listed as Woodland Priority Habitat

		with High Spatial Priority. 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)	Agricultural/Grassland, currently used as a horse paddock
	Comments	
Heritage Assets	Listed Buildings or Scheduled Ancient Monument	None within the site. There is a listed building within 120M to the South; 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 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	None within the site	
	Adjacent	Eastlands Lane forms the Western Boundary and is a private road.	
	Comments	Eastlands Lane is used a footpath and is an important public amenity providing a hard surface walkway to the Public house and other village facilities.	
Flood Risk	Strategic Flood Risk Assessment (SFRA) DATA	The SFRA notes 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 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	1478M (980M)
		Allmond Centre	1237M (581M)
		Retail/Shop	1225M (739M)
		Public House	700M (1023M)
		Village Hall	1144M (592M)
		Recreational Field, Children's Play Area	1237M (581M)
		Medical Practice	1046M (758M)
		Bus Stop – N/S only	700M (694M)
	Vehicular access constraints	Single-track private lane with no safe pedestrian walkway or cycleway. 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	