

ECE Planning



COWFOLD NEIGHBOURHOOD PLAN
EASTLANDS FARM SITES
ON BEHALF OF EASTLAND FARM LTD

SITES PROMOTED & BACKGROUND



The identified housing need within the District, as set out at Policy 15 of the HDPF is for a minimum of 16,000 dwellings between 2011 and 2031 or equivalent to 800 dwellings per annum. Of this number, at least 1,500 are expected to come forward throughout the District in accordance with the settlement hierarchy and allocated through Neighbourhood Planning.

On the basis of the household projections prepared by the Office of National Statistics (2014-based), the number of households within the whole District is expected to grow by approximately 25% over the plan period. It is therefore reasonable to expect, Cowfold (population approximately 2,000) is to experience the same level of organic population growth over the plan period (2011-2031).

It is therefore clear that there will be a need for the future expansion of Cowfold over the plan period, with this additional development necessary to meet the organic growth of the settlement.

Care has to be taken however to ensure that development is appropriately located to reduce the visual impact of new development on the existing pattern of development.

 Sites Promoted by 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.

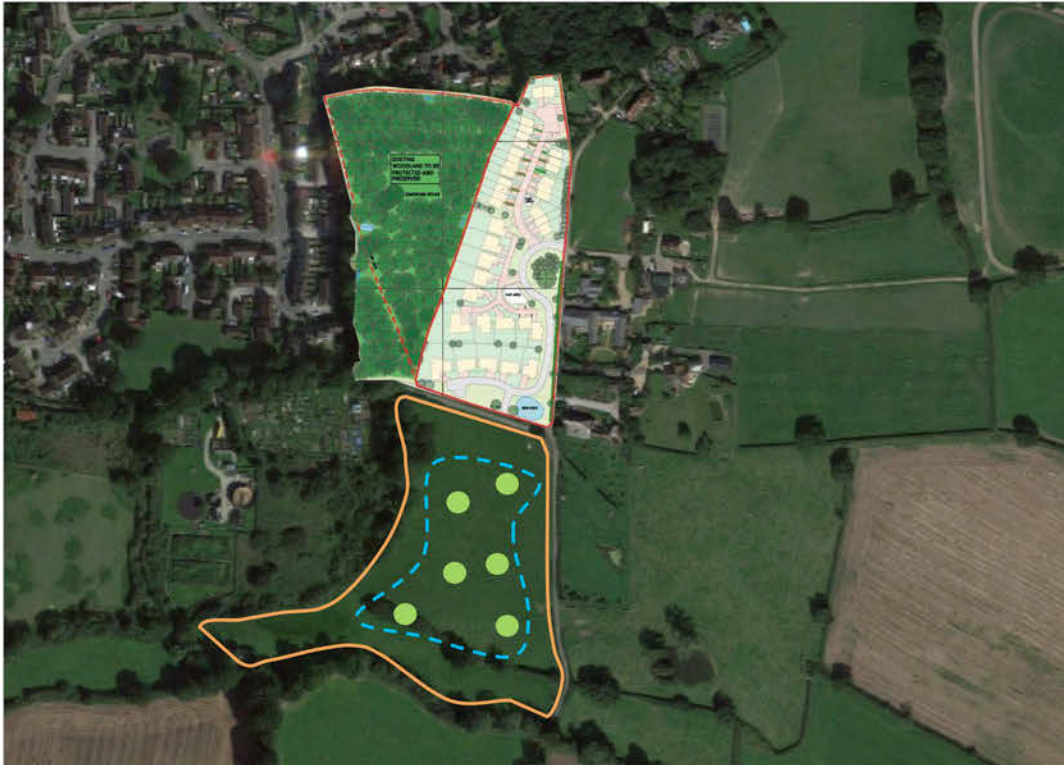
Eastlands Lane CNP07

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.

WIDER BENEFITS



The site promoter owns further land in the locality and therefore subject to allocation, they would be willing to gift further land to the south of CNP06 for the following purposes;

- The connection to new open space
- Creation of wildlife habitats
- The retention of existing footpaths
- Links to local public footpath network
- The improvement to Eastlands Woodland
- Walking trails
- Proposed planting of trees
- Connectivity corridor with Eastlands Wood through to new open space to wider country side
- Safeguarding future development to the south.



