



L E A P E R

LAND PROMOTION

Proposal for Custom and Self-Build homes at Broadcommon Road, Hurst



The proposal

The proposal is for up to 33 Custom and Self-Build homes at Broadcommon Road, Hurst. This would comprise 27 houses and six flats, of which 14 (42%) would be affordable homes.

In addition, the development would incorporate two large open spaces for all members of the Hurst community to access and use, one of which includes an equipped play area and the other left more natural and wilder.

We have submitted an 'outline' application to establish the principles of the proposed development. If approved, this would be followed by a 'reserved matters' application, to establish the detail of individual homes and landscaping before any development could commence.

We would be responsible for delivering any internal roadways, footpaths, and landscaping works and installing utilities before custom or self-builders get underway.

Designated settlement boundary

The site is outside the designated settlement boundary of Hurst. As a result, the application looks to maintain a sizeable gap to the other buildings surrounding the site, alongside the provision of generous open spaces. It is important to note that the settlement boundaries of the Borough are out of date and they need updating by the Council as they prepare the new Local Plan. This requires a detailed review of the previous call for sites submissions and the incorporation of new sites to deliver the new housing target, which are suitable, available and achievable. The site off Broadcommon Road is a sustainable site on land which is near the settlement boundary of Hurst.

Greenfield development

It is acknowledged within the Local Plan Update consultation that there is a need to find suitable new areas for development on the outskirts of existing towns and villages, that are likely to currently be fields. This site could improve public access to the countryside by turning what is an inaccessible private field into public space for use by all.

Other designations

The site is not subject to any national landscape, environmental or heritage designations which would preclude development and it's within Flood Zone 1, an area with the lowest probability of flooding. The existing landscape features would be retained and reinforced, bring biodiversity enhancements throughout the scheme.

Housing mix

By its very nature Custom and Self-Build housing provides a mix and balance of dwelling types and sizes. The housing mix proposed is: 2 x 1-bedroom flats; 4 x 2-bedroom flats; 6 x 2-bedroom houses; 7 x 3-bedroom houses; 14 x 4-bedroom houses.

Design

All buildings would be no more than two storeys, with the potential for additional rooms within roof spaces where this does not affect the ridge height. The proposed density is low at 7.3 dwellings per hectare (dph) compared to an average of 13dph in the village.

As a Custom and Self-Build development, the design of each new home would be controlled by a Design Code. Buyers may choose to configure their own house design according to their needs and tastes, subject to a menu of pre-approved architectural features set out in the Design Code. The Design Code, which is part of the planning application, identifies many of the traditional building styles seen in the village to ensure the architectural character and pattern is retained in the newly constructed properties.

The palette of materials in the Design Code includes red brick, herringbone brickwork, clay flat tiles, thatch roof and stained weatherboard cladding.

Plot sales would be subject to covenants that are designed to ensure that the public realm is properly maintained. These would include covenants, for example, restricting changes to the fronts of buildings, that homes are decorated externally every few years, or that no structure is allowed to be built within two metres of the hedgerow.

Access and traffic

To minimise the impact of traffic on Broadcommon Road, a new single point of access is proposed near the northern corner of the site. This was moved 6.4m eastwards following a request from the public consultation. This location also helps minimise the need for trimming down the existing hedgerow for adequate visibility. Two vehicle-passing bays are proposed on Broadcommon Road, one along the site frontage and the other further south-west.

A new footpath is proposed behind the existing hedgerow parallel to Broadcommon Road to provide a safe walking environment for pedestrians. The existing site entrance would remain and stay open for all pedestrians. At the eastern corner of the site, the new footpath would re-join Broadcommon Road, which connects to public rights of ways located towards the east.

The Transport Statement submitted with the application indicates that a total of 20 two-way trips would be generated by the proposals during the morning peak, with 17 two-way trips during the evening peak period. The site is also in a sustainable location easily accessible by public transport. The nearest bus stop is on School Road approximately 0.2 miles from the site, which is approximately a three-minute walk.

Parking

94 parking spaces are proposed. On-plot car parking within garages or on private driveways are provided for each new house. This provision also includes parking spaces for visitors to reduce the need for on-street parking. Ten unallocated parking spaces are arranged as laybys on the edge of the proposed village green.

Landscape and ecology

The site is well contained because of the mature hedgerows along its boundaries. The existing hedgerow along Broadcommon Road would be protected and biodiversity would be enhanced by the introduction of a new native vegetation buffer zone behind the hedgerow. New planting is proposed on the boundaries, in particular the north-western boundary adjacent to the adjoining properties and along Broadcommon Road, as well as within the village green.

The current field consists of grassland, grazed by horses in rotation so with low floral diversity. An enhanced ecological habitat network, with new trees, native flowering and nectar producing species and improved hedgerows would enhance connectivity with existing habitat networks, improving the landscape for wildlife and local biodiversity. In addition to the new habitats created, bird and bat boxes would be positioned throughout the site, together with reptile refuges, such as log piles. The project aims to deliver measurable biodiversity net gains of more than 10%, with an increase of approximately 37.5% in biodiversity expected.

A new sustainable drainage system (SuDS) would increase the capacity of surface water detention, and drainage would be improved on site through sustainable and attractive landscape features such as ponds and swales.

Public and stakeholder consultation

We held a public consultation in May 2021. As a result of feedback received from the consultation, we have made the following amendments to the scheme:

- The introduction of passing bays along Broadcommon Road given the concern regarding the suitability of the lane for increase in traffic.
- Whilst vehicle speeds are low along Broadcommon Road, new signage would be erected advising on-coming vehicles that there may be pedestrians in the road ahead.
- The vehicular access has been moved some 6.4m to the east further away from the properties on the corner of Broadcommon Road.
- The area of land which would be offered to residents in the north-west has been increased and landscaping enhanced in between the existing properties and the proposed plots.
- The apartment block has been redesigned so this appears as two distinct buildings, with changes made to the roofscape. This ensures that all house types illustrated in the plans reflect the surrounding character of the village.