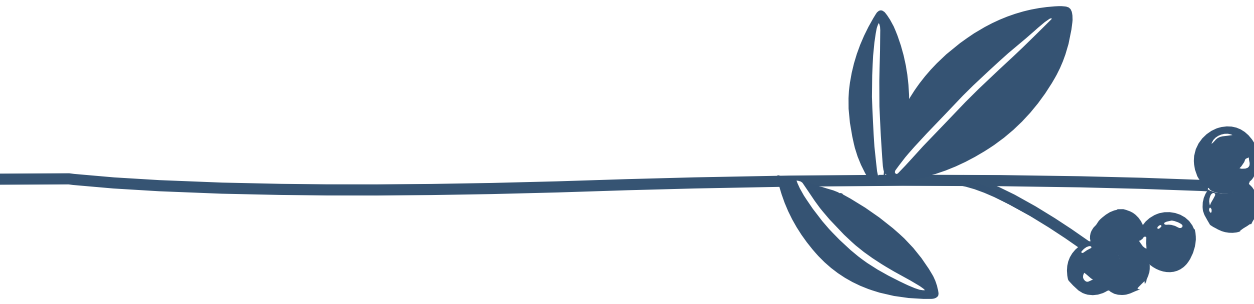




EVOLUTION TWO: OPTION TESTING, WINTER 2023 TO SPRING 2024

Following the dismissal of the appeal, additional site visits, and project team discussions, sketch options for the site's development were prepared. These options aim to address the reasons for refusal, including maintaining important views and a sense of openness across the site to/from Lodge Road and Tape Lane.



