

Representation to the Hurst Green Neighbourhood Development Plan Consultation - September 2022

Land adjacent to the White House, Burgh Hill, Hurst Green, also known as Cooks Field

This representation is made on behalf of our client, Landstrom Group Ltd, in response to the consultation being run on the Hurst Green Neighbourhood Development Plan, which is a regulation 14 consultation. This representation relates to the emerging allocation ref. HGSA1 Cooks Field, Burgh Hill and its suitability for residential development. Landstrom Group Ltd have entered into a promotion agreement with the landowners.

The emerging allocation

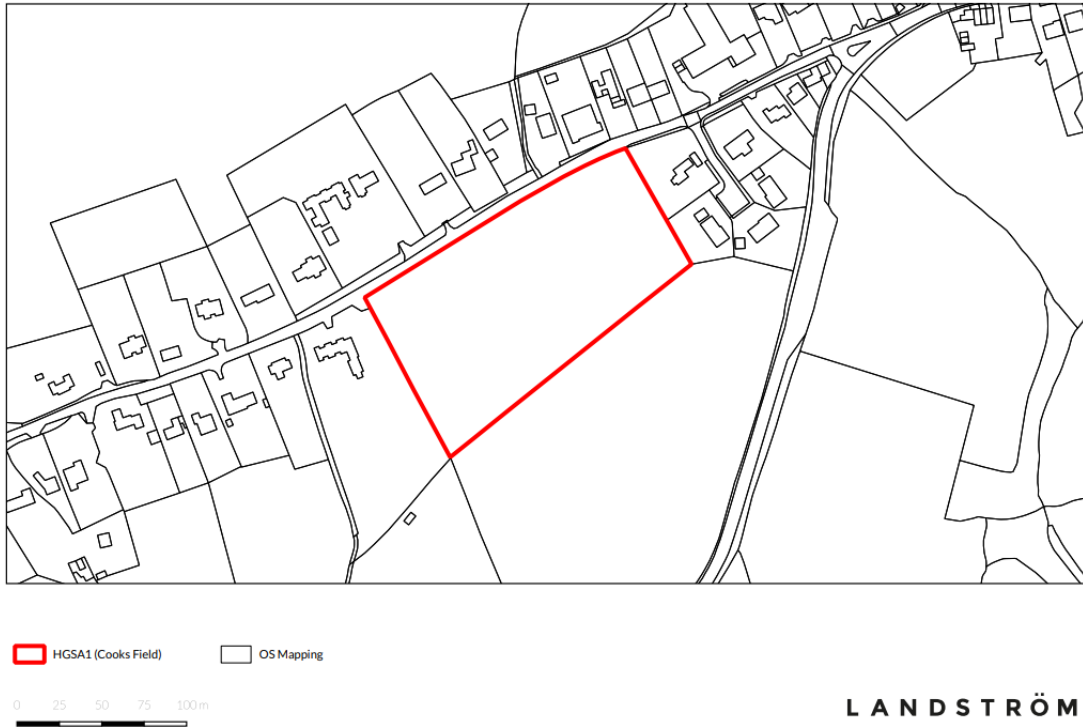
The site at Cooks Field is being proposed as an allocation for residential development for an estimated capacity of 7 dwellings. This allocation is supported by our client, and through this representation confirms the site's availability for this use. There is a possibility of an increased capacity on this site which could be considered through the detailed design and layout, although this would not be a large increase from the estimated capacity in the neighbourhood plan currently.

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Proposed Site Allocation HGSA1



The site is very suitable for residential development, being surrounded on three sides by existing residential uses. The site has one constraint; its location within the High Weald Area of Outstanding Natural Beauty. However, the entire Neighbourhood Plan Area is covered by this designation, including the existing settlements. The allocation site lies adjacent to the existing built-up area of Hurst Green, which enables its development to minimise any impact on harm to the AONB.

The High Weald AONB management plan has a settlement objective (S2) which is: "To protect the historic pattern and character of settlement". Through the allocation of Cooks Field, the NDP will be supporting this objective, as the pattern of development will likely continue along the line of the road and would not degrade any separation between settlements.

Furthermore, the AONB management plan is supportive of development within settlements providing it corresponds with the design guidance. This of course can be achieved through the development management process. Detailed landscape work will be undertaken prior to any application being submitted, along with other evidence in the form of technical reports to ensure any development will be sustainable.

Conclusion and Recommendation

Support is given to the emerging allocation at Cooks Field, in the Neighbourhood Development Plan. This representation confirms that the site is suitable, available and achievable for residential development.