1. Public Open Space

The site benefits from approximately 75% being designed as public open space. Semi-natural open spaces are proposed to the west, east and south of the Site wrapping around the new housing, with new tree planting providing a strong landscape framework and further containment for the new development.

The proposals provide open views of The Oast (Grade II Listed) within the Bird in the Eye Farm complex. Species-rich grassland with native trees on the valley sides will provide extra interests seen alongside the Oast house from within the public open space, respecting its setting and enabling the building to continue to be seen from the higher parts of the town further to the west.





2. Suitable Alternative Natural Greenspace

A large area of land to the east and south of the new housing will be provided as a Suitable Alternative Natural Greenspace ('SANG') providing a significant recreational resource adjoining the site and for the wider town. A 2.5km circular walking route will be provided with secondary walking routes which link to the main one, offering users opportunities to vary their routes. Planting within the SANG, including areas of woodland, trees and wildflowers, will draw the eye and add to the experience of the routes through the seasons. This new planting, as well as the establishment of wildlife ponds, will offer further biodiversity benefits and habitat creation.

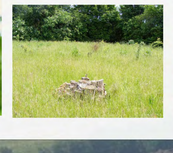




3. Biodiversity Enhancements

The Site provides significant scope for a range of biodiversity enhancements to be delivered alongside the new development and SANG. New woodland and tree planting will strengthen existing habitat and maintain the ecological functionality of these features for dormice and foraging bats which have been recorded within the Site. New areas of wildflower planting will diversify the existing range of flora and provide new habitat for reptiles and invertebrates. In addition, the inclusion of dormouse nest boxes, bat boxes, bird boxes and the creation of log piles for reptiles will provide further opportunities for these species across the Site.



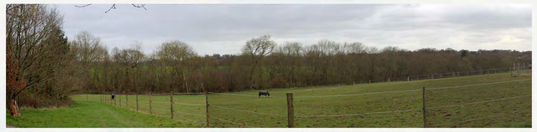




4. Retained Woodland and Trees

The site benefits from woodland and trees of high arboricultural and landscape quality, which are located on the boundaries. The vast majority of these can be protected, with some enhancements to provide further structure to the site.

Bird in the Eye Shaw, located at the southern boundry of the Site, is a significant landscape feature and will provide a mature backdrop to the development, as well as a sense of continuity, and of place. In addition, it will provide a strong landscaped edge to the south, and indeed from the existing town to the west. Bird in Eye Shaw is designated as Ancient Woodland, and woodland margin planting and setting the development well back from the edge of Bird in Eye Shaw will ensure their long term protection.





8. The Oast

The existing area of hardstanding will be removed and a scheme of soft and hard landscaping will be developed to enhance the immediate setting of the Listed Building.



5. New Tree and Hedgerow Planting

Extensive native tree and hedgerow planting to be undertaken within the public open space to complement the well-wooded landscape character of the area and add to its wider green infrastructure. This will also provide opportunities for ecological enhancements.

Woodland margin planting on the northern edge of Bird in Eye Shaw (Ancient Woodland) will provide planted protection to the woodland linking to the ecological corridors through the public open space of the development.

Street trees will be planted in the verges along the roads to bring the benefits of green infrastructure into the centre of the development, in the form of improving air quality, providing wildlife refuges and assisting in absorbing surface water run-off.

Community orchard will be proposed within the western public open space. A variety of fruit trees will be planted, as well as picnic benches, providing a sense of identity and encouraging community participation.

6. Sustainable Drainage Features

A series of sustainable drainage basins to be located within the western and southern public open spaces. These basins will be planted with marginal plants which will offer enhanced ecological and habitat benefits.

7. Children's Play Provision

A LEAP (Locally Equipped Area for Play) will be positioned within the proposed open space in the east of the Site adjacent to the residential area. This will allow easy access for residents. The LEAP will be designed in a 'rural style', incorporating timber elements of natural play befitting the settlement edge location of the Site. It will predominantly be aimed at younger children (up to 8 years) and will provide a range of play experiences and opportunities.

N

LEGEND

- Application boundary

Existing

- Existing trees / vegetation
- Trees / vegetation to be removed

Proposed

- Structural Tree Planting Mix
- Woodland Margin Planting Mix
- Thicket Mix
- Proposed Native Trees
- Proposed Street / Ornamental trees
- Orchard tree
- Native hedge planting
- Ornamental shrub / herbaceous ornamental grass planting
- Wildflower and marginal planting in attenuation basin
- Amenity grass
- Longer grass
- Wildflower meadow
- Wildlife Pond
- 15m Buffer of Ancient Woodland
- 50m Buffer of Ancient Woodland
- Proposed cycleway
- Play areas - LEAP
- Timber seating
- Picnic bench
- Dog waste bin

SANG walking routes

- Primary walking route within mown grass paths (2.5km)
- Secondary walking route with mown grass paths

Rev	Date	By	Description
F	09/05/25	TV	Minor update to existing vegetation
E	07/05/25	TV	Minor update to hedgerow
D	07/05/25	TV	Minor update based on client's comments
C	02/05/25	TV	Updated to access route and cycleway
B	16/07/24	CC	Updated to new layout
A	05/07/24	CC	Updated to client's comments

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Project	Bird in Eye Farm, Uckfield
Title	Landscape Strategy & SANG Design
Client	Croudace Homes Ltd
Scale	1:800 @ A0
Drawn	TV
Date	May 2025
Checked	CA
Drawing No.	CSA/2646/123
Rev.	F

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