

The Proposals

The Site

The site is located to the south east of South Chailey village in East Sussex, and is approximately two hectares in size. An area of mixed commercial and residential development is situated to the south of the site, with Bevenbridge situated to the south west, adjacent to the A275.

The land to the north of the site comprises intensively managed arable fields, while land to the east and south east comprises an area of broadleaved ancient woodland, beyond which lies further arable fields.

The Proposals

The proposals provide a unique opportunity to transform an unsightly and overgrown clay pit and provide innovative and sustainable custom-build homes, as well as create new habitats and biodiversity. EA Strategic Land LLP's vision is to deliver a lakeside environment that promotes healthy lifestyles and connects new and existing residents, as well as those working at the nearby business units, to the lake area. With access to high speed broadband and bus links to nearby towns and villages, these new homes will provide the flexibility to live and work locally, whilst also assisting Lewes District Council to meet their housing needs.

EA Strategic Land LLP are preparing to submit a planning application to Lewes District Council this summer for the following:

- 12 custom-build homes that will be sustainably-built and sensitively designed to respond to the character of the surrounding environment
- New community green / play area;
- Landscape approach that will respect the adjacent ancient woodland whilst creating new habitats, wildflower meadows and woodland edge to enhance biodiversity;
- A new accessible route for local residents around the lake area; and
- A positive contribution to much-needed housing in the district