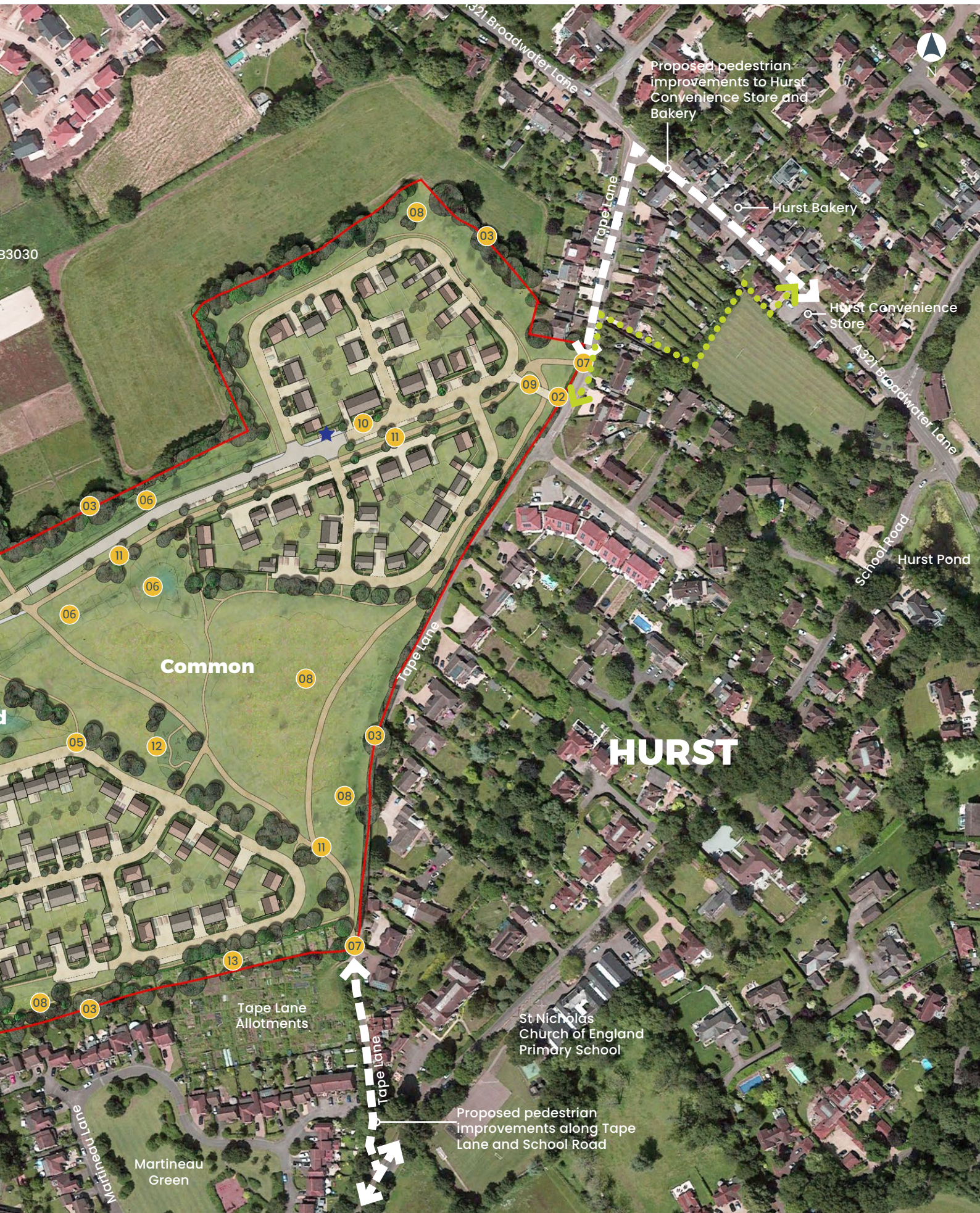
EVOLUTION THREE: ILLUSTRATIVE MASTERPLAN, SPRING 2024 TO SUMMER 2024

Following the selection of a preferred option, which maintains the greatest sense of openness and retains Hurst's settlement pattern of a reverse C while minimising impact on trees and hedgerows, the project team conducted new and updated technical studies and contextual analysis. These efforts fed into the formulation of the masterplan that aimed to better understand the site's constraints and opportunities as well as the character of Hurst in terms of development density and architectural character.

To address concerns about sustainability, a comprehensive sustainable and active travel strategy was formulated, including a new mobility hub, an off-road cycle link, and a bus route stop. The number of homes has been reduced from 200 to up to 99 homes, with a density that aligns with the surrounding context. To understand the development's impact on key viewpoints, computer modelling, and artworks were undertaken.

- Site boundary
- 01 Primary vehicular access point
- 02 Emergency, bus and pedestrian cycle access only
- 03 Retained and enhanced vegetation
- 04 Primary access road and bus route
- 05 Community orchard
- 06 Sustainable drainage system including swales
- 07 Pedestrian and cycle connection point
- 08 Meadow planting and species-rich landscapes
- 09 Pedestrian/cyclist, bus and emergency vehicle access link onto Tape Lane
- 10 Car club parking space
- 11 Shared pedestrian and cycle footpath
- 12 Children's play space
- 13 Extension to Tape Lane Allotments
- ★ Mobility hub, including short-stay cycle parking, a bike repair/cycle maintenance area, a bus stop and parcel drop-off/pick-up lockers
- ● ● Potential alternative pedestrian/cycle connection to local shop (subject to agreement with St Nicholas Hurst Parish Council)





