



Land at Bird in Eye Farm, South of Bird in Eye Hill, UCKFIELD

Design & Access Statement

Ref: PRB/BIE/PA20C

June 2021



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01 Introduction

Introduction

Paul Brown RIBA Chartered Architect has been instructed to prepare this Design and Access Statement, (DAS), on behalf of Croudace Homes Ltd and Mr. & Mrs Berry in support of an:

“OUTLINE PLANNING APPLICATION FOR A SUITABLE ALTERNATIVE NATURAL GREENSPACE (SANG) AND UP TO 290 NEW DWELLINGS TOGETHER WITH ALL ASSOCIATED INFRASTRUCTURE, LANDSCAPING AND AMENITY AREAS WITH ACCESS FROM BIRD IN EYE HILL- ON LAND KNOWN AS BIRD IN EYE FARM, SOUTH OF BIRD IN EYE HILL, FRAMFIELD, UCKFIELD, EAST SUSSEX”.

Document Structure

This design and access statement contains information in response to the following criteria:

ASSESSMENT: of the planning and physical context of the site.

EVALUATION: showing the site constraints, opportunities and guiding development principles.

DESIGN: setting out the vision, key parameters and illustrative solutions.

The document describes the design approach taken to develop the site to respond to current planning policies and to illustrate how a sustainable new community may be achieved.

This statement is divided into seven sections:

- Section 1: Introduction
- Section 2: Planning policy context
- Section 3: Context assessment
- Section 4 Site assessment
- Section 5: Design principles
- Section 6: Consultation
- Section 7: Design and access

Team:

Developer / Land owner: Croudace Homes Ltd and Mr. & Mrs. Berry

Arboriculture: Barton Hyett Associates

Architecture: Paul Brown RIBA

Drainage: Stantec

Energy: Energist Solutions

Heritage: R.P.S.

Highways Design: Bellamy Roberts

Landscape & Ecology C.S.A. Environmental/Planning

Planning: Woolf Bond Planning

Topographical Survey: Stuart Michael Associates



Local Context

Site Location:
Land at Bird in Eye Farm
South of Bird in Eye Hill
Framfield Uckfield
TN22 5HA

Land Owner:
Mr. & Mrs. Berry

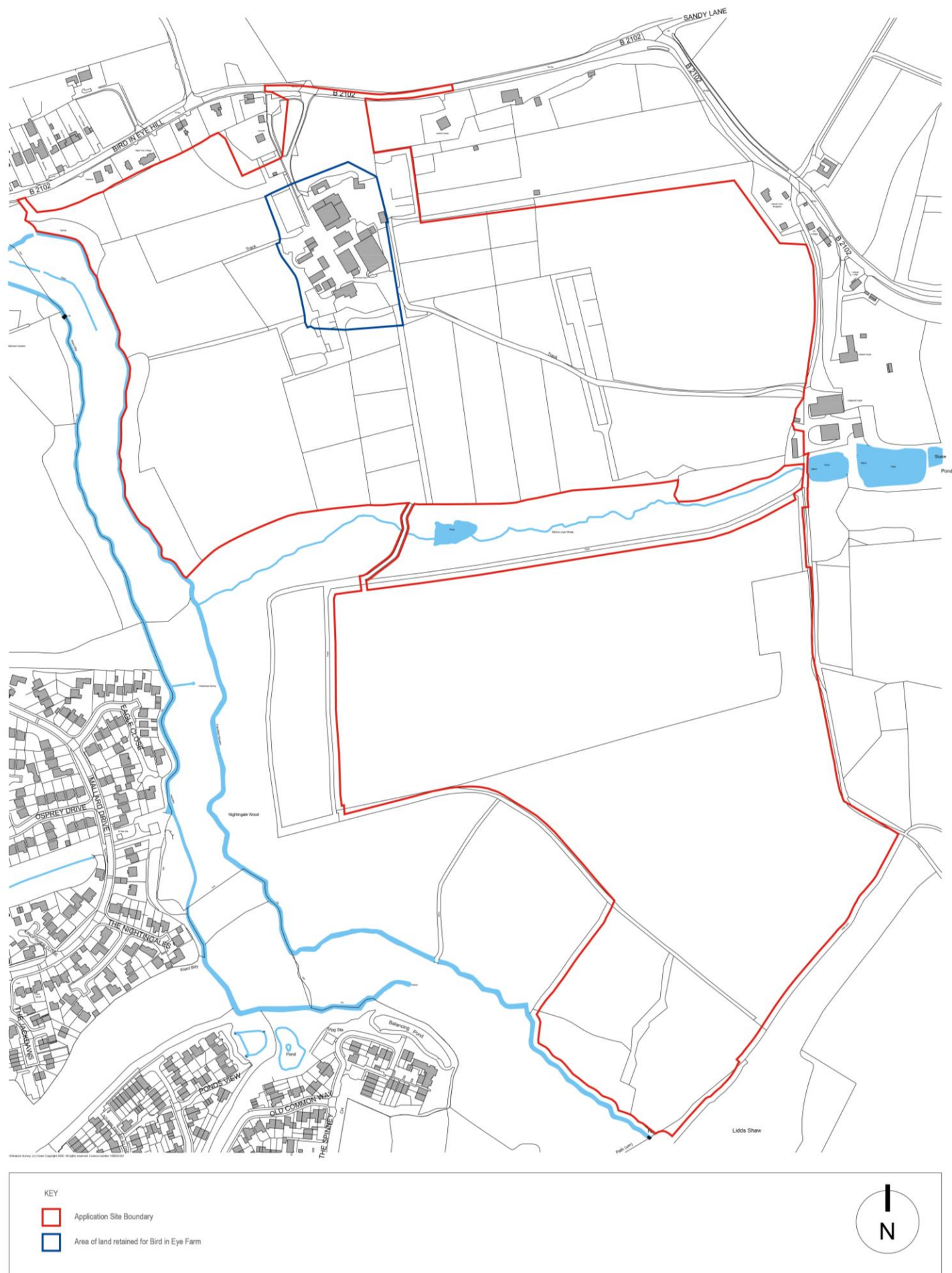
Developer:
Croudace Homes Limited
Croudace House
Caterham Surrey
CR36XQ

Local Authority:
Wealden District Council
Council Offices Vicarage Lane
Hailsham BN27 2AX

The site location is shown outlined in red on the aerial photograph opposite.