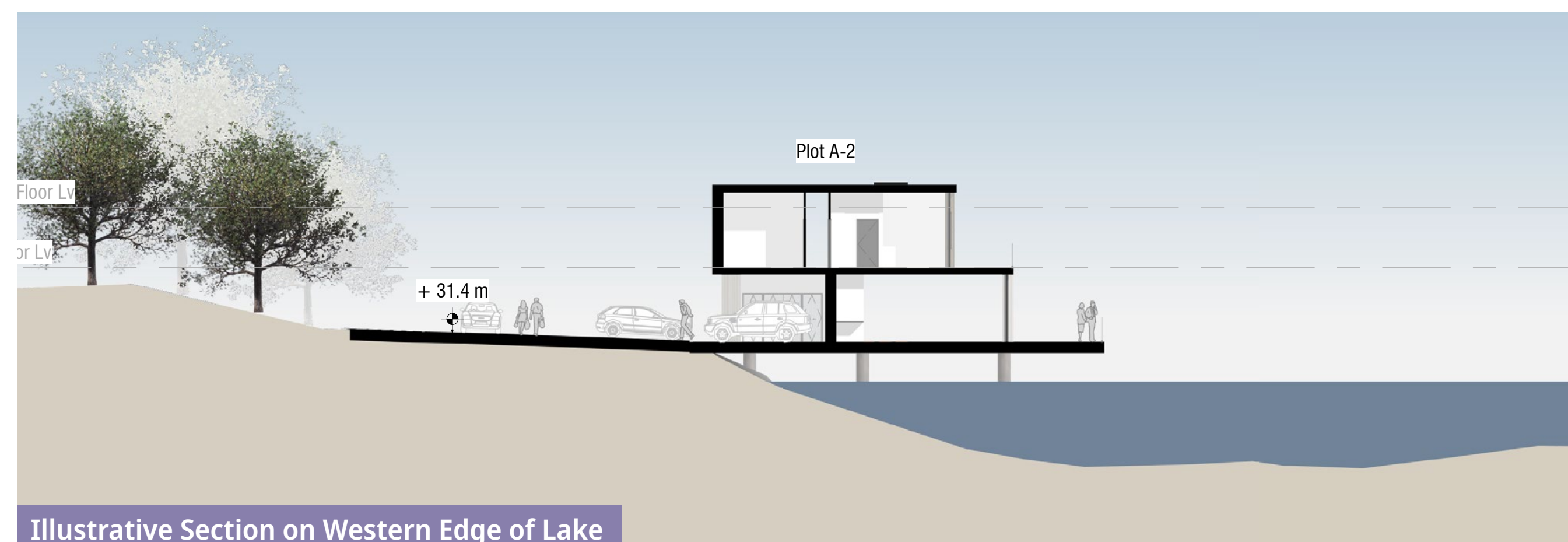
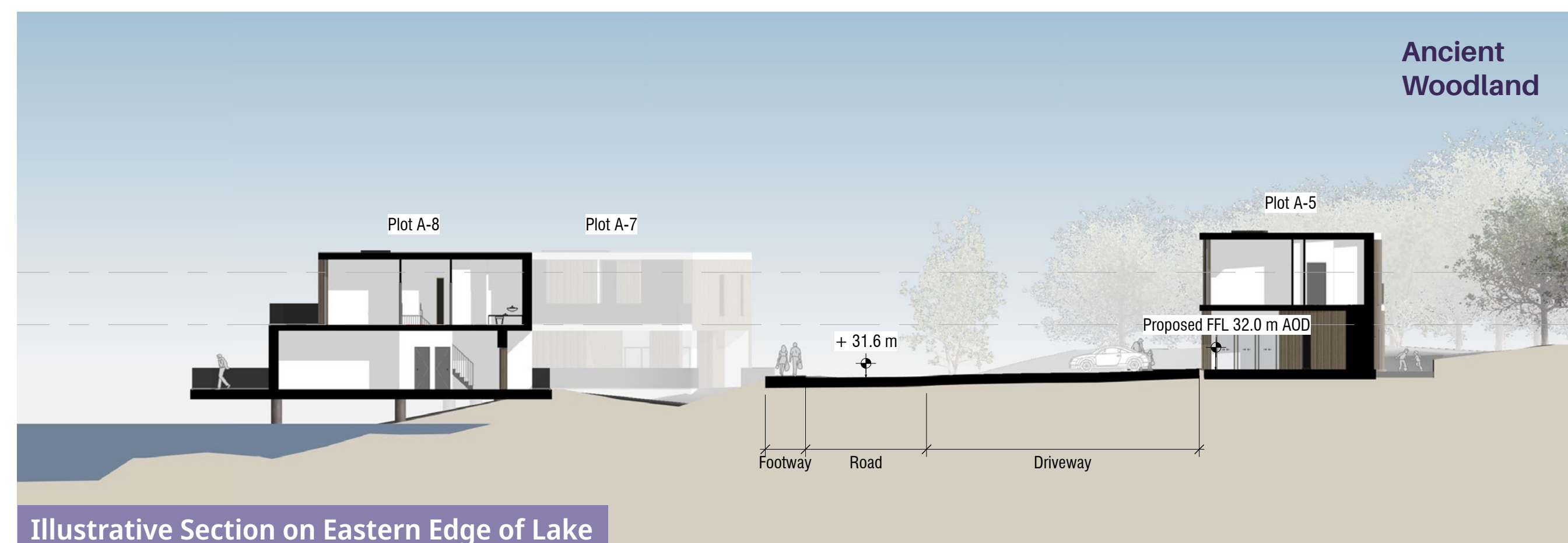
Illustrative Masterplan

Design Approach

EA Strategic Land LLP are working with acclaimed architects Scott Brownrigg, an international design practice that has been leading the industry in expertise and in experience for over a century, to design a scheme that is both innovative and complements the surrounding environment.

The design and use of materials for the proposed homes has been influenced by the colours and textures of the natural environment and local vernacular. The site is situated to the north of the housing development that was formerly the Old Hamsey brickworks. The proposals, and in particular the access arrangements for the site, have responded to the nearby residential development.

The new homes have been designed in a way that works with the natural topography of the site. Set back from the lake, the height of the buildings allow for uninterrupted views across the lake whilst also not obscuring the views of the ancient woodland.