Proposed pedestrian improvements to Hurst Convenience Store and Bakery

Hurst Bakery

Hurst Convenience Store

A321 Broadwater Lane

School Road

Hurst Pond

HURST

St Nicholas Church of England Primary School

Proposed pedestrian improvements along Tape Lane and School Road

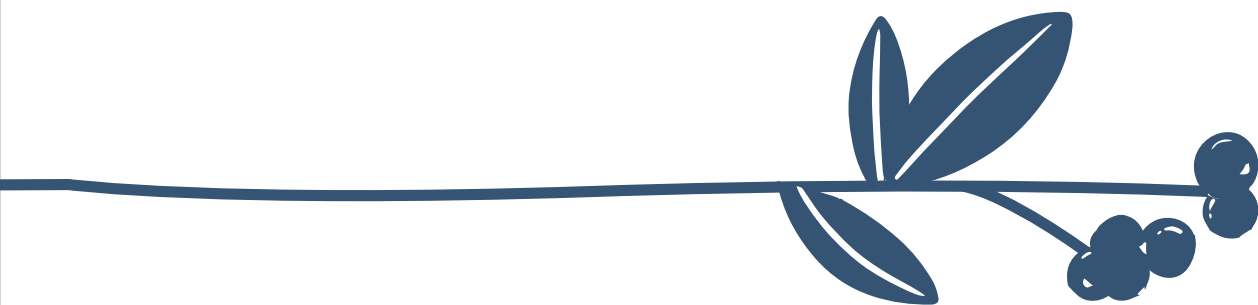
Tape Lane Allotments

Martineau Green

Common

33030





04

DESIGN



DEVELOPMENT PRINCIPLES

The following pages present a series of diagrams illustrating the key organising principles for the proposed development at Land east of Lodge Road.

The design rationale is based on the placemaking concept outlined in the previous pages, as well as the contextual analysis and technical constraints discussed earlier in this document.





1. Retain, enhance and establish landscape features

Except for two localised sections of hedgerow to accommodate the access points at Lodge Road and Tape Lane, all vegetation, including veteran trees, will be retained and integrated into a comprehensive green infrastructure network.



2. Maintain the site's sense of openness between Lodge Road and Tape Lane through the establishment of new, publicly accessible green infrastructure

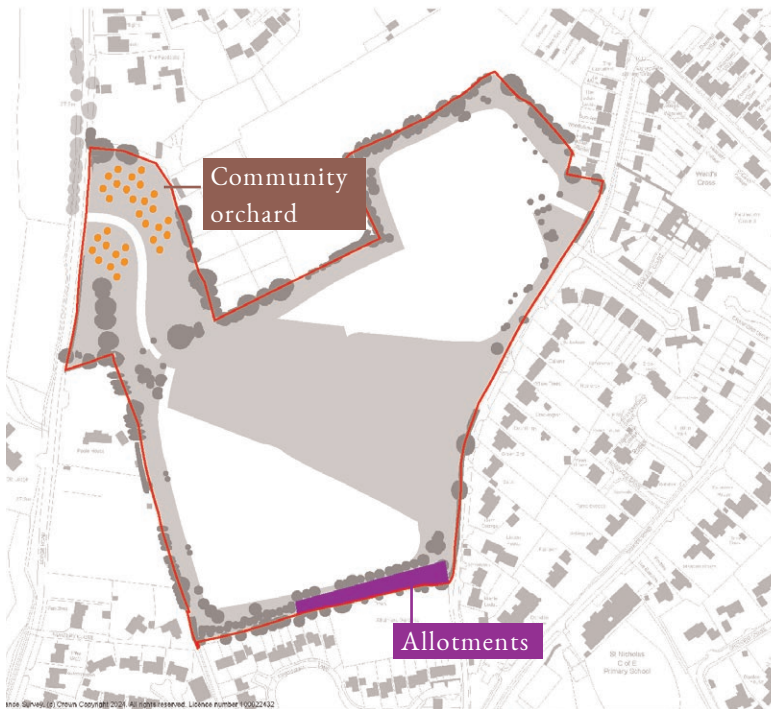


3. Establish landscaped gateway entrances

The creation of a community orchard adjacent Lodge Road serves to filter views into the site.



4. Establish a multifunctional perimeter green infrastructure network to accommodate existing and proposed tree planting, including veteran trees, a sustainable drainage network, and a network of cycle and pedestrian paths



5. Create a community orchard and extend the allotments on Tape Lane to encourage a sense of community spirit, promote healthier eating habits, enhance biodiversity, and improve well-being

