

# **Residents comments received during the Hurst Green Neighbourhood Plan Housing Demand Survey**

**Hurst Green Neighbourhood Plan:  
Housing task group**

Evidence Document # 34

Note: Comments appear as written by residents in 2019 as part of a Neighbourhood Plan Housing Survey. For reading ease, any obvious spelling mistakes have been corrected, and any abbreviations used have been written out in full and inserted within square brackets. Where comments span two or more focus areas, they are repeated.

## **Economy, Business & Tourism**

1. Before any further housing is built the A21 Hurst Green bypass MUST be completed..... Hurst Green could then become a safe and desirable village and able to attract small shops and businesses.
2. Build more places to live as well as the shop is far to expensive will not pay them prices just drive to [a] garage to get it cheaper
3. Due to the volume of traffic constantly through village, residents are too afraid to walk anywhere, which unfortunately means decline in village life. No longer are the amenities or shops that used to provide a village feel have gone due to the road.and the village has become a drive through.

## **Education**

1. Has [the] possibility of public footpath behind houses from near school to village hall / shop been considered - to reduce exposure of young children to A21?
2. A footpath behind the A21 from the recreation ground to the school would really benefit children attending the school.
3. With additional housing of between 50- 100 would the village school be able to cope?
4. The school is full.

## **General Comment**

1. Every individual has a right to be in a safe environment and will contribute in their own way to their community and society.
2. We think this is a great initiative, an excellent opportunity to be forward thinking and positive.
3. We were attracted to hurst green as it's accessible but also quiet. You don't have to walk far to have great views and appreciate the countryside.

## **Housing**

1. All or any new build 'estate type' development to have more than adequate off road garaged parking for at least 2 vehicles.
2. All new development / individual houses to have bin cupboards / compounds for up to 3 wheelie bins per household.
3. Too much pavement / verge parking already in the village, Access points to the A21 to be made sufficiently large and wide to allow safe and easy access to avoid backing up on to the A21.
4. New developers to make financial contributions to the improvement of the village / infrastructure / schooling / medical facilities etc.

5. Any development should take into account the existing occupiers and not override their wishes therefore, full consultation should be sought before any development takes place.
6. Any planning applications made by developers should have to accommodate parking for surrounding properties that have no options to create their own and are therefore having to park in dangerous positions (such as directly on the side of the A21 in the 50 /60 limits!)
7. Are fields before allotments a possibility for housing - set back from A21? This would be close to the school.
8. With additional housing of between 50- 100 would the village school be able to cope?
9. Before any future housing development is considered the infrastructure in the area needs to be improved. Parking, Roads, School and Doctor / Medical Centre.
10. Development should be away from the village centre and not directly on the A21 and preferably a continuation of existing housing where possible.
11. Do not want three storey development.
12. Buildings must be in keeping with existing style.
13. Don't build properties that will have maintenance problems in the future, e.g. massive entrance archways! Build a mixture of types and bedrooms together, also need plenty of parking - 3 bedrooms = 3 spaces!
14. Mobile homes are a con and not good value as they deteriorate over time and lose value and cut down on people's op to move on.
15. Hurst Green is a small rural village and the biggest single thing that destroys this is the A21. If we had a bypass it would return to being a nice place to live. Permitted development would then enhance the community greatly.
16. Hurst Green is a village, lived in and around the area for 50 years, it's been expanded enough, it's important to keep the countryside, not keep building!
17. I'd love to build somewhere with the capital I have but no land is ever freed up for anything other than housing developers that can somehow manage to buy large plots and build cheaply made housing there, lined up like wonky teeth. I'd love to see more relaxed building regs so we could extend our houses or build on our land. or free up more land for individuals to build their dream home (I have amazing plans for a modest off grid single story structure but no hope) The ONLY places I see being built locally are housing estates like Parsonage croft in etchingam. and with huge houses with 1 or 2 token affordable slots that people have to fight over. Not attractive and lining the pockets of the developers.
18. We desperately need to move to a more secure home but love living in Hurst Green. With more social housing available this may mean we could stay in the village.
19. I feel that one area to be considered for additional housing is the field behind Eggs to Apples with the entrance to the estate at Coopers Corner. This would have the advantages of a) being on the edge of the village and b) getting the longed for roundabout at Coopers Corner built by the developer as part of the planning consent.

