



**COWFOLD NEIGHBOURHOOD PLAN  
EASTLANDS FARM SITE: CNP07  
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.

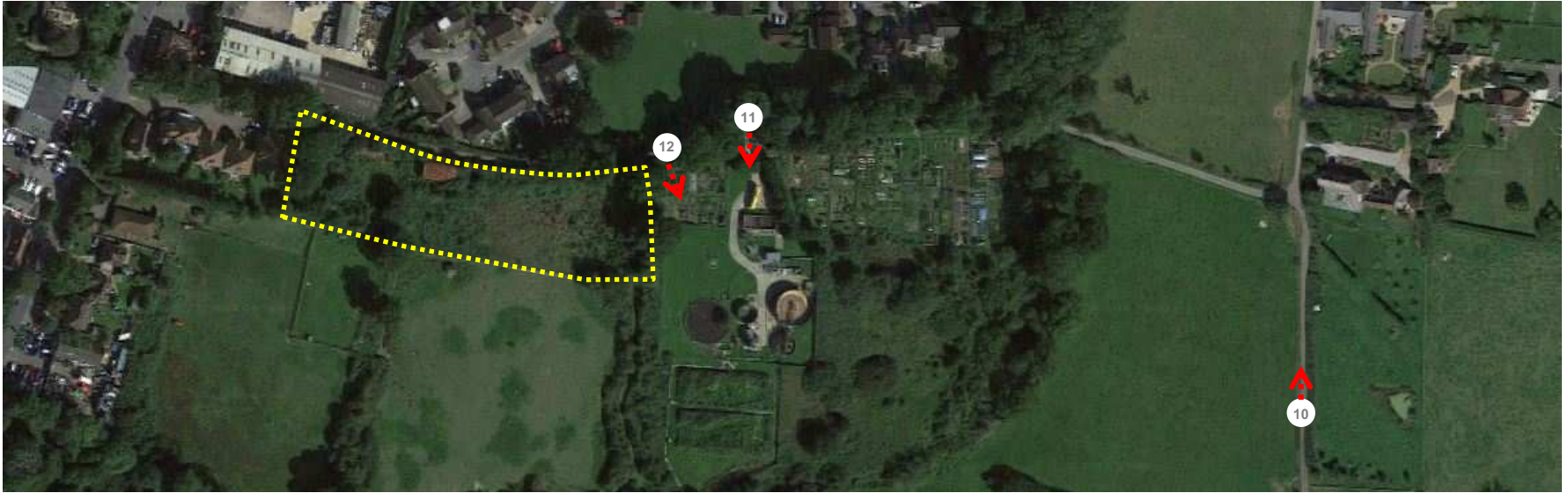
## **Eastlands Lane CNP07**

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.

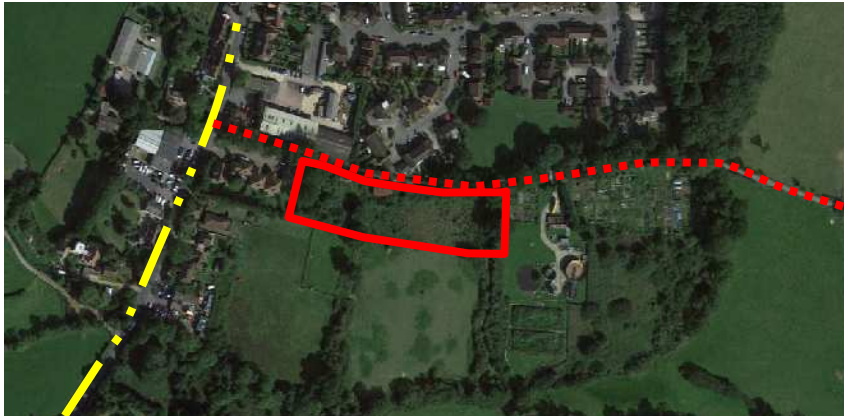
# VISUAL IMPACT



- This site provides for a visual extension of South Leas, sandwiched between the existing properties and the water treatment works to the east.
- This site has very limited visibility from the wider countryside due to lack of public access to the south, creating a self contained development parcel.

---> Line of site  
..... Site Boundary

# EASTLANDS LANE CNP07



- The site has been promoted for approximately 8-10 units.
- A mix of three, four and five bed properties.
- Provision of affordable housing via financial contributions off site.
- High quality, bespoke housing to respond to local vernacular of design and materials, reflecting style of adjacent properties.
- Pedestrian connectivity to the village centre through improved pedestrian links.
- Enhancements to access from A281 and improvement to Eastlands Lane.



Precedent Images



— Main Road – A281

□ Site – Eastlands Lane CNP07

••• Existing Public Footpath along Eastlands Lane

# 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.