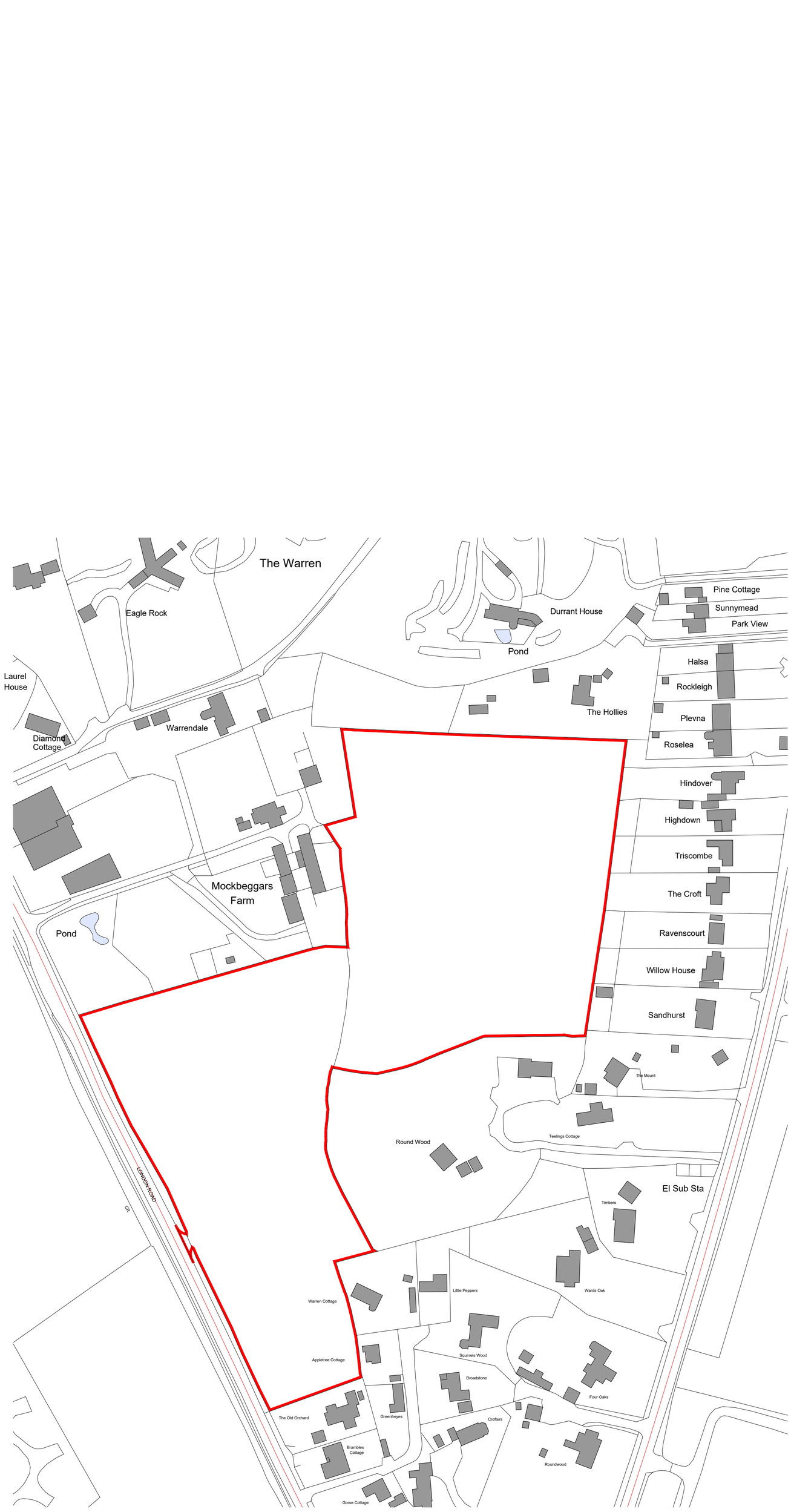




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CLIENT:	Obsidian Strategic	PROJECT:	Mockbeggars Farm Uckfield
SCALE:	1:1250 (A1 ORIGINAL)	DRAWING:	Site Location Plan
DRAWN: jg DATE: Nov21	20179	S101	B