Uckfield town centre with its train station and shopping centre is located approximately 1.5km to the west of the site with Framfield village approximately equidistant to the east. The proposed access is from the B2102 (Bird in Eye Hill), upgrading the existing site access which is on the main route between the two communities.





The Site

The site has an overall area of 42.75Ha which comprises the existing Bird in Eye Farm complex, (outlined in blue on the plan opposite) and open land edged in red. Bird in Eye Farm retains 1.62Ha.

Land to the east and the south-east is designated for a new Suitable Alternative Natural Greenspace (SANG) with an area of 26.17Ha. Within the site is an ancient woodland retained and excluded from the SANG and the open space for the housing area. The woodland and its protective buffers total 1.69Ha.

The land contains a number of mature trees and hedgerows. The topography of the site falls from the plateau of the Farm complex to the west at the Framfield stream which follows the western and parts of the southern boundaries.

There is a listed Oast house within the farm complex.

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02 Planning Policy Context

General

All planning policy matters are addressed in the accompanying Planning Statement prepared by:

Woolf Bond Planning
Chartered Planning Consultants
The Mitfords
Basingstoke Road
Three Mile Cross
Reading
RG7 1AT

National Policy

The National Planning Policy Framework, updated in February 2019 sets out the Government's Planning policies for England and how they should be applied. It forms the framework within which the locally prepared plans for housing and other development can be produced. (para 1.1).

The document states that "The purpose of the planning system is to contribute to the achievement of sustainable development" (para 2.7).

At the heart of the Framework is a presumption in favour of sustainable development" (para 2.9).

Of particular relevance to this application are the sections on housing (5. Delivering a sufficient supply of homes) and (8. Promoting healthy and safe communities).

Paragraph 5.72 deals with the supply of large numbers of new homes. Whereas paragraph 8.96 addresses the provision of open space and recreation.

National Guidance

The National Design Guide:

produced by the Ministry of Housing
Communities and Local Government

Sets out the ten characteristics that need to be considered during the design process. They are:

- Context
- Identity
- Built form
- Movement
- Nature
- Public spaces
- Uses
- Homes & buildings
- Resources
- Lifespan

The long-standing, fundamental principles for good design are that it is:
"fit for purpose; durable; and brings delight."
(para 4 of the introduction).

It is the objective of this design & access statement to describe how this has been achieved.

Local Policy:

- Adopted Wealden Local Plan (1998)
- Wealden District Core Strategy Local Plan (Feb 2013)
- Affordable Housing Delivery Local Plan (May 2016)
- Wealden Design Guide SPD November 2008

Other Guidance:

- Better Places to live (CABE),
- Manual for Streets - (Dept. for Transport),
- Beyond the Six Acre Standards – (Fields in Trust)
- Building For Life

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03 Context Assessment

Land Use

The site is located mid way between Uckfield and Framfield village on the B2102. The land is known as Bird in Eye Farm and comprises a cluster of agricultural and industrial buildings within the farm complex that accommodate a diverse range of business activities. There is also a listed Oast house within the complex. Around the complex are open fields and woodland which form the setting for the farm.

Uckfield town is nearby and contains a good range of amenities as outlined on the Bellamy Roberts Isochrone on the following page. These include a train station, hospital and schools as well as shopping facilities that include a Waitrose supermarket and a post office.

Framfield is a small village that has a public house, local church and village school with some specialist small scale trades.



Public & Pedestrian Movement

There is access to public transport by bus just outside the hospital entrance and within 400m of the site connecting to both Framfield and Uckfield.

The public footpath along the B2102 southside stops just before the existing field gate into the site and it is proposed to connect this path to the site to extend access into the proposed open spaces.

In the south there is public footpath Framfield 65b that traverses the southern portion of the proposed SANG land.



