Landscape and Visual Technical Note

Land at Bird in Eye Farm, Uckfield, March 2022

LPA Ref: WD/2021/2198/MAO

Introduction

This Landscape Technical Note has been prepared by CSA Environmental on behalf of Croudace Homes Ltd in relation to the proposed development at Bird in Eye Farm, Uckfield. It provides a landscape response following email comments received from the LPA dated in 31st January 2022. The officer comments raised five key issues in relation to the submitted Illustrative Masterplan (PRB/BIE/PA2R). This Technical Note is concerned with the fifth issue:

> *'Development on sloping sites results in considerable engineering works and retaining walls which exacerbates the impact of built form on the landscape. As a result, there is greater need for structural planting belts within the public realm for example along the roads to mitigate visual impact of development as it steps down the slopes which does have an impact on the developable area.'*

Following receipt of the comments, amendments have been made to the Illustrative Site Layout. The changes have been informed by input from the consultant team, including landscape.

The review has informed the following formal plan revisions:

- Illustrative Site Layout (Masterplan) No. PRB/BIE/PA2R
- Parameter Plan No. PRB/BIE/PA4D
- Indicative Streetscenes Plan No. PRB/BIE/PA7B

The amendments to the Masterplan are to be assessed in the context of the planning application being made in outline with only the principle of the proposed uses and means of access to be determined. All other matters of detail, including appearance, landscaping, layout and scale are reserved for subsequent determination.

The Illustrative Site Layout and Indicative Street Scenes are contained in **Appendix A**.

Assessment

The planning application is for a residential development of 290 new homes, associated open space and a strategic SANG. The proposals are supported by a Land Use Plan and Illustrative Site Layout which shows how development could be brought forward at the Site. CSA Environmental have also prepared an LVIA which has informed the development proposals.

In response to the comments received, a series of Indicative Street Scenes have been produced by the project architect. These show how the new homes can be sited on the sloping topography of the Site.

The landform within the northern part of the Site is strongly influenced by Framfield Stream to the west, and the stream through Bird in Eye Shaw to the south, with the topography falling in these directions from a high point to the north east. Gradients vary across this land parcel, but are most pronounced in the north west, with shallower gradients within the north eastern and southern parts of this area.

The Illustrative Site Layout shows one way in which development can come forward at the Site. It has been designed to work with the landform in the northern part of the Site, with the access roads following the existing site contours. Similarly, the majority of the new homes will follow the existing landform, minimising the requirement for cut and fill. As shown on the Indicative Street Scenes, changes in level can be accommodated within the fabric of the new buildings, with some under build, or through retaining features within rear garden boundaries. The new housing can be designed to step gradually down the slope, and avoid significant level changes.

Streetscene A:A shows development along Main Street which follows the Site contours. Streetscene B:B is through the steepest part of the Site and where there will be the greatest requirement for earthworks to accommodate the new homes. As shown illustratively on the Streetscene, the housing will step down the slope in increments, avoiding significant earthworks and the need to create large level development platforms. Streetscene C:C is through the southern part of the Site, where the gradient is more gradual, and the requirement for earthworks is much less.

As set out in the LVIA, there will be views of the new houses in the western part of the Site from rising ground to the west of Framfield Stream, including the hospital grounds, the allotments, and from the new residential development south of the hospital. These views are screened in part by the tree cover along the stream corridor, with more open views from the hospital access and the allotments.

View from access road leading to hospital (opposite Site) looking towards the proposed open space within the Site, and The Oast at Bird in Eye Farm.

In these views, the new homes will step up the valley side to the east. As set out above, earthworks will be minimised and changes in level will be largely confined to the rear of properties. An area of open space is included within the northern part of the Site, retaining the visual link to the listed The Oast at Bird in Eye Farm. New tree planting within this green space will break up and soften views of the new homes from the west. In addition, tree planting within the open space to the west will reinforce the existing tree cover on the lower parts of the valley, adding to the screening value of the existing vegetation. There is also scope for new planting within proposed parking courts, on Main Street, and if required within rear gardens, which will further soften and break up the new development parcels when viewed from the west.

Conclusion

For the reasons set out above, the Illustrative Site Layout and Street Scenes show that development at the Site can be accommodated in a sensitive manner, which works with the existing landform to minimise the requirement for significant level changes. In addition, there is scope within the layout to provide new tree planting within open spaces, along internal roads and within parking courts, which will soften views of the new houses from the land to the west of the Site.