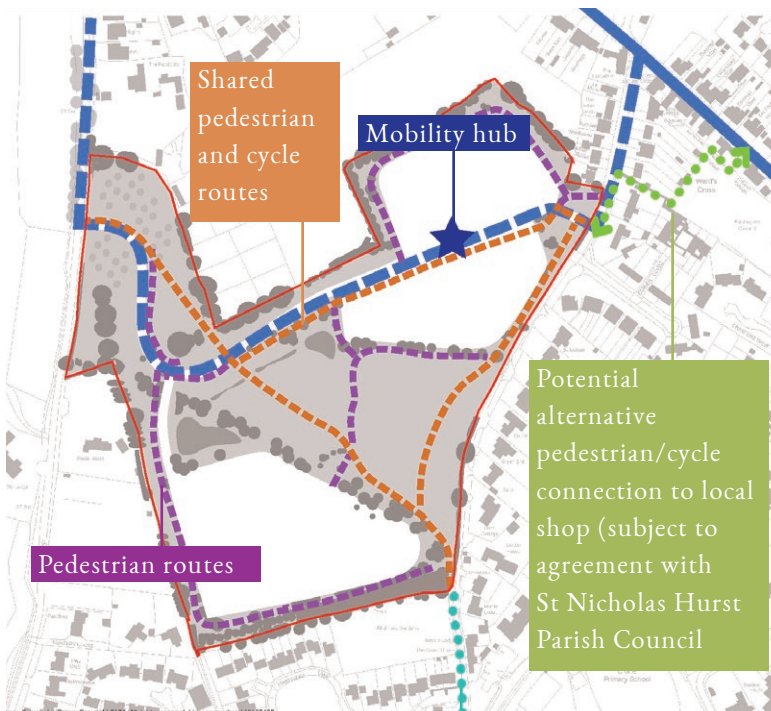


6. Establish multifunctional green and tree-planted landscape corridors within developed areas to weave landscapes through the built environment, create an attractive outlook for new homes, establish wildlife corridors, and encourage walking and cycling from the doorstep



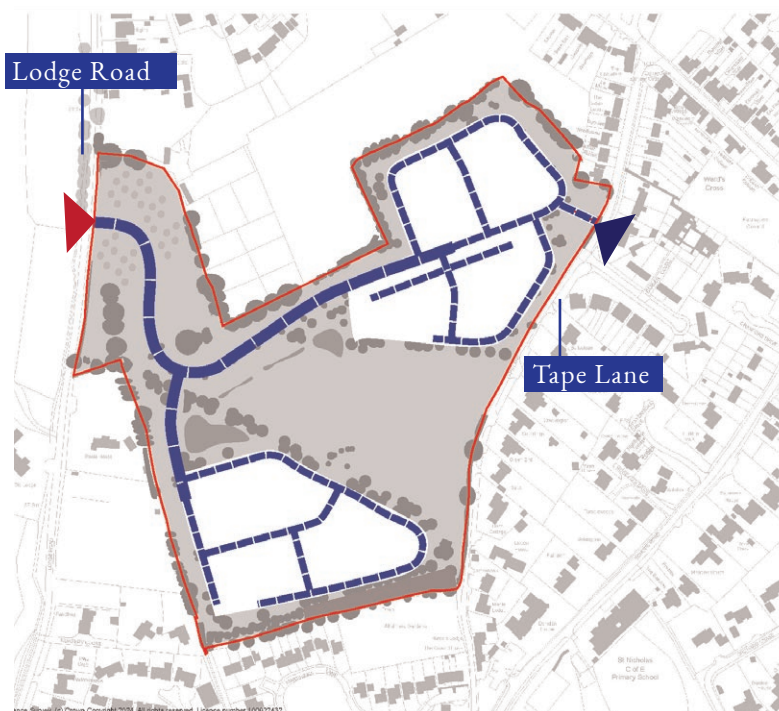
7. Create a central, publicly accessible 'common' to help maintain a sense of openness across the site

The common will comprise a species-rich meadow, representing an enhanced landscape that can be appreciated and accessed by both new and existing residents.



8. Create a comprehensive, sustainable, and active travel strategy for the site

This strategy will include a mobility hub equipped with delivery lockers, cycle parking, a bike repair station, and a bus stop. Additionally, the strategy includes a bus route through the site and a network of off-road pedestrian and cycle paths.



