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Urban design

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Attn: Andrew Brown

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

Dear Andrew,

Foundry Close

11 January 2019

Ref: Number

Master planning
Architecture
Landscape architecture
Planning

Further to our meeting of 14th November 2018, we have now produced an initial, draft proposal for the Foundry Close Site which in our view reflects the views expressed by the Parish Council and the Neighbourhood Plan Team.

Just before we met, we became aware of an existing ecological survey undertaken by Lloydbore in 2016. The report confirmed the presence of dormice on the site. Lloydbore notified Natural England to protect the habitat.

The dormice are concentrated in the north of the wider site on our clients land. Our client has since commissioned Lloydbore to undertake an assessment of his site to identify the extent of the dormouse habitat and to propose mitigation, likely to satisfy Natural England. This additional ecology work also explains why we have taken some time to respond to you.

We believe that our proposals respond to the points raised at our meeting but it should perhaps be said that some of the views expressed by the Parish Council/Neighbourhood Plan Team do not necessarily align with planning policy. The principle differences are highlighted below:

- The Parish Council/Neighbourhood Plan Team have no in principle objection to development on our client's site and recognises that they have development targets to meet but do not wish to see the entire wider Foundry Close site developed and would prefer to see a smaller development, not the 60 dwellings previously proposed by Millwood Homes.

- The Council/Neighbourhood Plan Team wish to see the avoidance of shared surfaces. The Village is awash with cars parked on pavements, grass verges and open spaces and shared surfaces will encourage this further. The Parish Council/Neighbourhood Plan Team wish to see distinct carriageways and pavements separated by kerbs and carriageways wide enough to allow informal on-street parking. This is likely to be a key recommendation of the Neighbourhood Plan. The attached sketch layout indicates a total of 44 allocated, unallocated and visitor parking spaces in accordance with the East Sussex Residential Parking Demand Calculator.

In line with planning policy, the Parish Council/Neighbourhood Plan Team wish to avoid ubiquitous development and encourage well designed, distinctive development that creates a sense of place and focus that draws its inspiration from the best aspects and features of Hurst Green.

Our Proposed Scheme.

Our proposal reflects the mitigation advice received from Lloydbore, our ecologists. Their advice is that we retain 1,350M² of hazel rich dormouse habitat protected by a dense hedge between the retained habitat and the proposed development. The hedge continues along the western and southern boundaries of the site to provide habitat connectivity.

The area of retained habitat is outlined in blue on the enclosed draft site layout plan. The retention and improvement of hazel rich habitat will retain and enhance the dense under-storey to the northern and eastern tree belts and further limit the potential for views into the site from the Area of Outstanding Natural Beauty. We believe that this reserve will not only protect dormice but will connect the development with nature and improve the quality of life for residents.

Our layout provides an informal, meandering village street fronting the eastern tree belt and an area of public open space that acts as a focus for the development as a whole. Architecturally, we anticipate a fusion of vernacular and contemporary design with steeply pitched tile roofs, white painted weatherboarding, tile hanging, brickwork and distinctive tall chimneys so characteristic of Hurst Green. As such, we believe that our proposals represent a modern interpretation of Sussex vernacular architecture. We enclose a character sketch view from the southern end of the access road along the varied, undulating frontage to communicate our approach.

The scale of development is modest at 2-storey throughout with limited accommodation within some roof spaces. The limited development within a few roof spaces is incorporated to add visual interest to the roofline without increasing ridge heights. The modest scale of development minimises potential impacts on the Area of Outstanding Natural Beauty.

The following schedule of areas provides an indication of residential floor areas and dwelling types and numbers. Dwelling sizes are again modest

in accordance with planning policy and we anticipate a 40% provision of affordable homes pepper-potted throughout the development.

Approximate Schedule of Accommodation

Ref.	Dwelling type	Unit floor area (M ²)	No. of storeys	No. of units	Overall floor area (M ²)	Parking spaces & garages
A	4-Bed House	120	2.5	2	240	4
B	3-Bed House	100	2	7	700	14
C	3-Bed House	90	2	4	360	8
D	2- Bed House	75	2.5	2	150	2
E	1-Bed House	58	2	2	120	2
F	2-Bed Flat	61	2	4	240	4
TOTALS				21	1,810	34*

*Excludes on-street visitor spaces (10 spaces).

In Summary:

Parking: The parking provision is in accordance with the East Sussex Residential Parking Demand calculator.

Design: The scheme is sympathetic to the Area of Outstanding Natural Beauty and to local architectural forms, materials and details.

Accommodation: The scale of development generally and scale of flats in particular has been significantly reduced (when compared with the previous Millwood homes Scheme). The few remaining flats will have the appearance of houses. The range of accommodation allows families to live near one another and downsize/upsized.

Open space: The Parish Council/neighbourhood Plan team expressed an interest in the inclusion of a peace garden. Accordingly, the scheme includes a communal Public Open Space and a focal point for residents.

Density: A significant proportion of the site is constrained by trees and habitat retention and consequently density of the proposals is low at 25 dwellings per hectare or 10 dwellings per acre.

Expansion:

The scheme allows for a potential expansion to the south if appropriate in the future.

We look forward to receiving your comments as soon as possible.

Kind Regards

A handwritten signature in black ink, appearing to read 'G. Brady', with a stylized flourish at the end.

Gerald Brady