Vehicle Movement

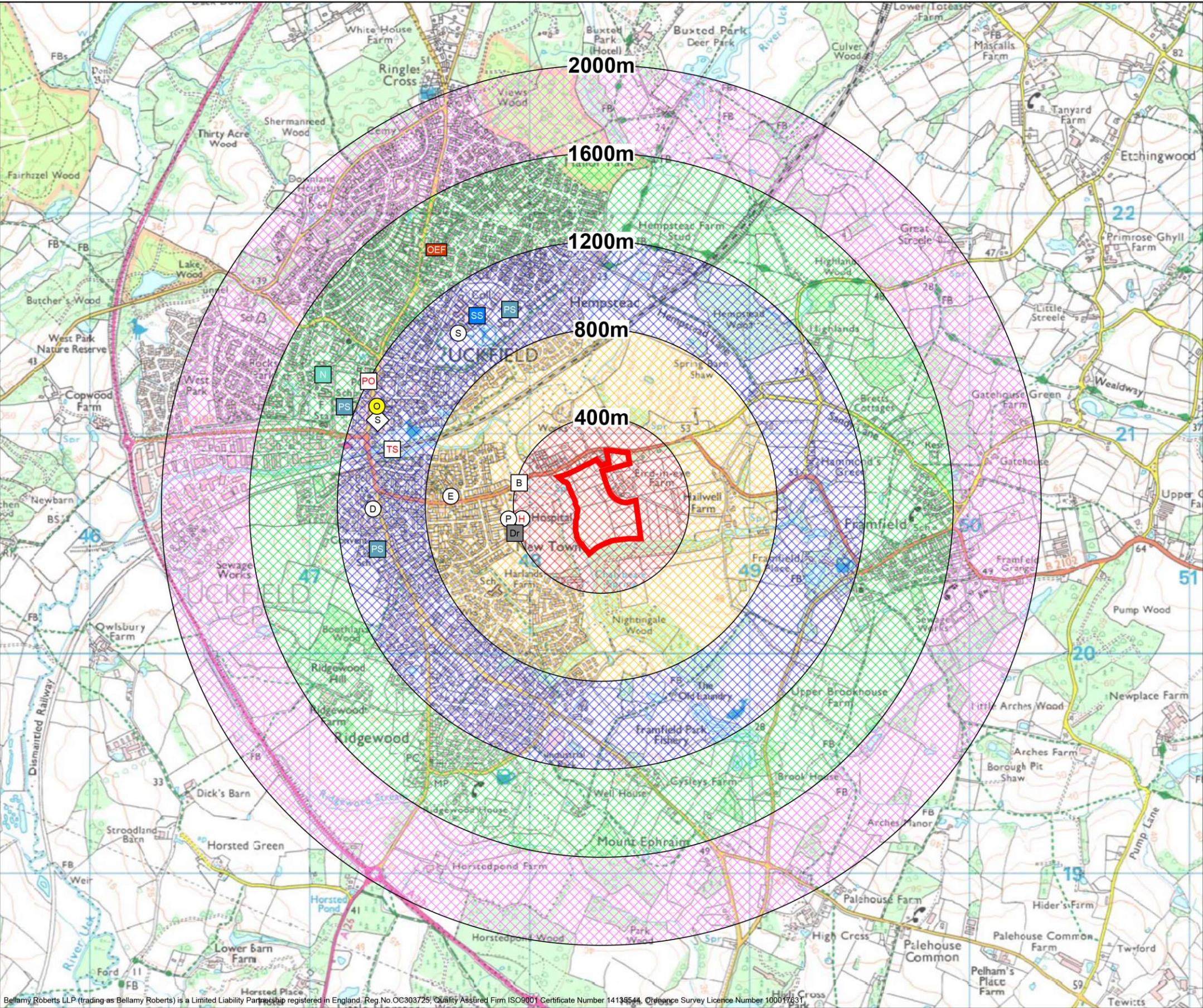
The site is located between Uckfield and Framfield on the main B2102 road.

There is good access to Uckfield Town Centre which is 1.6Km (1 mile) away with the local railway station being slightly nearer.

There are also good links to the surrounding road network with the A22 to Polegate in the east and East Grinstead to the north-west, being approx. 2.5Km (1.5miles) away.

Framfield is 1.6Km (1 mile) to the east also reached via the main B2102 road.





Notes

Walking Isochrones

0m - 400m

400m - 800m

800m - 1.2km

1.2km - 1.6km

1.6km - 2km

Facilities

D

Dentist

Dr

Doctor

O

Optician

P

Pharmacy

S

Sport and Fitness

H

Hospital

PO

Post Office

E

Places to Eat/Drink
(Pubs, Restaurants etc.)

N

Nursery

PS

Primary School

SS

Secondary School

OEF

Other Educational Facility

S

Shops/Supermarkets

TS

Train Station

B

Bus Stop

b

r

Bellamy Roberts

Clover House

Western Lane

Odiham

Hampshire, RG29 1TU

Tel: 01256 703355

Email: info@bellamyroberts.co.uk

CLIENT

Croudace Homes Ltd.

PROJECT

Bird in Eye, Uckfield

TITLE

Pedestrian Isochrone

DRAWN BY

ARM

DATE

05/07/19

SCALE

NTS @ A3

DESIGN BY

-

DRAWING No.

5330 / 302

CHK BY

ITR

REV No.

A

Heritage Assets

There is a listed Oast house within the Bird in Eye Farm Complex. The listing is in regard to the buildings technological innovation rather than its setting. The RPS Group have prepared a detailed Heritage Statement to accompany the planning application.



Landscape

The site is located on the edge of settlement on the east side of the Framfield stream which separates the site from the existing residential areas of Newtown and Ridgewood.

There are a number of landscape features within the site including an ancient woodland, an ancient tree and mature hedgerows and tree belts that form field dividers..

The Framfield stream follows the western site boundary and then the south-western edge of the land proposed as part of the SANG.

Please refer to the LVIA report by CSA that accompanies the application.

The image below shows the existing footpath on Bird in Eye Hill finishing just before the field gate entrance to the site.



Density

Consideration has been given to the residential typologies around the site to assist in informing the proposed development.