20. I think a bypass is needed to support the development of new housing in Hurst Green. Additional cars entering the A21 or parking will cause problems. Also schooling and doctors surgery should be considered.
21. If any housing is to be built in Hurst Green they need to first either divert the A21 and turn the area around the school into a Village atmosphere, or if they do build anymore that they do not come directly off onto the A21 as it's congested enough already, and housing projects should be no more than 10 properties at a time as otherwise if you build a housing estate of say 50 people you will quickly lose the community feeling that is here at present
22. If houses were built then things like doctors in the village would be a must, especially if there was more housing for older people.
23. If Hurst Green get more houses we as a village are going to struggle with the amount of traffic, it's already a danger been so many accidents recently it will get worse and it will make parking worse we already struggle parking due to residents of houses on London road parking in our road.
24. Major consideration in any new development should be provision of ample off road parking.
25. Need some 2 [or] 3 bedroom affordable houses. Certainly need more 4 [or] 5 bedroom family homes. No social housing required!
26. No option for semi-detached bungalow, preferred area to live in, this is subjective and can change depending on circumstances, time and availability whilst having no current plans to move home or area this could change depending on outside factors and availability of housing. Until A21 issue sorted Hurst Green is a difficult place to live in!
27. [we need] traditional cottages not barrets, belway, wimpey, or similar.
28. Road, parking, traffic control, education facilities, water supply, drainage systems don't meet existing requirements. Only single property development should be considered until these requirements can be covered. Certainly not before a village bypass is completed.
29. The A21 and Station Road are already too busy, do not need more vehicles using it.
30. No Doctors in the village.
31. More people going to an already full up doctors in Hawkhurst at present it takes over a week to get an appointment.
32. Who will buy these homes, not local people - too expensive.
33. The A21 is very busy, parking locally is a big issue for residents. If we have more houses then parking facilities is important. We haven't doctor facilities in Hurst Green and a small primary school. We need more houses but they need to be affordable for young people and have parking.
34. The greatest issue is the lack of a bypass; the A21 through the centre of the village is ridiculous. The junction is dangerous. Traffic is too fast - especially since there are many large lorries.

35. A large building site would create unacceptable blockages and access issues on the roads. You cannot have a large estate coming onto the main road in the village without considerable investment in the road and parking infrastructure.
36. The two big issues in Hurst Green are the speed of the traffic through the village and subsequently danger to pedestrians, especially for the school and the lack of parking. The [district] council have permitted development with a total lack of adequate parking which causes, not just inconvenience, but bad feeling within the community. If development is allowed the parking issue must be addressed.
37. The village does not have enough amenities for even limited development. It's dying and is no longer a community just a rat run through to Hastings
38. The village is about right as it is. I moved here when there was still the possibility of a by-pass as wanted to live in a quiet rural village, sadly that is now off the cards, and the heavy traffic on the A21 impacts on many things, noise , pollution, congestion etc. Concentrate on getting a bypass back on the agenda not building more houses!
39. The village needs to expand in a controlled way so there are enough residents to make the community function in a cohesive way. Villages which do not allow any development tend to be sterile places to live. We would prefer to see development on the west side of the village as that is where all the amenities are. Some traffic calming measures need to be taken. In some London boroughs they now have average speed cameras to ensure motorists don't just slow down for the speed camera but are slowed down for the entire speed limit. Traffic flow into and out of Station Road needs to be improved and from Bodiam Road onto the A21 and at certain times of the day can be very difficult. We don't need any more street lighting. Bodiam Road near the junction with the A21 needs something done about it the natural springs which continually running down the road causing the road surface to break up and in the winter cause sheet ice to form across the road, which is very dangerous.
40. There are currently 16 houses for sale on one estate agent and rentals available. Other than the odd house we cannot have too many houses as the A21 is already an accident zone in Hurst Green. We are ruining the countryside and this area of natural beauty if we build more. We would need more facilities..there is not enough already
41. There are not enough services in this area for new homes! There are plenty of new houses being built in Hawkhurst only 4 miles away where they can cater for a bigger population, i.e doctors, dentists, chemists, school etc. We do not want more houses, more people and more traffic.
42. There are several properties up for sale which have been up for months, so we don't need any new Mill Wood [homes]. Any expansion requires the relevant infrastructure to support it. It seems that the following are no longer coping: Doctor, roads, school, policing (non-existent). But the shop is struggling, so the community spirit is not there, or is very limited. Such a shame. You can't rebuild a village community just by putting new houses in it, especially when existing properties are not selling. Hurst Green is not a desirable place to live.
43. There aren't enough facilities in Hurst Green for more housing.
44. Too little known about local needs, [my] answers [to this survey] are largely guesswork.

45. We believe that people from the parish and any relatives who have been unable to stay in the village due to a shortage of suitable houses etc. Should get priority of any new builds.
46. We need affordable housing available for ALL. Somewhere individuals can feel safe within a fantastic community and not just for those who can afford to buy outright/mortgage "luxury" homes.
47. Expanding families require extra bedrooms which are in short supply in HG. With recent developments in Colemans Way and Dairy Close having catered for 1-2 bedrooms and there being plenty of traditional 2 bed in the heart of HG, where are the 3,4,5 bed houses? Whilst young people need to get started, families also expand and want to stay in the village so please include a fair share of good quality 3,4,5 bed houses.
48. I think the location of any new developments need to seriously consider the impact on traffic and traffic safety.
49. With the total lack of a bypass, coupled with a lack of shops. To build extra houses in Hurst Green would be the most ludicrous path to take, the A21 was classed as the worst A road in the South East over sixty years ago, nothing has changed. With Hurst Green the only village on the A21 without a bypass. Until this problem has been addressed and remember after spending hundreds of thousands of pounds buying up property along its proposed route it was cancelled under the Tory government. While spending billions of pounds on a bypass from Sevenoaks to Tonbridge was for the benefit of the stockbroker belt our local MPs and Councillors have a lot to be ashamed of. It's time they put up two fingers until a fixed guarantee and time is given for our bypass.
50. Without a bypass road for Hurst Green new houses will only add more parking problems for space and access onto the A21 that is already a big frustration problem.