- Proposed Public Footpath
- Proposed Trees

Source: Allen Pyke Associates - Kentwood
Meadows SANG - Allen Pyke Associates

VIEW POINTS



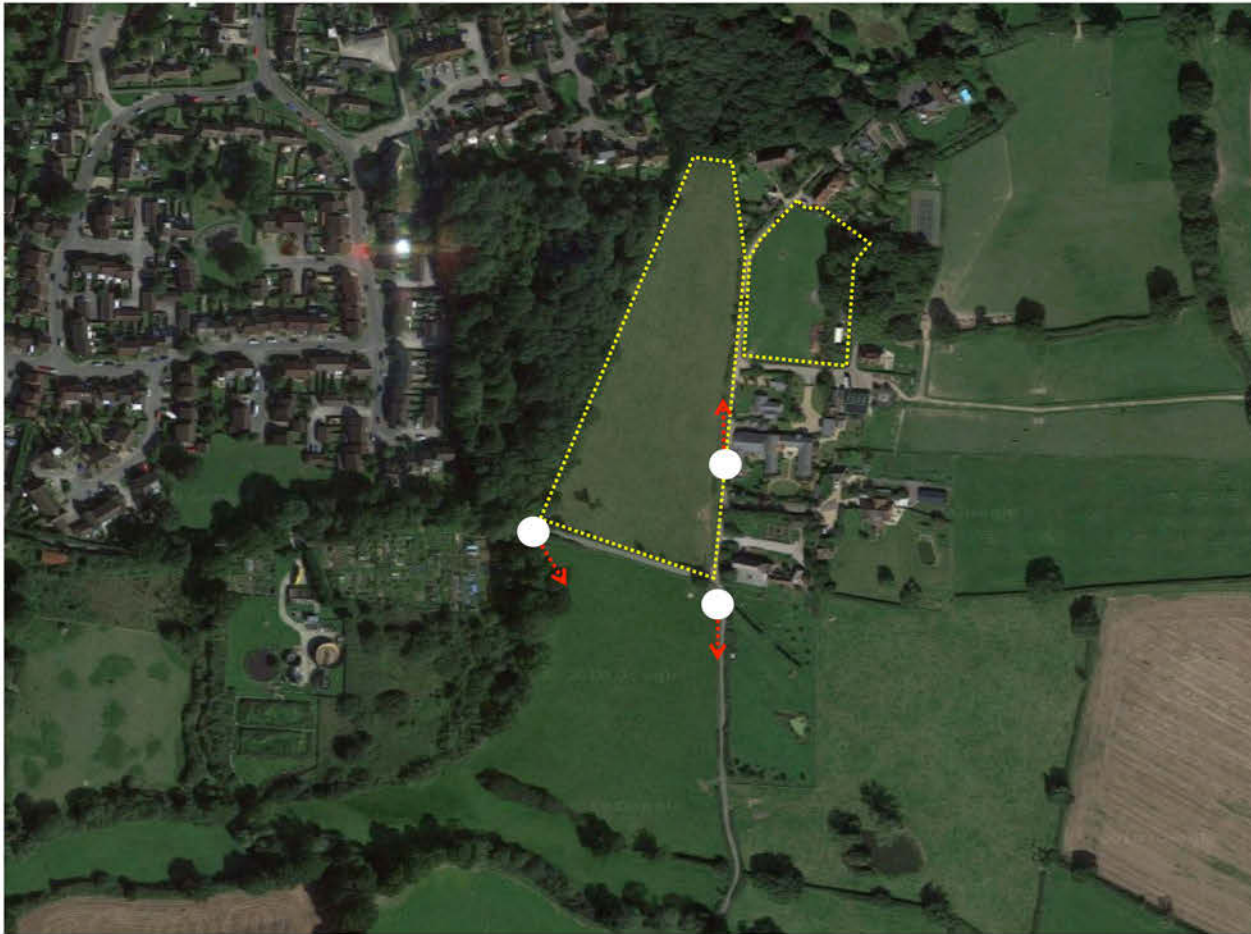
VISUAL IMPACT



- 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.