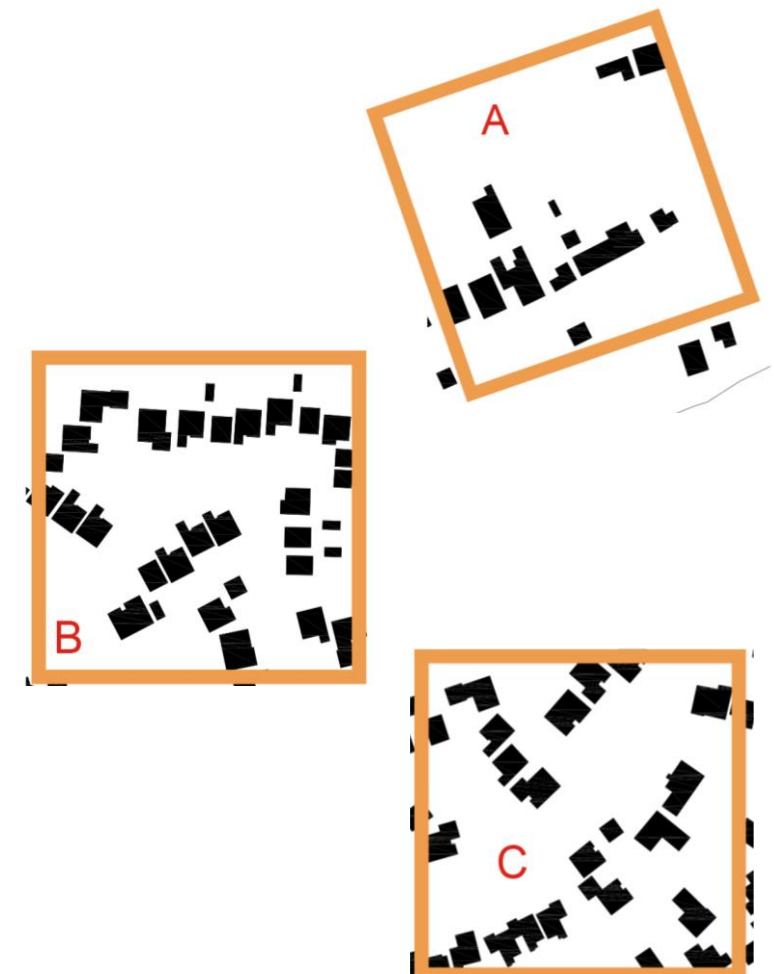
There are a variety in the ground plan patterns due to the build date and current layout thinking at the time.

The diagrams below show three areas with the following densities.

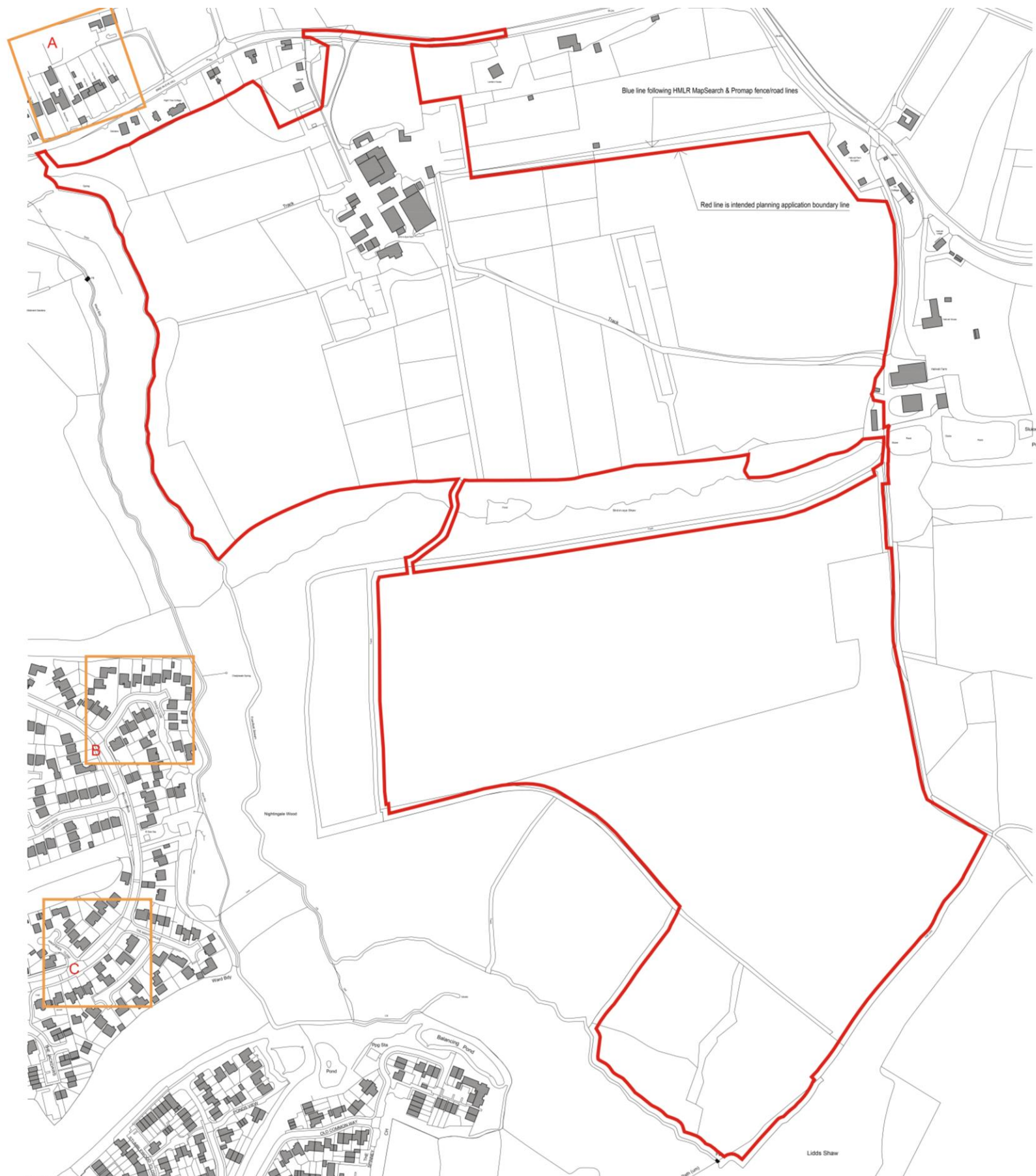
A: Bird in Eye Hill 11 dwellings /Ha

B: Eagle Close 24 dwellings/ Ha

C; Kingfisher Close 18 dwellings/ Ha



A



B

C

Density

The site is identified by the red line boundary. The three housing areas taken for density comparison on the previous page are shown in their respective proximity to the site as follows:

A: Bird in Eye Hill 11 dwellings /Ha
These are predominantly detached dwellings built last century.