Green Roofs



Glass



Render



Timber Cladding

Custom Build

A Custom-Build home is one where an individual works with a developer to build a house tailored to their needs. Unlike a self-build home which is entirely managed by the individual housebuilder.

The design of the proposed custom-build homes will be shaped by a Design Code, which will be submitted alongside the application. This will set out the broad parameters and design principles for each of the new homes to ensure that they adhere to a consistent layout; scale and appearance.

The proposed homes will be built via a modular form of construction whereby the houses are built offsite and then assembled onsite. This will mean a quicker and less disruptive construction process compared to traditional housing developments that are built from scratch on site.

Custom-Build homes are also an investment in the local community. Research has shown that when people invest the time and energy to design and build their own homes, they become much more invested in the area and are more likely to live in their home for much longer, and commit to their local environment, than people that buy from a housebuilder.



The Proposals



Illustrative East View



Illustrative West View

Landscape Proposals

EA Strategic Land LLP are working with award winning landscape architects, MacFarlane & Associates, to create a sensitive and attractive scheme that will respect existing habitats and enhance biodiversity.

The new homes will be nestled around the site, following the existing contours of the natural topography of the site. The proposals will retain the existing landscape buffers; create new habitats and provide a circuitous route to the lake and the woodland area which residents will be able to enjoy'.

The ancient woodland located to the east of the site is protected by a separate buffer zone, and it will be maintained under the approved Woodland Management Strategy to ensure its unique character is safeguarded.

Currently, biodiversity on the site is low. The landscape proposals will include creating new wetland habitats, wildflower meadows and a woodland edge which will all contribute to a positive biodiversity net gain.

Via new onsite footpaths and green routes, the site will be able to be accessed and enjoyed by local residents, promoting active lifestyles and a connection to nature that have become so important during lockdown.

The application will also be accompanied by a Landscape Report which will provide further information about the proposed landscape strategy.