VISUAL IMPACT

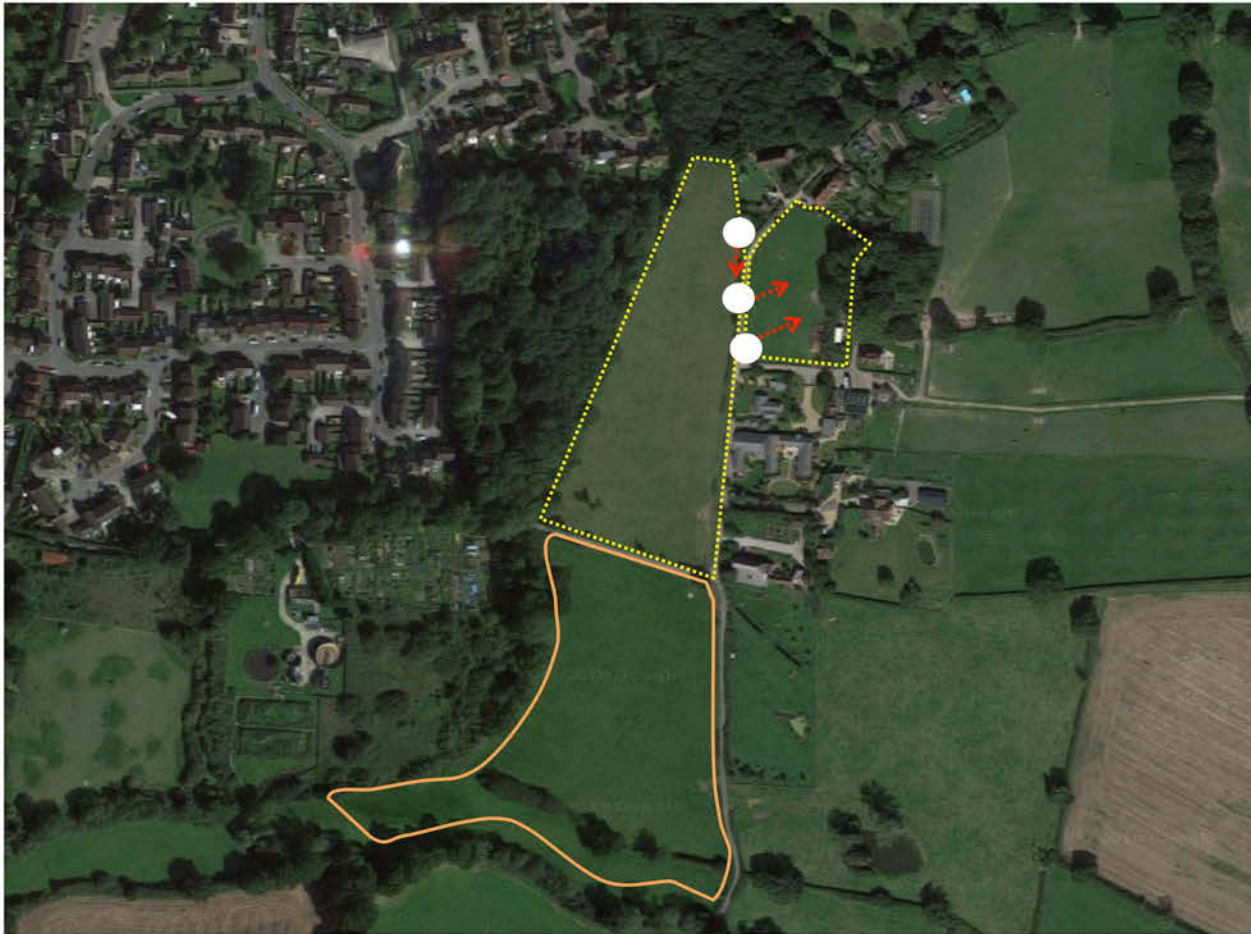


- No new roads or footpaths are required to the sites.
- Enhancements will however be provided to both Eastlands Lane and footpath connections through to existing development to the north and west.

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



VISUAL IMPACT



- The gift of land to the south to form a new public open space would provide for a logical and defensible edge to the settlement.
- Links would be created through existing development to the east and proposed public space to the south.

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



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 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 Openspace |
|  | Proposed public footpath to northern boundary |  | Proposed Boardwalk |
|  | Existing Woodland to be protected and preserved |  | Existing Public Footpath |

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

EASTLANDS FARM EAST CNP09



- The site has been promoted for approximately 8-10 units.
- A mix of two, 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 rural style of adjacent properties. (some of which built out by the site promoters).
- Pedestrian connectivity to the village centre through improved pedestrian links.
- Enhancements to access from A281 and improvement to Eastlands Lane.

Precedent Images



-  Site – Eastlands Farm East CNP09
-  Proposed Boardwalk
-  Proposed public footpath to northern boundary

ACCESS



- 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.



Junction Improvements to A281



Introducing Passing Bays



Passing Bays

CONCLUSIONS

- Hunter Development's (Holdings) Ltd is the parent company to Eastland Farm Ltd. Having grown up & built our business locally we are keen to continue to actively participate in providing a high quality sympathetic rural housing solution. "Why build anything when you can build something"
- Hunter Development's (Holdings) Ltd have delivered many high quality and bespoke schemes throughout West Sussex, including;
 - **Eastlands Farm, Cowfold**
 - **Marlands Park Barns, Green**
 - **Woodmancote Place, Woodmancote**
 - **The Pickwell Estate, Bolney**
 - **High Cross Farm, Albourne**
 - **Furners Farm, Henfield**
 - **Inholmes Farm, Albourne**
 - **Wickwoods Country Club, Albourne**
- In taking forward any prospective developments on the identified sites we would actively seek to work collaboratively with both the Neighbourhood Plan Steering Group and the Parish Council to deliver the highest quality development to meet localised need.
- The sites promoted are well located to maintain the character and appearance of Cowfold, whilst being closely related to the village centre and local services.
- The provision of approximately 2 Ha open space would secure the long open nature of land to the south, providing a defensible edge to any new development.
- Development would also facilitate enhancements to Eastland Wood and both pedestrian and vehicle connectivity to the village centre.