B: Eagle Close 24 dwellings/ Ha
These are also detached houses but built to a higher density the "A" probably within the last 30 years.

C; Kingfisher Close 18 dwellings/ Ha
detached housing built at a similar time to B but at a lower density.



Built Character

The older local built character is of a high quality and distinctive.

Local materials include good quality brickwork, tile hanging and render under a mixture of plain tile or slate roofs.

four examples shown here are existing houses on the approach to the site from Uckfield. They are located on the B2102, Bird in Eye Hill and illustrate the high quality local architecture with a variety of styles and a range of materials.

New housing would seek to follow these characteristics.



Built Character

Further good examples of vernacular architecture in nearby Framfield.

Clockwise from top right:

Image shows gateway building in a traditional form with a substantial boundary wall to define the public realm and village entrance.

A variety of roof forms and building heights can add interest to the street scene.

Brick boundary walls and mature hedging clearly define the public realm.

Good use of white painted boarding and patterned half tile hanging adds variety.

Feature gables to a pair of semi's adds distinction.

Vertical tile hanging gives pleasing scale to terraced cottages.

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The Site

The site comprises of two parcels of land separated by ancient woodland. The northern parcel is further divided by tree belts and hedgerows and surrounds the Bird in Eye farm complex. The southern part is more open with some woodland in the south corner.

The topography of the site starts with the farm being on a higher plateau and the land falling away to the west and south. Where the Framfield stream follows the site boundary in some sections.

There are public rights of way in the southern parcel and the potential to create an extension to the footpath on Bird in Eye Hill which would facilitate safe walking into Uckfield town centre.

The listed Oast house is located within the farm complex, (shown orange on the plan on the following page).



Existing site entrance looking south



Lane leading to the Farm complex with the listed Oast house in the centre.



Existing house Lyecroft adjacent site entrance.

Considerations

- Creating a safer main entrance junction and providing for the existing houses to access using the new arrangement.
- Respecting the existing housing along Bird in Eye Hill.
- Respecting the listed Oast house.
- Protecting & enhancing the existing ancient woodland, tree belts and mature hedgerows. Integrating them into the design proposals.
- Extending pedestrian public rights of way onto the site and creating new routes through to connect to the proposed new SANGS area to the east.
- Provide additional landscaping within the site to enhance the setting for new housing, preserve the existing site features where practical.
- Provide a range of new homes that meet current local housing needs.
- Create a high quality new residential community that will support the existing businesses within the locality.
- Enhance the public rights of way and improve the connection to the town centre by foot and cycling.



Site Character

The existing site comprises 42.75Ha of irregular shaped land situated to the East of Uckfield and West of Framfield.

The site includes the Bird in Eye Farm complex, a collection farm buildings that include a listed Oast house.

There are specific woodland areas and tree and hedgerows within the site that divide the site into 5 distinct areas.

1. The ancient woodland that runs east to west and separates the north and south parts of the site.
2. The whole of the southern part of the site that will form part of the proposed Suitable Alternative Natural Greenspace (SANG).
3. The north eastern parcel that forms the other part of the proposed Suitable Alternative Natural Greenspace (SANG). Vehicular access will be available for users of the SANG at this point.
4. The central northern section bounded by the ancient woodland to the south a tree belt to the east and a mature hedgerow and Farm to the west. This land is proposed for housing.
5. The remaining north western parcel that contains the retained Bird in Eye Farm complex and is bordered by the ancient woodland and the stream. This land is proposed for housing and public open space.



Constraints and Opportunities

The red line identifies the site boundary. It excludes the area of Ancient woodland that separates the northern and southern land parcels. There is also an area of land retained by Bird in Eye Farm, edged in blue.

Existing landscape features within the site would be retained and enhanced wherever practical and landscaped buffers of sufficient size incorporated to ensure the long-term protection of each landscaped feature. The buffers would range from 5 -15m wide.

There are overhead cables running from the site entrance to the south-west corner of the site and their route & alignment has been incorporated into the illustrative layout.

The farm complex contains a listed Oast house. Although the listing relates to the technological aspect of the building and not the setting there is an opportunity to give this building a more public setting for local enjoyment. There is a separate Heritage report that accompanies this statement that describes this in more detail.

It is envisaged that the open green space at the site entrance would remain with the new road passing over. The existing houses adjacent will have their access arrangements modified to connect to the new entrance to improve highway safety.

There is the opportunity to provide a new footpath connection in the western corner of the site to link with the existing footpath network and a new area of public open space on the steeper part of the site.

The remaining land coloured light brown would be available for new housing and landscaping.

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05 Design Principles

Design Vision

The vision for the land at Bird in Eye Farm is to create a new community in response to the housing shortage within the district.

This vision will include providing substantial public open space both in the form of a Suitable Alternative Natural Greenspace (SANG) and in the form of other large areas of public open space ancillary to the housing areas.

The integration of the existing landscaping features around and within the site will ensure that a high quality setting will be provided for the new housing.

The provision of up to 290 new dwellings will help to meet the Councils housing needs at this time. The creation of large areas of open space will be for the benefit of the wider community in Uckfield and Framfield and surrounding areas.

Design Principles

The following pages set out the design principles adopted for this site. They show by a step-by-step approach how the open space and housing may be laid out to produce an attractive community that will benefit the locality.

Land Use & Design

This plan summarises how the land could be divided up to provide the different character areas described in the vision statement.

The diagrams that follow show step-by-step how the illustrative masterplan has been formed.



Step 1 - The site access

"A rural retreat".

