

Policy HGSA1: Site HG11: Cooks Field, Burgh Hill



Site context

- 11.13. This is a greenfield site (1.54 ha) located in the High Weald AONB, directly south and outside of the development boundary of Hurst Green towards the village's western end. It is located directly south of Burgh Hill, a quiet rural lane and historic routeway. There are several houses on its north side that look across the site. These houses are 1.5 to 2-storey in height, located on rising land up to 3m higher than the site's highest ground level and abut Burgh Wood ancient woodland to the north.
- 11.14. The site is semi-improved grassland with sown wildflower margins on medium to light soils. The field is part of a modern field system. The ground levels of the site fall from 80m above ordnance datum in the north west to 72.5m above ordnance datum towards the south east of the site. The boundaries include a 2m height indigenous hedge along the northern boundary with a field gate access towards its western end. The western boundary is lined by tall mature poplars which allow obscured views to the White House located directly west and adjacent to the site.
- 11.15. The southern boundary has some dense tree planting along its south eastern edge with more gaps in the planting towards its western end. The eastern end of the site is fairly densely planted although there is some obscured intervisibility with the neighbouring properties on Southview Close. The trees located along the eastern boundary are covered by a Tree Preservation Area (Group). There are two PRoWs, HG8 (north) and HG9 (west) in close proximity to the site. PRoW HG9 is also a historic routeway.

Proposed development

- 11.16. The site is considered to be suitable for approximately seven dwellings.

- 11.17. The south-east (and lowest) area of the site has the potential to receive surface water from across the site. The proposed surface water attenuation strategy could link via a series of bio-engineered surface water retention features to a village pond with the associated green infrastructure (GI), landscape, ecological and amenity benefits. The road and path design should be dictated by the GI design. The GI (rather than the road design) should lead the masterplan process to create a development that is sensitive to its landscape context. The road should explore the option to be shared use and seek to re-use the surface water it generates for landscape and ecological benefit.
- 11.18. New dwellings, built forms and structures (including fences) that face on to sensitive outlooks such as the High Weald to the south and Burgh Hill to the north should be sympathetic in terms of architectural elevations with high quality design, the use of local vernacular or appropriate contemporary materials and disguising built forms with earthworks, planting, green roofs, green walls etc; low level or cowled lighting should be used to lessen impacts on dark skies.
- 11.19. The most site sensitive parcel of land is located on the highest north-western areas of the site where there are good quality views to the High Weald wooded ridge line to the south. It should incorporate a welcoming gateway with lower (height) level landscape proposals (rather than taller built forms) such as amenity open space. This developable parcel on the higher ground should retain and strengthen the existing hedge and tree boundary and include a multi functional track for access to the houses, to link the PRoWs, to offer access for the farmer to the lower field, and to give the users of the Burgh Hill historic route a safer route within the site. The design should seek to locate front gardens and drives to mirror the layout of the dwellings on the opposite side of Burgh Hill whilst also retaining good quality views for these residents.
- 11.20. Access is from Burgh Hill. Opportunities should be taken to connect to the existing footpath network and to provide a new footpath along Burgh Hill. Car parking in driveways and on the road is more visually intrusive and suburbanising than discretely located and easily accessible block parking. The former should be avoided with a preference for the latter wherever possible.
- 11.21. In order for the development design to occur, the following are required: a detailed topographic survey; highway design (or feasibility must be confirmed); a heritage scoping statement; a further ecological survey; and a tree survey (including tree protection measures).

POLICY HGSA1: SITE ALLOCATION – COOKS FIELD, BURGH HILL (HG11)

A. The site allocated for residential development with an estimated capacity of 7 dwellings.

B. Development proposals should comply with all relevant Policies in this Plan.

C. Proposals which meet the following criteria will be supported:

- i. The application is to be preceded by a detailed topographic survey, highway design (or feasibility must be confirmed); a heritage scoping statement; further ecological survey; and a tree survey (including tree protection measures).**

Design

- ii. Built development should be directed to the lower part of the site and should utilise the topography for creating stepped architectural interest, continuing the ribbon settlement pattern that exists to the north, west and east.**
- iii. The design of any new buildings on the site will be required to demonstrate how it relates to the local character and is appropriate to its rural location and avoids a suburban feel. Guidance is provided in the Masterplan and Design Codes, detailed in Policy HG4, and in the High Weald Housing Design Guide.**
- iv. The sites may be suitable for self-build plots.**

Landscape

- v. The existing mature trees on the site shall be retained and new planting will be provided in order to appropriately screen the new dwellings from existing neighbouring residential properties.**
- vi. An area at the eastern boundary should become a 10m protection planted buffer/open space for the existing Tree Protection Area (Group). This protection should link with the green and blue infrastructure (GI) through the site and could be a biodiversity area and a linking path. The zone along the western boundary should include a planted buffer zone to include farmers access to the southern fields along with GI (path) inclusion and it should further obscure views in from the White House to the west.**
- vii. The boundary planting to the north and south should be strengthened with indigenous species and a high percentage of evergreens to screen views in (specifically for views in from PRow HG9 located south west).**
- viii. The landscape detracting telegraph poles and line should be installed underground. High quality High Weald public views must be retained in development design.**
- ix. All planting to boundaries and along the GI routes must be indigenous species with a consideration of increasing the percentage of evergreen species where views may need to be screened all year round.**

Access

- x. **Access must be provided to and from Burgh Hill.**
- xi. **The linking of the Site to the local existing PRowS (HG8 and HG9) and to offer pedestrian access along Burgh hill where none currently exists.**
- i. **A car parking strategy should be agreed at the outset with an aim of reducing landscape and visual impacts (specifically avoiding glint and glare impacts for views back in from the High Weald to the south).**