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Weydon Lane, Farnham, Surrey GU9 8QT.
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Tel: 01252 267878
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Warrendale

The Hollies

Mockbeggars Farm

Pond

Hedge

Post & Wire Fence

Trees & Bushes

Gate

Post & Rail Fence

Residential Access

Dwelling

Drain

London Road

LONDON ROAD

Round Wood

Teelings Cottage

Timbers

Little Peppers

Wards Oak

Warren Cottage

Appletree Cottage

Squirrels Wood

Broadstone

Four Oaks

Greenheyes

Crofters

The Old Orchard

Brambles Cottage

Roundwood

N

W E

S

0 10m 20m

REV.	DATE	REVISIONS:	BY	REV.	DATE	REVISIONS:	BY	STATUS:

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CLIENT:	Obsidian Strategic	PROJECT:	Mockbeggars Farm Uckfield
SCALE:	1:500 (A1 ORIGINAL)	DRAWING:	Site Survey Plan
DRAWN: jg DATE: Nov21	20179	S102	A

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Proposed Indicative Amenity Space Plan
Mockbeggars Farm, Uckfield

20179 / C104

Scale 1:500 @ A1 February 2023

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N
W
E
S
0
10m
20m
Fitness trail
SuDS area
Turning head
Children's play area
Ancient Woodland buffer
Swale
Pumping station
Proposed woodland
Warrendale
The Hollies
Willo
The Mou
Teelings Cottage
Round Wood
Timbers
Little Peppers
Wards Oak
Squirrels Wood
Broadstone
Four Oaks
Greenheyes
Crofters
Brambles Cottage
LONDON ROAD
Pond
1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60.
2A
3A
4A
2b
3b
4b
5b

Proposed Indicative Sketch Layout Plan
Mockbeggars Farm, Uckfield

20179 / C101G

Scale 1:500 @ A1 February 2023

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N
W
E
S
0
10m
20m
Warrendale
Pond
The Hollies
Mockbeggars
Farm
Willo
The Mou
Round Wood
Teelings Cottage
Timbers
Little Peppers
Wards Oak
Squirrels Wood
Broadstone
Croftens
Greenheyes
Warren Cottage
Appletree Cottage
The Old Orchard
Brambles
Cottage
London Road

KEY

- Site boundary (3.62ha)
- Site access from London Road
- Ancient Woodland buffer (0.36ha)
- Woodland "bat corridor" (0.52ha)
- Open space areas (0.21ha)
- Existing hedgerows to be maintained as much as possible
- Residential areas (2.26ha)
- SuDS strategy basins/ ponds (0.26ha)
- SuDS strategy swales
- Pumping station (0.01ha)
- Play area (LEAP)

Indicative Land Use Parameter Plan
Mockbeggars Farm, Uckfield

20179 / C103D

Scale 1:500 @ A1 February 2023

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Example of natural play equipment:







Species rich wildflower meadow:

EM2 General Purpose Meadow Mix, EH1 Hedgerow Mix & EM10 Tussock Mix









SUDS basins to incorporate species rich wildflower grassland providing localised biodiversity enhancements.

Children's play area to be incorporated within the public open space and surrounded by new planting that adds to the localised green infrastructure.

Proposed site access and associated visibility splays will require a section of the western boundary hedgerow to be removed. Replacement mixed native hedgerow planting is proposed set back behind the visibility splays and the proposed built form set back from London Road to ensure the character of the road corridor is maintained.