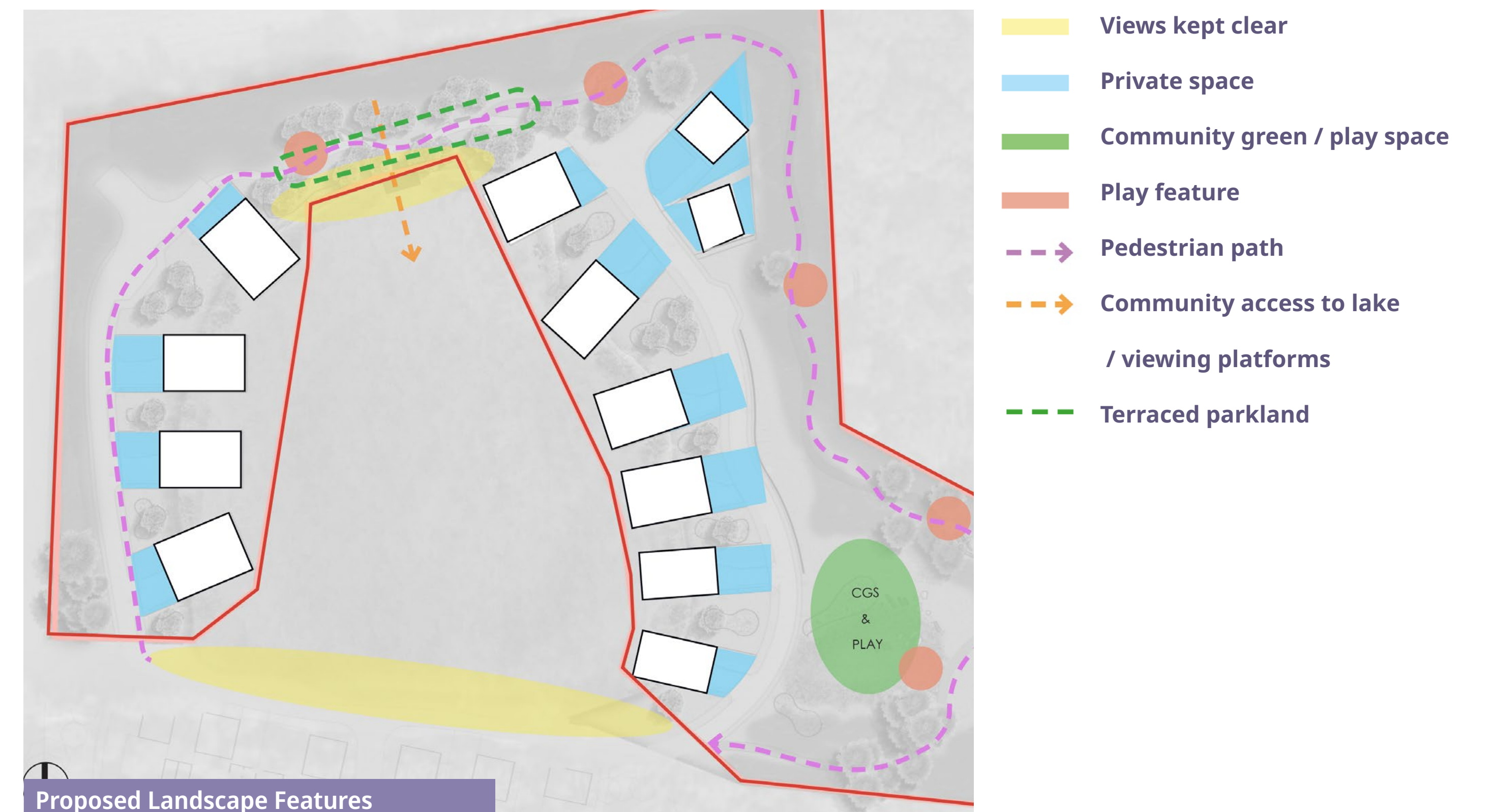
