



Hurst Green Parish Council
The Parish Office
Village Hall
Station Road
Hurst Green
East Sussex
TN19 7PL

BY EMAIL ONLY: clerk@hurstgreen-pc.gov.uk

Our ref: MWB/JK/16527

17 September 2022

Dear Sir/Madam,

**REGULATION 14 HURST GREEN NEIGHBOURHOOD PLAN 2021-2039:
CONSULTATION RESPONSE**

We write on behalf of our client, Wooldridge Developments Ltd, regarding the draft Hurst Green Neighbourhood Plan (HGNP). The HGNP 2021-2039 Pre-Submission Draft Version is currently out for public consultation for a period of just over seven weeks, which is due to end on 17 September 2022.

Our client supports the principle of bringing forward a Neighbourhood Plan in Hurst Green and recognises the benefit such Plans bring to the local community. Wooldridge welcomes this opportunity to express their views where they would be helpful.

Wooldridge note and support the HGNP's visions and objectives, specifically where they relate to new development. For instance, it is considered appropriate that the HGNP supports sustainable and landscape-sensitive housing development that enables the delivery of the HGNP's vision and objectives.

Our client has land interests in the site known as 'Field Opposite the Lodge, London Road' which is proposed to be allocated for 26 residential dwellings in the HGNP, under policy HGSA3 (Site HG6).

It is considered positive that the HGNP wishes to create an environment that encourages residents to live active, social and meaningful lives, by bringing forward action on facilities

planning transport design environment infrastructure land

t. 01622 776226 e. info@dhaplanning.co.uk w. www.dhaplanning.co.uk
Maidstone Office, Eclipse House, Eclipse Park, Sittingbourne Road, Maidstone, Kent, ME14 3EN

DHA Planning Ltd. Registered in England. Registered number: 2683290





and improvements, which are needed by the village of Hurst Green. A Neighbourhood Plan creates an opportunity to ensure that new developments are able to help meet these needs, delivering community infrastructure and facilities as appropriate.

A planning application was submitted to Rother District Council (RDC) in November 2021 by our client on the site for: *"development of site to provide 26no. dwellings with associated hard standing, car parking, landscaping, public open space and provision of a car park for the Church"* under the LPA reference RR/2021/2798/P. The site name differs from that given to it by the HGNP and is referred to as 'Land West of London Road, Hurst Green' in the application. The application has been informed by extensive engagement with the Parish Council which will remain the case going forward. The application is currently undecided by RDC but we have recently submitted an amended set of plans to respond to the comments made by consultees and local residents.

Policy HG1 (Location of Development) sets out that development in Hurst Green shall be focused within an amended development boundary to include several new housing sites. Policy HG2 (Housing Strategy) proposes to allocate four new housing sites which will equate to approximately 75 new dwellings in the village. Our client is supportive of these proposals which would accord with the spatial strategy of the adopted District Local Plan for RDC and help to provide much needed market and affordable housing in an area of severe need. 'Land at London Road' is allocated for 26 dwellings which aligns with the proposals that have been submitted as part of the planning application.

Policy HGSA3 (Site Allocation: Field Opposite the Lodge, London Road (HG6)) provides detailed guidance for the site considerations and design of the proposals. This includes (among other things) compliance with the High Weald Design Guide; the provision of open space and allotments; and the provision of car parking to serve the village church. The proposals that have already been put forward by our client aligns well with HGSA3 as a whole and Wooldridge are therefore supportive of this policy.

Wooldridge specifically welcome the feedback the Parish Council have provided through the planning process, which has helped to influence the emerging proposals in a significant way, for example through the incorporation of a large central open space which accords with objective 5 which seeks to create new, open green spaces and ways to support and enhance biodiversity. Importantly, the application now features a community orchard, to ensure it complies with policy HG15 which states that development proposals that incorporate new community growing spaces of a size appropriate to the development, will be supported.

Summary

In its current form, Wooldridge Developments Ltd are supportive of the draft Neighbourhood Plan. It sets out a positive vision for an attractive future for the village, and its policies appear well thought out and justified, ensuring the vision and objectives



can be met and delivered. If submitted in its current form, we would consider that an Examiner will find in favour of the HGNP, allowing it to proceed to a local referendum.

If you would like to discuss any of the above, we would be very happy to do so.

Yours faithfully,

A handwritten signature in black ink, which appears to read 'M. Bewsey'. The signature is fluid and cursive.

Mark Bewsey MRTPI
Director
mark.bewsey@dhaplanning.co.uk