

Wooldridge Developments

Presentation to
Hurst Green Parish Council

Concerning
Land at London Road,
Hurst Green



Summary

- **Wooldridge Developments (Part of the Wooldridge Group) secured an interest in the land at London Road, Hurst Green in 2021**

- **1.8ha**
- **Currently under utilised agricultural land**
- **Accessed from A21**
- **Bound by Existing Residential Development on three sides**
- **Identified as a potential allocation in the Emerging Hurst Green Neighbourhood Plan**
- **Referred to as HG6 in the Neighbourhood Plan Evidence base**



Proposal 1

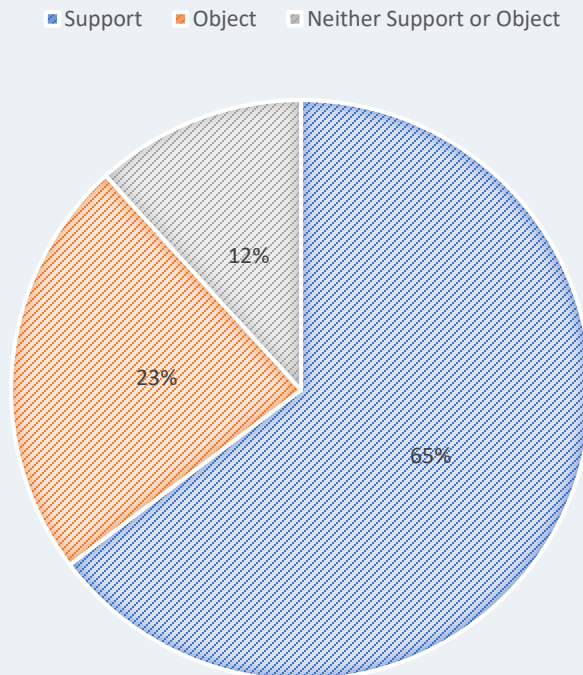


Wooldridge Developments hosted a public exhibition at the Village Shop on the 9th July 2021 between 12 – 8pm. Over 500 addresses within Hurst Green were invited to attend the Exhibition.



Public Consultation Feedback

97 residents visited the exhibition, with 12 further requests received for electronic copies of the presentation material. 17 written responses were received following the event.



- + Focus on Smaller Units
 - + Provision of car park for Church
 - + Provision of Village Green / Open Space
 - + Approach to design (layout)
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- Access onto A21
 - Impact on Neighbouring Dwellings
 - Loss of agricultural land
 - Impact on Ancient Woodland and AONB
 - Impact on local infrastructure
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- Elevations a little bland
- Parking provision should be increased
- Introduce energy efficiency measures
- Include Play Space
- Provide / support village shop

Proposal 2



Further Technical Work Undertaken

- **Highways Assessment**
 - **Drainage Assessment**
 - **Heritage Assessment**
 - **Landscape Visual Impact Assessment**
 - **Landscape Design**
 - **Ecological Appraisal with follow up survey work**
 - **Tree Assessment**
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Proposal 3



Key Points

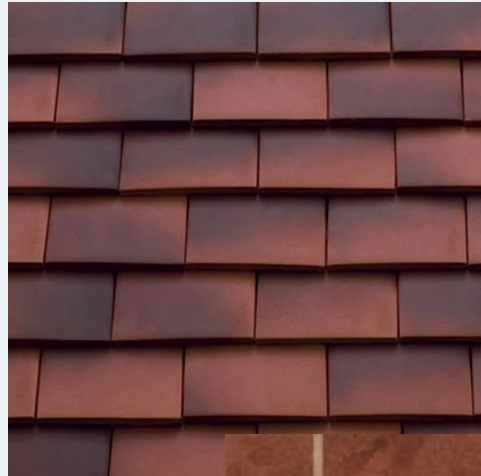
- 30 Dwelling
- 14 two beds, 14 three beds and two 4 beds
- 40% Affordable Housing (12 units)
- 0.7ha of undeveloped land (40%)
- 69 car parking spaces (2.3 per dwelling)
- A further 10 spaces for the church (Management Arrangements to be agreed)
- Set around a village green / open space
- Minimum of a 5m buffer to boundaries with residential dwellings
- Off-site (within Hurst Green) reptile mitigation
- On-site attenuation pond

Proposed Housing and Tenure Mix				
	1 Bed	2 Bed	3 Bed	4 bed
Affordable	N/A	6	6	0
Open Market	N/A	8	8	2
Total	N/A	14	14	2
2 Bed House – 851sqft 3 Bed House – 1001 – 1200sqft 4 Bed House – 1550sqft				

Proposed Material Pallett

Three elevational treatments are proposed:

- Exposed Red Brick
- Black Timber Boarding
- Tile hanging



Many Thanks for Your Time. We would welcome
any suggestions / feedback the Parish may have at
this stage