9. Create a network of safe, attractive, green, and healthy streets

The scheme will gain access via Lodge Road to the west (▼) and also propose a new emergency/pedestrian/cycle access point (▼), which will be taken from Tape Lane.



10. Create a diverse mix of up to 99 beautifully and sustainably designed homes that seamlessly integrate with and reflect the unique character of Hurst

The character of housing will be explored in greater detail later in this document.



ILLUSTRATIVE MASTERPLAN

The vision for the Land east of Lodge Road is to create a diverse mix of up to 99 beautifully and sustainably designed homes that seamlessly integrate with and reflect the unique character of Hurst.

The development aims to maintain a sense of openness between Lodge Road and Tape Lane by delivering a stunning environment of biodiverse and publicly accessible landscapes, including a naturalistic common complete with a pond and a community orchard. Additionally, the design of the new neighborhood emphasises active and sustainable travel by providing a mobility hub, bus route and stop, and a network of off-road pedestrian and cycle routes.

- Site boundary
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Proposed pedestrian
improvements to Hurst
Convenience Store and
Bakery

Hurst Bakery

Hurst Convenience
Store

A321 Broadwater Lane

School Road

Hurst Pond

HURST

Common

Approx. 121m

Approx. 154m

Tape Lane

St Nicholas
Church of England
Primary School

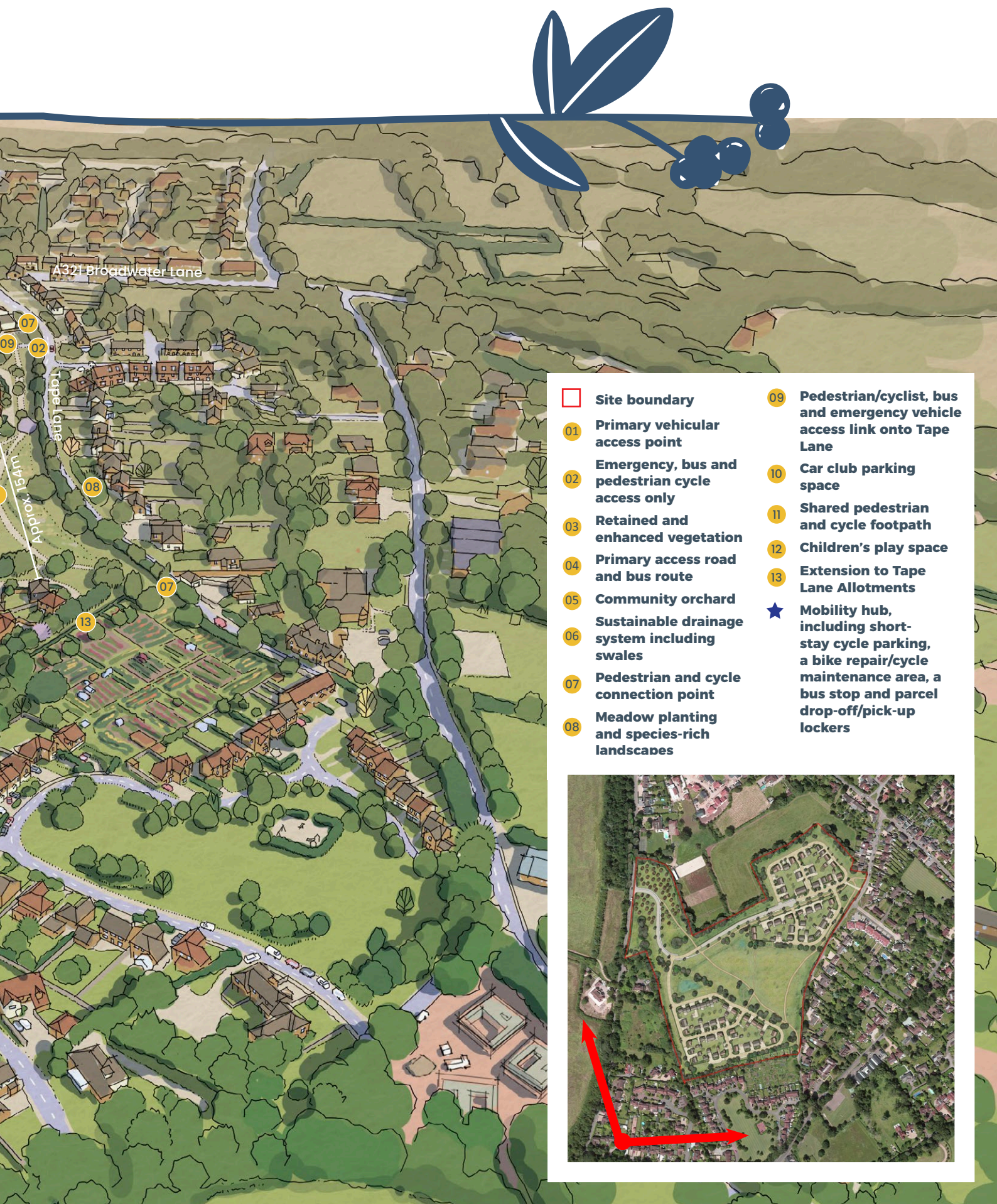
Proposed pedestrian
improvements along Tape
Lane and School Road

