

The Emerging Concept

The adjacent Concept Masterplan illustrates a potential development configuration representing sustainable growth for Sedlescombe. The Concept indicates capacity between 35 to 40 dwellings at up to two storeys, set within verdant open space and mature landscape, accessed from Brede Lane.

Adopting a Landscape Led Approach

LDA Design has prepared a Landscape and Visual Appraisal to guide early design work and engagement with the council. This can be found under separate cover with the representations.

Overall, it is judged that proposed development can be successfully accommodated within the landscape framework, and appropriate mitigation and enhancement measures can be incorporated into the design of the scheme to address potential landscape and visual effects.

Careful consideration of site layout, building heights and green infrastructure will enable proposed development to relate well to the existing settlement pattern, and be well integrated into the landscape and existing built-up area of Sedlescombe.



- 1 New footpath links supporting connectivity, integration and healthy lifestyles
- 2 A sloped embankment will enable development to sit at a lowered platform, preserving woodland views from the east
- 3 Tree lined streets provide additional landscape backdrop to the proposed development
- 4 Positive frontage to Brede Lane and East View Terrace whilst retaining existing hedgerow where possible
- 5 Development extending no further north than Gorselands, and no further east than existing clusters of development along Brede Lane
- 6 Existing field structures to be retained and enhanced through the use of new planting - in particular to the north boundary where new hedgerow will provide further screening and containment
- 7 Surface Water Attenuation located at lowest point of the Site but sensitively located
- 8 Appropriate buffers proposed to surrounding woodland to minimise disturbance and maintain their integrity
- 9 Road pattern primarily following site contours and reflecting grain of East View Terrace / Park Farm View
- 10 Retained Agricultural Access