Appendix A

Illustrative Site Layout

Indicative Street Scenes

Appendix A

Illustrative Site Layout

Indicative Street Scenes

Proposed Main Site Access

Pedestrian link to existing footpath

BIRD IN EYE HILL

B 2162

44.7m

37.6m

50.2m

Lyecroft

Lantern House

Right Tree Cottage

Oakdene

Bird in Eye Farm

The Oast

Bird-in-Eye Farm

LEAP

New tree planting to extend existing tree belt

SANG parking (30)

SANG LAND

Existing tree belt

Ancient Woodland

Ancient Woodland buffer shown dotted

Pond

Bird-in-eye Shaw

Track

SANG LAND

Lwd

Drain

FB

Allotment Gardens

Ward Bby

FP1

N

KEY

- Application Site Boundary
- Area of land retained for Bird in Eye Farm
- Area of land for SANG (part only shown)
- Ancient Woodland
- Ancient Woodland buffer - 15M
- Existing Hedges with 5M buffer zone
- Existing watercourses
- Existing overhead electricity cables
- Location of Listed Oast house
- Proposed main site access
- Proposed Visibility Splays
- Proposed pedestrian/cycle access to connect to existing F.P. network
- Proposed 5M landscaped buffer to farm & existing adjacent housing
- Proposed Open Space area
- Proposed Local Equipped Area of Play
- Proposed footpath/cycleway
- Potential Informal footpaths within open space
- Proposed balancing pond
- Proposed swales
- New tree planting within Public Realm
- New hedgerow buffers within Public Realm
- New trees within garden areas
- Proposed garden planting

Rev: R 17/02/22 Attenuation basin updated.
Rev: P 16/02/22 Layout revised to respond to Planning and Housing officer comments.
Rev: N 27/04/21 Joint applicant names added. Title block revised.
Rev: M 01/03/21 Red line adjacent Hallwell Farm revised.
Rev: L 24/02/21 Red line & SANG boundary updated. Road adjacent parcels N & P realigned. Parcel B revised to suit amended Lyecroft boundary.
Rev: K Draft 10 10/12/20 Flat blocks in parcels B & C revised. Unit numbers change in parcels B,C,F,G & H.
Rev: J Draft 9 18/12/20 Numbers of flats reduced, more housing Parcels C,F & G.
Rev: H Draft 8 28/08/20 SANG parking increased to 30 units.
Rev: G Draft 7 26/06/20 Latest swale & pond layout added. Existing house accesses revised. House on perimeter changed.
Rev: E Draft 5 19/05/20 First version fully coloured.
Rev: F Draft 6 26/05/20 General updates.
Rev: D Draft 4 07/05/20 Exstg trees added. LEAP revised. Play area removed.Pond updated. Parcel H extended Parcels QR omitted. Road alignment & boundary amended.
Rev: C Draft 3 17/04/20 Fully revised 282 units. Badger sett & barn owl box added. Swale added.
Rev: B Draft 2 15/04/20 southern SANG parking removed. Lyecroft access shown. Farm access added. Eastern farm track added. Play areas removed. SANG track removed.
Rev: A Draft 1 14/04/20 286 units.

1:1000 @ A1 0 10 20 30 40 Metres

Applicants:
Croudace Homes Ltd and Mr. & Mrs. Berry

Croudace HOMES.CO.UK

Paul Brown RIBA Chartered Architect
14 Weymede, Green Lane, Byfleet, Surrey, KT14 7DG
T: 01932 349946 M: 07443 417 952

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

Illustrative Site Layout

Ref: PRB/BIE/PA2R Apr 2020

A:A Indicative Street Scene along a typical section of the Main Street

B:B Indicative Street Scene along a typical Perimeter Lane overlooking Central Open Space

C:C Indicative Street Scene along a typical Access Street

Rev: B 03/03/2022 Key plan added. Street scenes revised.
Rev: A 05/04/2021 Updated to latest layout. Draft status removed.

Croudace HOMES.CO.UK

Applicants:
Croudace Homes Ltd and Mr. & Mrs. Berry

1:200 @ A1 — 0 2 4 6 8 10 Metres

Paul Brown RIBA Chartered Architect
14 Weymede, Green Lane, Byfleet, Surrey, KT14 7DG
T:01932 349946 M:07443 417 952

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

Indicative Street Scenes

Ref: PRB/BIE/PA7B May 2020