

**COWFOLD NEIGHBOURHOOD PLAN  
EASTLANDS FARM SITE: CNP06  
ON BEHALF OF EASTLAND FARM LTD**

# SITES PROMOTED BY EASTLAND FARM LTD



The 3 promoted sites have been identified by the Cowfold Parish Council Working Group through the recent 'Call for Sites' associated with the emerging Cowfold Neighbourhood Plan.

## **Eastlands Farm West CNP06**

This site measures approximately 1.6ha. The site is bounded by existing residential dwellings to the south-east, north-east and north-west. Directly to the west of the site lies Eastwood Lane a wooded area of land, and to the east is an open area of land.

## **Eastlands Lane CNP07**

This site measures approximately 0.6ha. The site is bounded by existing residential dwellings within South Leas to the west and Oakapple Close to the north. To the east of the site lie the Sewage Works and community allotments beyond.

## **Eastland Farm East CNP09**

This site measures approximately 0.3ha. The site is bounded by existing residential dwellings to the south and north. To the east of the site lies an area of open land.

# VISUAL IMPACT



- The sites are bounded by existing development to the north, east and existing woodland to the west. ⋯➤ Line of site  
⋯⋯ Site Boundary
- The sites are visually and physically connected to the newer residential developments comprising Holm Oak and Acorn Avenue.



# EASTLANDS FARM WEST CNP06



- The site has been promoted for approximately 30-50 units. (dependent on local housing needs.)
- A mix of two, three, four and five bed properties.
- Provision of affordable housing on site @ 35%
- High quality, bespoke housing to respond to local vernacular of design and materials, reflecting rural style of adjacent properties.
- Pedestrian connectivity to the village centre through improved pedestrian links.
- Improvements to access from A281 and Eastlands Lane.
- Retention of Eastlands Wood with habitat enhancements proposed.
- Offer of further land to the south for open space/amenity land.

## Precedent Images



- Site – Eastlands Farm West CNP06
- Proposed public footpath to northern boundary
- Existing Woodland to be protected and preserved
- Proposed Openspace
- Proposed Boardwalk
- Existing Public Footpath

# ACCESS



Junction Improvements to A281



Introducing Passing Bays



Passing Bays

- Improvements to access point with A281.
- Enhancements to Eastlands Lane introducing passing bays, lay-bys etc.
- Improved pedestrian links through to village centre, including new footpaths through Eastlands Wood.