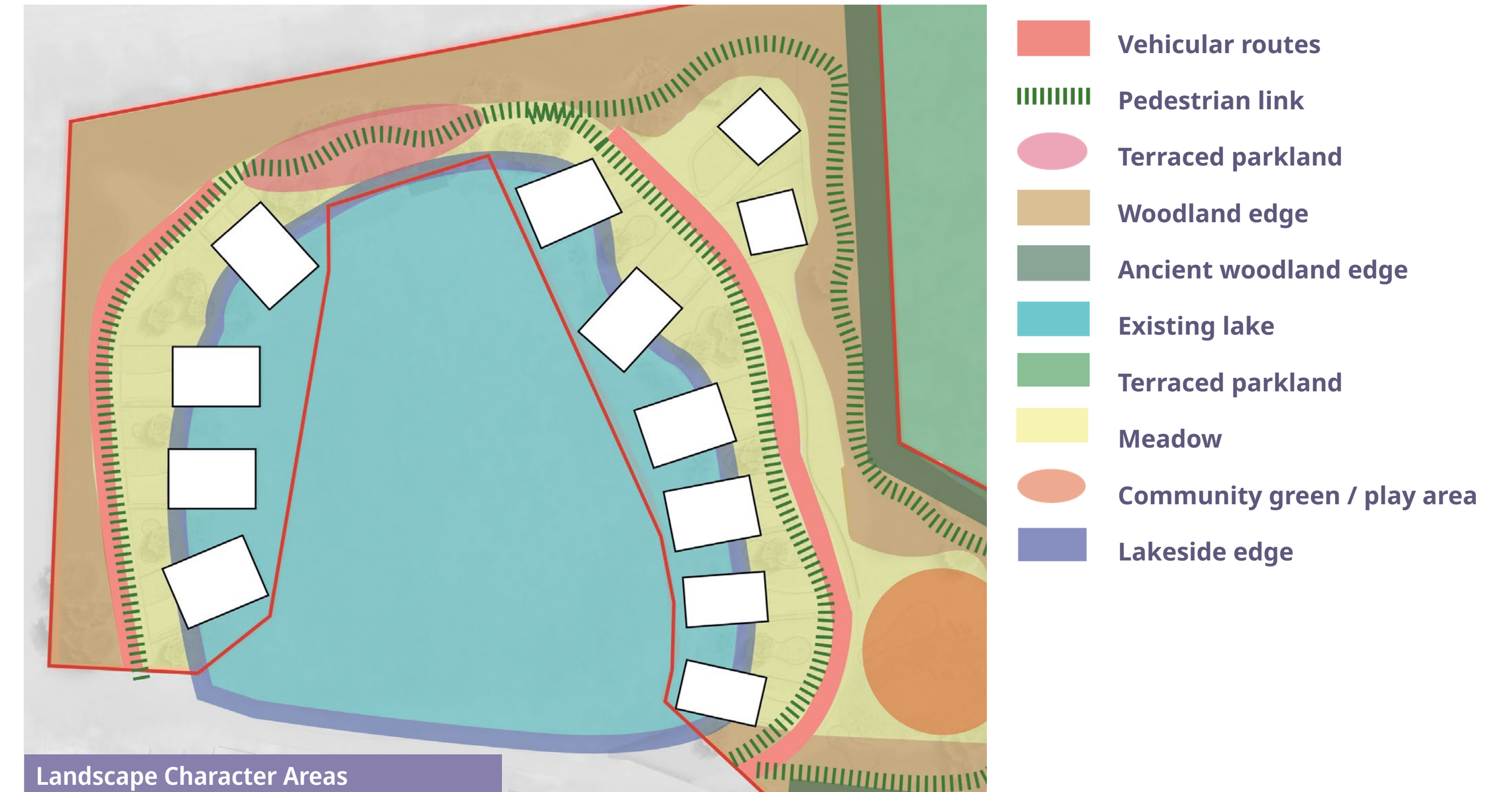
Natural play



