



Dear {SALUTATION} {LASTNAME},

I wanted to write to you with an update on the Hurst Green Neighbourhood Plan.

As you will be aware, Hurst Green is taking the opportunity given by the Localism Act of 2011 to have a genuine influence on the future development of Hurst Green by creating a Neighbourhood Plan which will carry full legal status once it is made (adopted). The plan is a legal document that sets out planning policies for the Parish of Hurst Green, and will be used to decide whether to approve planning application.

Information on the Site Assessment & Development Process

As you will know, there are quite a few stages that we need to go through prior to the Hurst Green neighbourhood plan being adopted.

The first step involved us conducting an initial call for sites. This has now happened and you will likely have submitted your site and have been allocated a site ID number ({SITE_NUMBER}) as part of this initial process.

Next we asked you to complete an initial site assessment. This is similar to the professional assessment which will be conducted over the next few months on our behalf, and gave us a lot of additional information, so thank you for preparing these.

As landowners / developers, the next stage of the process is to prepare a more detailed proposal of how your site would work, you may choose to employ professionals to help you with this of course, but there is no requirement for you to do so from our side.

Now whilst some of the submitted sites will only accommodate a few dwellings and your proposal may already be well formed, other sites could accommodate a varying number, so I thought it would helpful to share the housing allocations that Hurst Green village currently has to aid in your thinking process around how many dwellings your site could accommodate.

The actual number of dwellings that Rother District Council (RDC) are expecting Hurst Green to allocate in and around Hurst Green village is 75 (in the detail, it's actually 81, based on 6 new houses that were already committed).

So where does this number come from? It comes from RDC's Core Strategy, this is the key planning policy document within Rother which was published in 2014. The document sets the overall vision and objectives for development in Rother up to 2028 and includes policies relating to development across its towns and rural areas. It also contains 'core policies', such as those on community development, housing, the economy, the environment and transport. You can read more about the Core Strategy on RDC's website at: <http://www.rother.gov.uk/CoreStrategy> It is also worth noting the current [development boundary for Hurst Green](#).

The important part of the above, is that Rother's Core Strategy does not allocate specific sites for development in the parish of Hurst Green, this will be done by the Hurst Green Neighbourhood Plan.

So whilst 75 houses is the minimum number of housing that we will be

allocating as part of the plan, the allocation itself doesn't unfortunately provide for three (at least) further bits of important detail:

1) it doesn't say what types of dwelling should be built in Hurst Green (a 1 bedroom starter home, a retirement apartment or a 5 bedroom family house as examples).

2) it also doesn't state when these houses need to be built, for example all at once, or over the lifespan of the allocation, until 2028.

and

3) it also doesn't say whether Hurst Green actually needs *more* houses to accommodate local housing needs, or indeed for example whether these needs are actually outside of the current development boundary, such as at Swiftsden or at Silver Hill, so it could well be that we are looking for more than the initial allocation of 75 dwellings, and also across the parish.

To get the answers to these questions and more, we are just about to start a housing needs assessment which will be conducted by AECOM on our behalf. The results of this assessment should tell us exactly what level of housing we need and what types, as well as also taking into account national policy.

We will pass this assessment onto yourselves as landowners / developers, which will help you finalise your proposals, but for now please do start thinking about the options for your site(s) based on our conversations with you / your representatives, and we will confirm whether these numbers have changed in due course.

Regardless of what happens it is likely that the neighbourhood plan will want to spread the housing allocation across several sites, for example if the housing needs assessment confirms the need, then we will likely seek to build new large family houses in areas where there are already large family houses.

Thinking ahead further it is likely that the neighbourhood plan will seek to allocate design code, but for now, it is safe to assume that proposals that are sensitive to local area are likely to match any future design policies. Specific things you may want to think about is how to create a real sense of purpose in your proposal, real areas of private and green space, sensible levels of parking allocation (given our rural location and lack of public transport) and ways that your proposal(s) will enhance the lives of residents and the village. Likewise, previous proposed developments with shared vehicle/pedestrian access have generally not been well received by residents.

Appreciating that the exact timetable outlined over the following paragraphs may change slightly, we do anticipate that in December 2018 we will be running a series of public meetings to introduce the community to the site areas that have been put forward, and it is this presentation that you will have contributed material to over the past few weeks.

I will be sending around a copy of the current draft of the presentation for this meeting and will be asking you to confirm that you are happy with the content. For interest you may also like to see the various locations that have been submitted, the easiest way to do this is via the site maps: Map Appendix A, Map Appendix B, Map Appendix C.

At this stage unless you have explicitly confirmed that you will only be putting forward your site with specific numbers of dwellings, the meeting (expected to be in December 2018) will only explain the need to allocate sites and gauge initial general public reaction to the general concept of building on each of the specific sites.

By late December 2018 / early January 2019 we should have confirmed our housing needs, and will have been able to work with you to jointly agree housing numbers for each site which will allow you to finalise your initial housing site proposal(s).

In late January 2019, we anticipate inviting you to present these proposals to the Neighbourhood Plan Steering Group and our professional advisers, and from here, these proposals will be presented at another public meeting to gauge community reaction to these.

Following this, the complicated business of moving some of these sites forward will begin, but I will write a longer note, and indeed hold a briefing in the new year on this. It is however worth noting that our intention is to be complete by the Autumn of 2019.

I hope this update was useful, I and the Housing Task Group members look forward to continuing to meet with you and/or your representatives in relation to developing your proposals and appreciate your continued support and enthusiasm for the Hurst Green neighbourhood plan.

Finally, if for whatever reason you no longer wish to get these emails, please click on the unsubscribe button below.

Latest Documents:

- [Ancient Woodland and Public Green Spaces - Hurst Green Village v1](#)
- [Ancient Woodland and Public Green Spaces - Silver Hill v1](#)
- [Ancient Woodland and Public Green Spaces - Swiftsden v1](#)
- [Hurst Green Parish - Flood Warning Areas - v1](#)
- [Project Plan for HG Neighbourhood Plan \(as supplied to RDC\) - 11th Oct 2018](#)

regards,

Andrew Brown

*Hurst Green Neighbourhood Plan Housing Task Group /
Hurst Green Parish Councillor*

Hurst Green Neighbourhood Plan Team

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



This email was sent to {EMAIL}. You received this email because you registered your interest in the Hurst Green Neighbourhood Plan. Hurst Green Parish Council take your privacy seriously, store your email address in Europe and are registered under the Data Protection Act.

[Unsubscribe from these emails here](#)

Sent by

 sendinblue