The new site approach from Bird in Eye Hill is set in the countryside.

This initial experience will be of a new road passing a farm complex, rural in character.



Site Analysis – Step 1

The eight diagrams on this and the following pages summarise the ideas and design steps that have determined the form of the illustrative layout. They show how the existing site features, have set the core pattern for the design and read together provide a clear picture of the design approach taken.

Step 2 - Valuing the existing landscape

"Setting aside land for open space".

The importance of retaining the existing landscape features are essential to forming a rural setting for the new homes.

A large area of open space is allocated in the southern sector of the site for a SANG. The Ancient woodland is retained and protected.

Existing tree belts, and hedgerows retained, enhanced and extended.

Service easements respected.



Step 3 - History and Archaeology

"Celebrating the Listed Oast House".

Establishing a setting that will enable the public the benefit of viewing this rare 19C traditional building.

Opportunity to locate a central open space to capture the views and give longer distance sightings of the Oast.

Site Analysis – Step 3



Step 4 - Main route within the site.

"Opportunity for a new country road".

Extending the road network from Bird in Eye Hill connecting all the elements of the plan.

Road alignment to run along the contours of this sloping site.



Step 5 - Dealing with water.

"Drainage as a landscape asset".

To provide a sustainable urban drainage system that enhances the landscape and adds character to the layout.

A new balancing pond within the open space to connect to the existing watercourses. New swales to follow the line of the perimeter Lanes.



Site Analysis – Step 5

Step 6 - Leisure Infrastructure.

"Designing play integral to the plan".

The "green loop" containing the primary pedestrian and cycle routes gives direct access to the play areas, new open space and the SANG land.



Step 7 - Development parcels.

"Setting back from the boundary".

Development parcels arranged to take account of existing trees and landscape. All principle high value landscape kept within the "public realm" to secure their future.

Housing set back from boundaries to reduce impact on neighbouring houses and landscape views.

Views out into countryside established from the intermediate access streets.



Step 8 - Development Summary.

"Extending the community".

Roads, cycle paths and footpaths link with those in along Bird in Eye Hill, the new public open spaces and the SANG land.

Site Analysis – Step 8



Character Areas

The preceding site analysis plans have shown how a development framework could be established. Overlaid onto this framework, to create variety and interest throughout the site, a series of character areas are proposed.

There are three potential character areas within the housing parcels excluding areas of open space.

Main Street:
Comprising of a consistent grouping of dwellings that clearly define the space with buildings being quite close to the back of footpath. The buildings here will be taller with some two and a half and three storey forms. The architecture can be more consistent to give the impression of continuity of form. This area will be the highest density.

Access Ways:
that will connect the Main Street to the perimeter lanes. These are shared surface roadways with simple semi-detached or terraced forms set within predominately frontage parking within a formal landscaped “squares”.

Perimeter Lanes:
where the typology is much looser with detached and semi-detached houses set in generous plots with individual on-plot parking provision.



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06 Consultation

Public Consultation

During April and due to the current pandemic restrictions, Woolf Bond Planning set up a virtual public consultation event using their website. This provided details of the development proposals and a platform for local residents to add their comments. The consultation period was extended to the end of April. A full report on the responses to the consultation are included in a separate document produced by Woolf Bond as part of this application.

The images on this page show some of the documents that were issued in both hard copy and placed on the website as part of the process.



Croudace
HOMES.CO.UK

Woolf Bond Planning
Chartered Town Planning Consultants

Public Consultation – have your say Land at Bird in Eye Farm, South of Bird in Eye Hill, Uckfield

Croudace Homes Ltd are preparing an outline planning application proposing the development of the site for up to 290 dwellings, access, parking, associated landscaping and publicly accessible open space including provision of a strategic Site of Alternative Natural Green Space (“SANG”)

Our draft proposals for the site are available online:

www.woolfbond.co.uk/birdineyefarmsouth

Your views are important to us and will help inform our draft proposals before a planning application is submitted to Wealden District Council.

If you have any further questions please send your email queries to: office@woolfbond.co.uk. Alternatively, you can write to: Woolf Bond Planning, The Mitfords, Basingstoke Road, Three Mile Cross, Reading, RG7 1AT.

Please submit any comments by Friday 16th April 2021.

Feedback and Next Steps

Feedback

Croudace Homes believes that consulting and engaging with the community is important to creating successful places that deliver genuine benefits for local people. We therefore invite you to submit your feedback in the spaces provided below. Please make sure you press ‘submit’ after you have typed your feedback.

Any personal information will not be shared and will be treated in strictest confidence in accordance with GDPR regulations.

Name:

Address:

Your comments:

Submit

Next Steps

The consultation period has been extended. Please let us have any comments by Friday 23rd April 2021.

All comments will be reviewed and any necessary amendments will be made to the scheme as a result.

We will continue our dialogue with Framfield Parish Council, Uckfield Town Council, Wealden District Council and Statutory Consultees.

An outline planning application is expected to be submitted this Spring.

Wealden District Council will advertise the application and will undertake their own statutory consultation process.

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Layout

This has been a landscape-led design process from the outset. By identifying the preferred SANG's area and the various buffers to the ancient woodland, trees, and hedgerows, it has enabled the available land for housing to be clearly defined.

The master plan layout has been designed to make the best use of the available land while ensuring that the latest principles of urban design are adopted and integrated.

The use of well defined perimeter blocks that clearly separate the public and private realms to aid legibility of the layout and make navigating the internal routes easy has been a fundamental part of the design process.

Within this framework are the open space areas ancillary to the housing areas. These take the form of wider open areas for walking, equipped play areas and incidental pocket parks that all make for an attractive public community places.