Tape Lane
Allotments

Martineau
Green

ILLUSTRATIVE ARTIST'S IMPRESSION

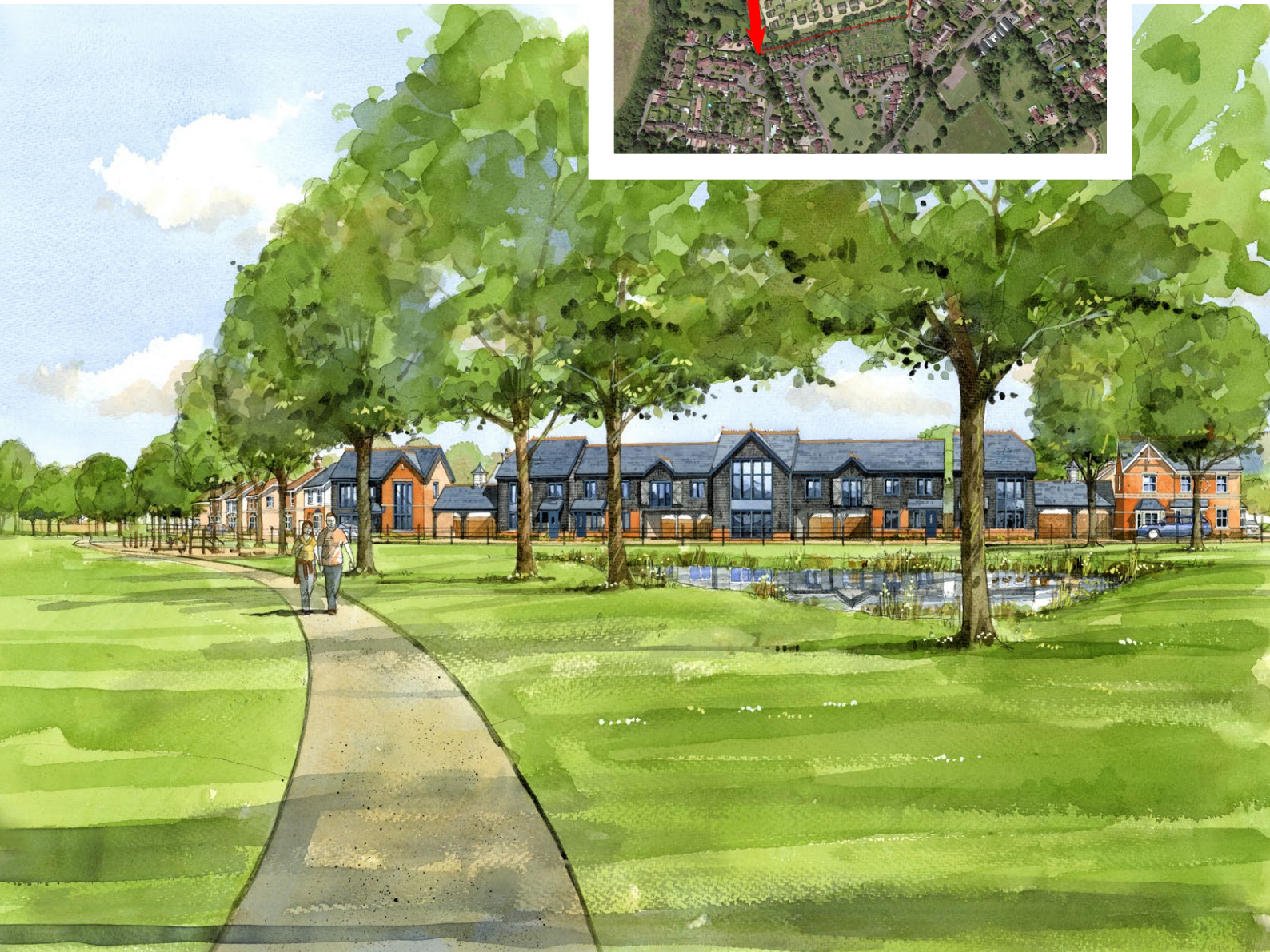
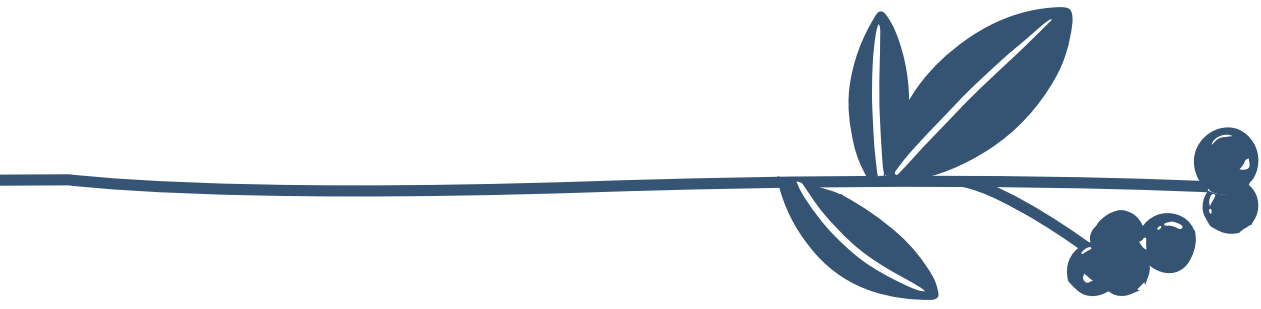




ARTIST'S IMPRESSION OF THE COMMON

A new beautifully designed scheme that naturally integrates with the existing village fabric of Hurst, creating new high quality open space, biodiverse habitats, as well as pedestrian and cycle paths for everyone to enjoy.







PARAMETER PLAN

LAND USE

The parameter plan outlines the intended use and extent of development for the site. Land east of Lodge Road development will include up to 99 new homes, a mobility hub, a new bus route and a significant amount of publicly accessible green space.

Land use	Area
Site Boundary	10.68 ha
Residential (Use Class C3)	3.89 ha
Green infrastructure including strategic public open space and associated facilities, pedestrian and cycle routes, sustainable drainage systems (SuDS) and children's play spaces	6.79 ha

DENSITY

The site has a net density of around 25 dwellings per hectare.

BUILDING HEIGHTS

Land east of Lodge Road proposes a maximum height of two storeys across the entire development, in keeping with the prevailing built character of Hurst.





LANDSCAPE STRATEGY

The delivery of well-designed, accessible, and inclusive public spaces will offer residents the chance to socialise and engage with each other, encouraging interaction and opportunities to benefit from healthy lifestyle choices.