## **Infrastructure**

1. Infrastructure needs to be commensurate with any increase in housing.
2. Too much pavement / verge parking already in the village
3. All or any new build 'estate type' development to have more than adequate off road garaged parking for at least 2 vehicles.
4. Too much pavement / verge parking already in the village, Access points to the A21 to be made sufficiently large and wide to allow safe and easy access to avoid backing up on to the A21. New developers to make financial contributions to the improvement of the village / infrastructure / schooling / medical facilities etc
5. Any planning applications made by developers should have to accommodate parking for surrounding properties that have no options to create their own and are therefore having to park in dangerous positions (such as directly on the side of the A21 in the 50 /60 limits!)
6. Before any further housing is built the A21 Hurst Green bypass MUST be completed.....

7. Before any future housing development is considered the infrastructure in the area needs to be improved. Parking, Roads, School and Doctor / Medical Centre.
8. Car parking should be taken into consideration Safety for vehicles coming from A21
9. Don't build properties that will have maintenance problems in the future, e.g. massive entrance archways! Build a mixture of types and bedrooms together, also need plenty of parking - 3 bedrooms = 3 spaces! Mobile homes are a con and not good value as they deteriorate over time and lose value and cut down on people's op to move on.
10. Due to the volume of traffic constantly through village, residents are afraid to walk anywhere, which unfortunately means decline in village life. No longer are the amenities or shops that used to provide a village feel have gone due to the road.and the village has become a drive through.
11. Hurst Green is a small rural village and the biggest single thing that destroys this is the A21. If we had a bypass it would return to being a nice place to live. Permitted development would then enhance the community greatly.
12. I believe the village should expand in a controlled way, adding infrastructure including doctors, and services, providing accommodation for those local people who wish to stay and work in our village
13. I feel that one area to be considered for additional housing is the field behind Eggs to Apples with the entrance to the estate at Coopers Corner. This would have the advantages of a) being on the edge of the village and b) getting the longed for roundabout at Coopers Corner built by the developer as part of the planning consent.
14. I think a bypass is needed to support the development of new housing in hurst green. Additional cars entering the A21 or parking will cause problems. Also schooling and doctors surgery should be considered.
15. If any housing is to be built in Hurst Green they need to first either divert the A21 and turn the area around the school Into a Village atmosphere, or if they do build anymore that they do not come directly off onto the A21 as it's congested enough already, and housing projects should be no more than 10 properties at a time as otherwise if you build a housing estate of say 50 people you will quickly lose the community feeling that is here at present
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17. If hurst green get more houses we as a village are going to struggle with the amount of traffic, it's already a danger been so many accidents recently it will get worse and it will make parking worse we already struggle parking due to residents of houses on London road parking in our road
18. Major consideration in any new development should be provision of ample off road parking.
19. My main criteria is public transport. There is no public transport to hospitals. Nothing on Sunday's. No bus to Etchingham station. No bus to GP surgery in Burwash (will have to change surgeries). No wonder I want to move.
20. No option for semi-detached bungalow, preferred area to live in, this is subjective and can change depending on circumstance, time and availability whilst having no current

plans to move home or area this could change depending on outside factors and availability of housing. Until A21 issue sorted Hurst Green is a difficult place to live in!

21. Not sufficient facilities in Hurst Green i.e Schools, doctors etc. Transport links and the increase in traffic that would arise in people wishing to access the already very busy A21 through Hurst Green.
22. Please slow the traffic on Station Road before we build more houses and invite more cars to our village!
23. Road, parking, traffic control, education facilities, water supply, drainage systems don't meet existing requirements. Only single property development should be considered until these requirements can be covered. Certainly not before a village bypass is completed.
24. The A21 and Station Road are already too busy, do not need more vehicles using it. No Doctors in the village. The school is full. More people going to an already full up doctors in Hawkhurst at present it takes over a week to get an appointment, who will buy these homes, not local people - too expensive.
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34. There aren't enough facilities in Hurst Green for more housing. The traffic needs to be sorted out i.e mini roundabout on the A21 junction to Etchingham, Station Road.
35. I think [the] location of any new developments need to seriously consider the impact on traffic and traffic safety.
36. With the total lack of a bypass, coupled with a lack of shops. To build extra houses in Hurst Green would be the most ludicrous path to take, the A21 was classed as the worst A road in the South East over sixty years ago, nothing has changed. With Hurst Green the only village on the A21 without a bypass. Until this problem has been addressed and remember after spending hundreds of thousands of pounds buying up property along its proposed route it was cancelled under the Tory government. While spending billions of pounds on a bypass from Sevenoaks to Tonbridge was for the benefit of the stockbroker belt our local MPs and Councillors have a lot to be ashamed of. It's time they put up two fingers until a fixed guarantee and time is given for our bypass.
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