The use of perimeter blocks ensures that a permeable movement network is created within the site reducing the need for cul-de-sac designs and improving large vehicle manoeuvrability such as refuse vehicles.

The movement network has various character areas that have been described previously in section 5.

The following pages describe and illustrate aspects of the layout including Use and Amount, the emerging illustrative masterplan scale and appearance and access.

Sustainable Drainage

The proposed development incorporates a sustainable drainage attenuation basin, swales and pipes as a means of mitigating the site's impact on local drainage patterns.

In addition, the ponds and swales will provide a positive landscape asset that will assist in contributing to habitat creation and enhance biodiversity.

Please refer to the following for details:

CSA - landscape strategy

Stantec - drainage design.



1. Public Open Space

The site benefits from approximately 75% being designed as public open space. Multi-functional green corridors, with new tree planting, will break up the development parcels and provide a strong landscape framework for the new housing.

A key feature of the site is the green corridor, with planting designed to frame views of The Oast (Grade II listed) within the Bird in the Eye Farm complex. A low cut hedgerow on the edge of the farm complex will allow for the building to be seen from within the public open space, while the green corridor will frame the views towards it, 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 car park within the area will also for dogs to be off leads from the point they leave the car. A 2.7m circular walking route will be provided with secondary walking routes which link to the main one, offering user opportunities to vary their routes. The primary walking route will connect to public footpath from field 680, which extends along the internal south eastern boundary of the SANG, offering the opportunity for access to the wider footpath network and longer walks. Planting within the SANG, including areas of woodland, trees and wildflowers, will draw the eye and add to the experience of the route through the seasons. This new planting, as well as the establishment of a number 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 basking both 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 domestic nest boxes, bat boxes, and towers and the creation of log piles for reptiles will provide further opportunities for these species across the site.



Consented Outline Application
WD/2010/2874/FE
146 dwellings and associated infrastructure

4. Retained Woodland and Trees

The site benefits from woodland and trees of high arboreal and landscape quality, which are located on the boundaries. The vast majority of these can be retained, with some enhancements to provide further structure to the site. Bird in the Eye Show, which bisects 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, the woodland on the boundaries of the southern part of the SANG, including Nightingale Wood, will separate the walking routes from the new housing to the north, and reduce from the existing town to the west. Both Bird in Eye Show and Nightingale Wood are designated as Ancient Woodland, and woodland margin planting and setting the development well back from the edge of Bird in Eye Show will ensure their long term protection.



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 Show (Ancient Woodland) will provide planted protection to the woodland linking to the ecological corridor through the public open space of the development.

Street trees will be planted in the verges along the roads, and in the pocket parks 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.



6. Sustainable Drainage Features

Sustainable drainage basins to be located within the public open space. These basins will be planted with marginal plants, which will offer enhanced ecological and habitat benefits, BIC - wet or dry & location(s)



7. Children's Play Provision

A LEAP (Locally Equipped Area for Play) will be located within public open space positioned centrally within the proposed residential area. This will allow easy access for residents. The LEAP will be designed in a 'hub and spoke' 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.



Layout

The site has considerable established landscaping to all boundaries.

CSA Environmental have been appointed to prepare the landscape strategy for the site. Their landscape strategy master plan is shown opposite.

The proposals include the creation of a Suitable Alternative Area of Natural Greenspace, (SANG) to the east and south of the site.

The Ancient woodland within the site is being retained and the required buffers for protection are being incorporated into the design.

In addition there are areas of public open space within and around the housing areas that also contain play areas and sustainable urban drainage systems.

Use & Amount

The proposal is for housing with associated open space and infrastructure to meet the shortfall in housing land supply within Uckfield.

This is a major strategic site forming an urban extension to Uckfield. It has the capacity to provide additional housing and public open space, as well as a substantial area of open land as a Suitable Alternative Natural Greenspace (SANG) for the benefit of the wider community.

The proposal is for a total of up to 290 dwellings. This will comprise a mix of market and affordable housing.

The affordable housing provision will accord with the Wealden D.C. Affordable Housing Delivery Local Plan at the rate of 35% of the overall total of new homes. This will generate up to 102 new affordable homes with the remaining 65% providing up to 188 homes for open market sale.

The plan opposite is indicative of where the affordable housing could be located within the master plan. The houses will be pepper-potted throughout the layout and be constructed using the same materials as the market houses.

Actual mix and final positions of the affordable housing will be determined in collaboration with the nominated RSL as part of any future Reserved Matters submissions.





Illustrative Master Plan

This illustrative master plan shows how the Analysis & Character Area Plans could be developed into a layout for up to 290 dwellings.

The plan incorporates all the technical input from the whole client/consultant team.

This has ensured that the key constraints have been addressed in terms of access, landscape, ecology, heritage and good urban design principles.

This proposal is for a new community and its success depends on ensuring a robust design approach that is deliverable.

All the existing landscaping is protected and enhanced by the proposals. A new SANG with good access is provided.

The images below show the key squares and junctions on the Main Street and Accessway.





Appearance

This page shows a variety of architectural styles from the local area. They are examples of how buildings can be arranged to clearly define the street scene by maintaining a consistent building line and how a pleasing rhythm is achieved by repeating house typology. Suitable for the main street character area.

Variety is provided by the use of gables, bay windows and ornate eaves and barge boards.

A strong boundary between the public & private realms establishes a setting for the dwellings.

Semi-detached housing on the access ways will be of a simple form of matched pairs or with contrasting gables.

Housing to the perimeter of the site would be more detached with separate drives. The wide frontage typology being especially suited to these locations.

Some 3 storey forms can add interest to the street scene.



Appearance

Croudace Homes

These images show a range of houses that have been built by Croudace Homes. Utilising materials and built form that is characteristic to the local area of Uckfield and Framfield.