Ornamental Shrub Planting:

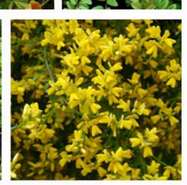
Hebe rakaiensis, Potentilla fruticosa ‘Tangerine’, Lonicera nitida, Genista lydia & Lavandula angustifolia ‘Hidcote’















A 15m buffer to the Ancient Woodland will include the retention and enhancement of the existing grassland and incorporate a mosaic of native planting including species rich wildflower grassland, mixed native scrub and new native trees that will provide localised landscape and biodiversity enhancemnets.

Internally ornamental tree, hedge and shrub planting included to create a high quality landscape setting for the new properties and will include fruiting and flowering species offering wildlife interest.

Round Wood Ancient and Semi-Natural Woodland

Area of open space designated for use as a community garden to encourage health and wellbeing of individuals and the community through nature based activities.

Proposed Street Trees:











Street and Ornamental Trees:
Corylus colurna ‘Te-Terra Red’
Betula albosinensis
Magnolia x loebneri ‘Leonard Messel’
Tilia cordata ‘Green Spire’
Acer campestre ‘Streetwise’
Malus trilobata

Example Images of Community Gardens:







NOTES:
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0m 10m 20m 50m

Key:

- Proposed Tree Planting
- Proposed Shrub Planting
- Proposed Wildflower Grass Mix
- Proposed Play Area
- Proposed Marginal Planting
- Proposed Community Garden
- Proposed Native Scrub Planting
- Proposed Hedge Planting
- Ancient and Semi-Natural Woodland
- 15m Ancient Woodland Buffer

N.B. Native species of local provenance to be included within Ancient Woodland buffer zone and throughout open spaces to provide landscape and biodiversity enhancements.

REV	DATE	NOTE	DRAWN	CHK'D
B	01.02.22	Updated Layout	EL	CJ
A	15.12.21	Updated to ecologists comments	EL	CJ

REVISIONS

aspect landscape planning

TITLE
Land East of London Rd, Uckfield, Wealden
Landscape Strategy Plan

CLIENT
Obsidian Strategic

SCALE	DATE	DRAWN	CHK'D
1:1,250@ A3	NOV 2021	SB	CJ

DRAWING NUMBER	REVISION
7397 / ASP3 / LSP	B

N
W
E
S
0
10m
20m
Warrendale
The Hollies
Pond
Fitness trail
Swale
SuDS area
Turning head
Food growing area (youth/ adult open space)
Children's play area
Ancient Woodland buffer
Pumping station
LONDON ROAD
3x self build plots (coloured pink)
Round Wood
Teelings Cottage
Timbers
Little Peppers
Wards Oak
Squirrels Wood
Broadstone
Four Oaks
Greenheyes
Crofters
Brambles Cottage
2b
3b
4b
2A
3A
4A
5b

Proposed Indicative Sketch Layout Plan
Mockbeggars Farm, Uckfield

20179 / C101C

Scale 1:500 @ A1 April 2022

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0 1m 4m 8m



Street Scene A



Street Scene B



Street Scene C



Key Plan (NTS)

Indicative Street Elevations
Mockbeggars Farm, London Road, Uckfield

20179 / C102B

Scale 1:200 @ A1 April 2022

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N
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10m
20m
Pond
The Hollies
Warrendale
Mockbeggars
Farm
Willo
The Mou
Round Wood
Teelings Cottage
Timbers
Little Peppers
Wards Oak
Squirrels Wood
Broadstone
Croftens
Greenheyes
The Old Orchard
Brambles
Cottage
Warren Cottage
Appletree Cottage
London Road
*

KEY

- Site boundary (3.62ha)
- Site access from London Road
- Ancient Woodland buffer (0.47ha)
- Open space areas (0.34ha)
- Existing hedgerows to be maintained as much as possible
- Residential areas (2.54ha)
- SuDS strategy basins/ ponds (0.26ha)
- SuDS strategy swales
- Pumping station (0.01ha)
- Play area (LEAP)

Indicative Land Use Parameter Plan
Mockbeggars Farm, Uckfield

20179 / C103B

Scale 1:500 @ A1 April 2022

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