Public Lakeside Jetty



Linear Park



Sustainability and Access

Sustainability

The sustainability aims of the scheme are to:

- minimise CO₂ emissions;
- promote sustainable transport;
- respond to climate change;
- create new habitats and increase biodiversity;
- promote health and wellbeing; and
- minimise waste

Sustainability measures

Sustainability measures will be integrated throughout the development in order to achieve these aims.

For example, these include rainwater harvesting and drought-resistant planting to conserve water; incorporating a sustainable drainage system (SuDS) across the site to mitigate the risk of flooding; and marginal planting will provide a means for maintaining good water quality.

Where feasible, the inclusion of bird and bat boxes will also be integrated throughout the development to protect and enhance the existing habitats and biodiversity.

Construction methods

Using offsite and modular construction methods will significantly reduce construction

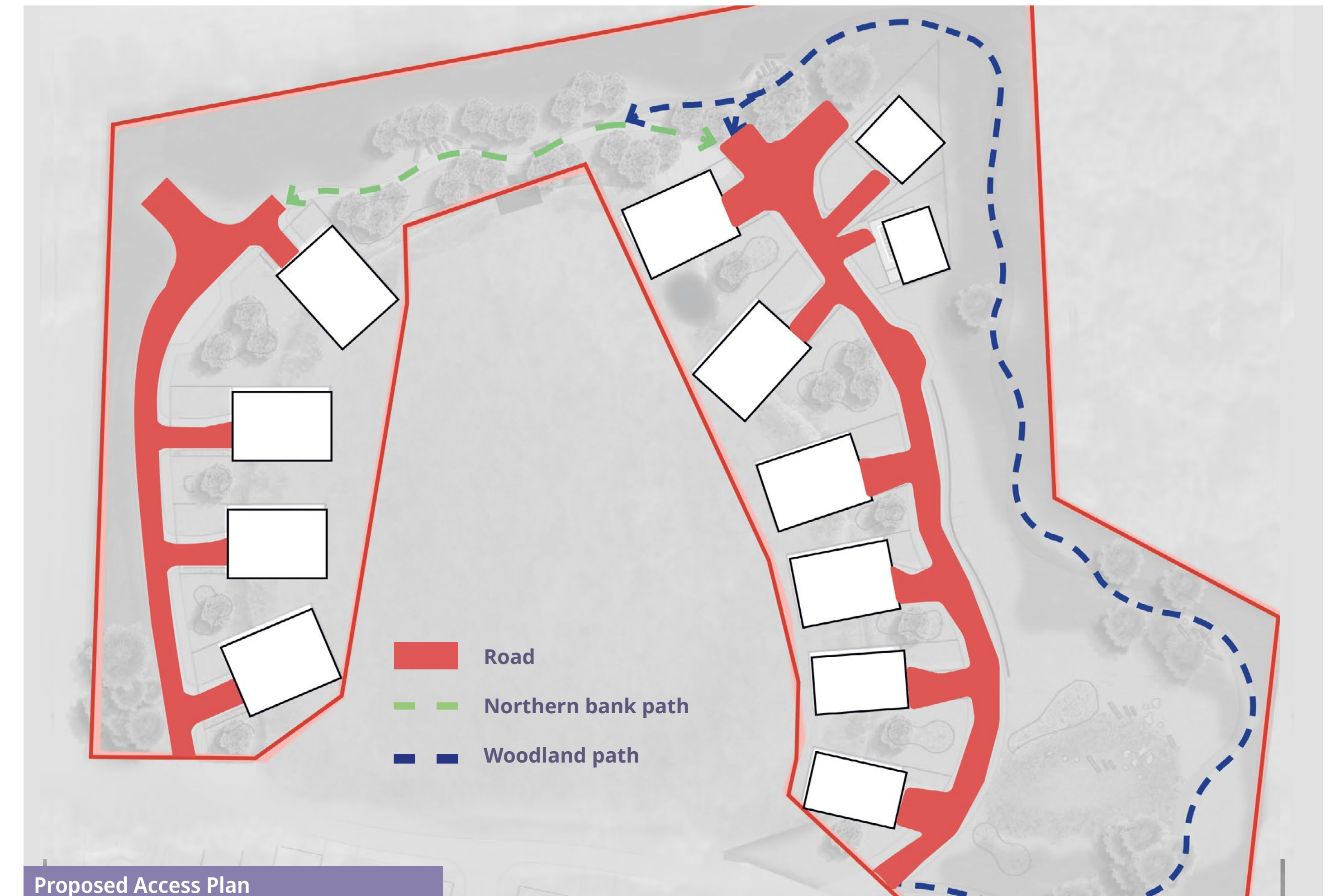
waste as well as minimise the carbon impact of the building process and disruption to local residents. By adopting this highly efficient building process, the new homes will be built much more quickly than a conventional build, further helping to minimise any disruption.

Lighting strategy

Another example of how sustainability has been incorporated into the design of the new homes is the proposed use of bollard lighting. Unlike traditional lighting, LED bollard lighting is more energy efficient and will minimise any night sky pollution. By providing a soft, ambient glow the lighting will effectively illuminate footpaths and will avoid any interruptions to viewpoints. This less intense lighting will also minimise disruption to local wildlife that might be light sensitive.



Indicative Bollard Lighting



Access

Separate vehicle access to both sides of the site will be facilitated from the new roads that are being brought forward as part of the new development to the south of the site. The footpath will surround the site and provide access to a viewing area at the north end where residents can enjoy views across the lake. The development has been carefully designed so that views of the lake will be visible from the footpaths.

Parking

Residential and visitor parking will be provided in accordance with the local authority highways and planning policy. This will amount to approximately 29 parking spaces. To encourage sustainable forms of transport, bike parking will also be provided.