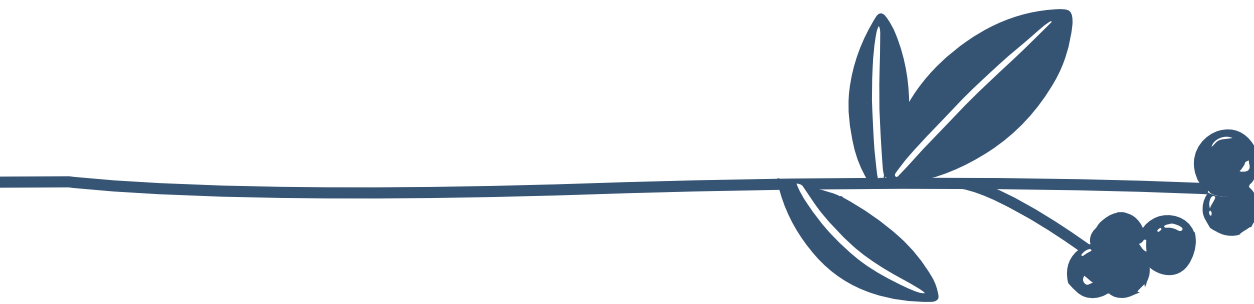
Landscape design is a key component for creating a successful development at Hurst. The proposed multi-functional green infrastructure is an integral part of the scheme and creates a strong landscape structure across the site, with a focused common open space central to the development, and the retention and enhancement of existing landscape assets wherever possible.

The delivery of the new green infrastructure and accessible public open space has been a driving factor in the creation of new routes and spaces within the masterplan. The landscape helps to further define the public and private space while adding colour, water, and seasonal interest to the residential environment.

Natural England's Green Infrastructure Principles (January 2023) set out fifteen principles to demonstrate the importance of green infrastructure, suitable types of green infrastructure, and methods for ensuring the green infrastructure can be delivered and managed into the future. Following these principles will ensure open space is multi-functional, providing a variety of spaces for the benefit of nature, communities, and the world around us. Connected and accessible spaces encourage active and healthy lifestyles, where communities can thrive and prosper. Future needs are considered with appropriate water management and a focus on resilient landscapes.

Successful public spaces help create more attractive places to live and provide safer routes for users. From an ecological perspective, the delivery of green spaces alongside development can increase flood protection and sustainable drainage, as well as providing better microclimates and enhancing biodiversity. Alongside well-designed public spaces, the proposed water management and planting strategies offer the opportunity to enhance and optimize the development proposals, providing resilience to climate change and supporting biodiversity.

	Site boundary
	Existing vegetation to be retained and enhanced - RPA indicated by pink dashed line
	Existing hedgerow to be removed
	Veteran tree buffer
	Proposed tree planting
	Proposed feature / focal trees
	Proposed orchard tree planting - to include species of local provenance
	Proposed native tree and shrub planting - to enhance existing boundary vegetation and infill where necessary
	Proposed shrub planting
	Proposed hedgerow planting
	Areas of proposed species rich long grassland eg. Emorsgate EM10 Tussock Meadow Mixture
	Areas of proposed wildflower meadow eg. Emorsgate EM4 for use within the orchard area
	Areas of proposed wet meadow grassland and marginal planting eg. Emorsgate EM3 for use within the attenuation basin/ swales
	Areas of proposed amenity grass eg. EG22 for use in amenity green space only
	Proposed mown footpath - within community orchard area
	Proposed hard surfaces within public open space (footpaths / shared ped/cycle routes) to be hoggins
	Pedestrian and/or cycle route to local shop (Subject to agreement with St Nicholas Hurst Parish Council)
	Primary vehicle access point
	Shared pedestrian and cycle footpath
	Pedestrian and cycle connection point
	Emergency, bus and pedestrian/cycle access only
	Mobility hub
	Car club parking space



Landscape strategy plan. Not to scale. Aerial photograph: © Google Earth



New hedgerow planting

ARTIST'S IMPRESSION FROM TAPE LANE



The development strategy, coupled with the retention and enhancement of existing hedgerows, aims to minimise the visibility of the proposed development from Tape Lane.