



Manor Park and Hempstead Fields Residents' Association



Streatfeild House redevelopment consultation

Manor Park and Hempstead Fields Residents' Association's response

1. Naming the development

The Streatfeild family has long been associated with Uckfield, being the biggest landowner in the early 20th Century. Retaining the name 'Streatfeild' will also link the new development with the dwelling it replaces.

Nearby there are roads named Oak Tree Court, Sycamore Court and Linden Court. Also, the recently completed Grants Hill Court apartment complex in Oaklea Way, Uckfield replaced a facility then called Grants Hill House.

Therefore, naming the development a 'Court' would be in keeping with local street names.

Accordingly, the Association strongly requests that the development be named: '**Streatfeild Court**'.

2. Design and layout

The Association supports the redevelopment of the site and congratulates the Council on the high standards of sustainability and accessibility that the design incorporates.

Whilst it is appreciated that the exterior appearance of the houses echoes that found on Sussex barns it is felt that there is such a predominance of black, that it makes the development quite sombre and not in keeping with an urban environment.

Although the design and colour of the flats echoes the appearance of two existing houses further up London Road it is felt that this design is out of keeping with the rest of the development.

The residents of Lime Close (adjoining the site) are concerned that retaining the existing ground levels and building closer to the boundary will result in their homes and gardens being overlooked.

Past experience suggests that providing pedestrian entrance on London Road will result in late night revellers using this as a short cut through to Southview Drive. This could give rise to disturbance to residents of the new development.

3. Landscaping

Discussions with the previous Head of Housing encouraged the Association to believe that a sensory garden would be incorporated within the development. Such a garden to be accessible to all, not just the residents of the Streatfeild development.

This would be an asset to the community in north Uckfield and would support the aim of Uckfield to be a 'Dementia Friendly Town'.

The Association encourages the Council to maximise retention of the existing trees and green space.

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4. The construction phases

The location of the site and the duration of the work would have an adverse impact on the site's immediate neighbours and the wider residents of Manor Park and Hempstead Fields.

- a) The recent lengthy reconstruction work at the Uckfield College gave rise to major parking problems with sub-contractors parking their vehicles all over Manor Park, not abiding by the planning consent requirement to park at certain defined locations.

The Association would like the Council's assurance that the Code of Construction will include provisions to ensure that these problems are not repeated.

- b) The Manor Park and Hempstead Fields estates, Uckfield College, Manor Primary School and Twiglets Nursery are accessed by just two roads – Browns Lane and Southview Drive. The junctions where these roads join London Road are always exceptionally busy at school drop off and pick up times. Several large coaches serve students at the college.

Consequently, the Association is very concerned that any restriction on traffic flow in Southview Drive, whilst the construction work is underway, would cause additional widespread disruption and inconvenience to our residents.

The Association would like the Council's assurance that it will take this potential problem into account when developing the Code of Construction, once planning consent has been granted and a contractor appointed.

- c) The bus stop in Southview Drive is an important local amenity and it is not clear whether this would remain available during the construction phase or whether it will be moved to a temporary location.
- d) Although on Council owned land (with permission from WDC), the commemorative bench in Southview Drive belongs to the Residents' Association and as such the Association would like assurance that it will be retained as part of the development and protected during the construction phase.
- e) The Association encourages the Council to make it a requirement that the main contractor abides by the Considerate Contractors Scheme. Also, that the Project Manager has regular meetings with the Chairman of the Residents' Association to ensure robust communications are maintained with the residents of Manor Park and Hempstead Fields.

Peter Griggs

17th May 2022

Secretary
Manor Park and Hempstead Fields Residents' Association