Inclusive Access

Access and Movement

Bird in Eye Farm sits on a plateau with the land to the west and south falling away towards the Framfield Stream on the boundary.

The road network has taken advantage of the natural land contours to limit the need for stepped dwellings.

The design of the layout has made provision for a main street thoroughfare in the form of a loop that connects to the main site entrance on Bird in Eye Hill. There is no secondary vehicular access onto the site.

This loop incorporates a combined footpath and cycleway which in turn connects to the existing road and footpath network at the north-west corner of the site.

There are informal footpath routes that criss-cross across the proposed open spaces and connect to the Suitable Area of Natural Greenspace, (SANG) to the east and south via an existing route that passes through the Ancient Woodland.

Open Space Access

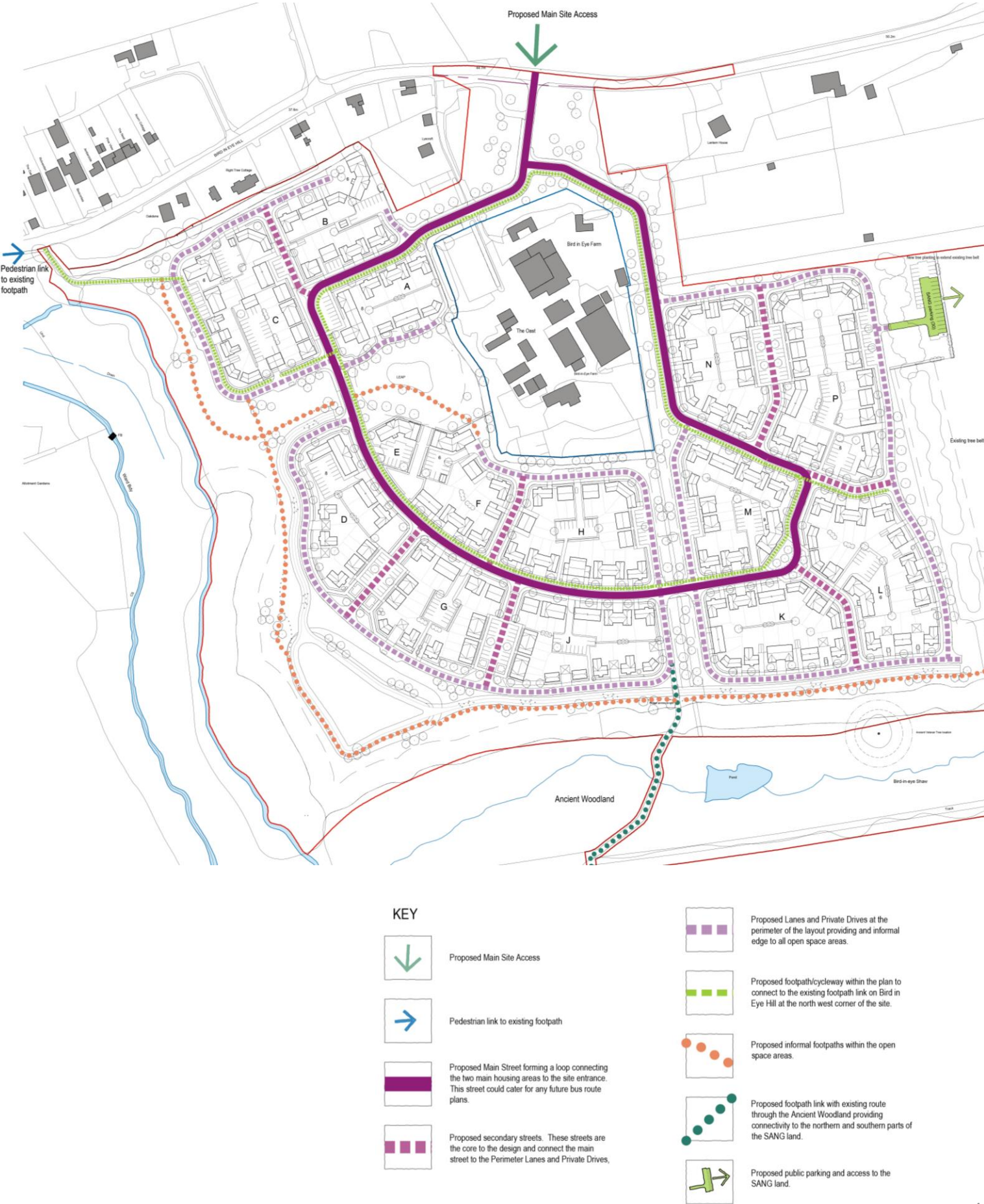
Car parking for SANG users is proposed to the northern section of land. It is screened from the housing by a new extension to the existing belt of trees and has capacity for enlargement if required. Refer to the landscape strategy plan for details of routes through this significant new open space.

Existing Properties

The existing houses at the site entrance, Lycroft and No's 18/19 Bird in Eye Hill will have new realigned driveways so that they can take advantage of the new site entrance with its improved sightlines giving greater safety when exiting onto Bird in Eye Hill.

Car Parking

The requirement will be met in accordance with the parking standards at the Reserved Matters stage.



Land Use & Sustainability

A separate full report on sustainable energy use is being included with this application for outline planning permission. Please refer to the specific documents.

Croudace will seek to use the lowest carbon intensive technologies and materials that prove feasible for their homes. In addition, Croudace are part of the Considerate Constructors scheme and implement a site waste management program that will ensure the development has as minimal impact on the environment.

Security and Crime Prevention Measures.

The illustrative master plan although indicative has been designed to accord with Secured by Design Principles.

Dwellings are orientated to overlook the public realm and shared areas to provide a high level of natural surveillance and a strong robust system of boundary enclosure to the public realm will add to the security provision.





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