

Burwash (Inset Map 8)

Land off Strand Meadow

- 13.10 The site allocated for residential use is relatively hidden from the wider landscape, nestling on the side of a narrow valley that runs in a northerly direction from the main ridge upon which the village stands. The land is on a steep gradient, which slopes down to a ghyll on its northern boundary, and it is the lower part of the land that is considered suitable for development. The steep slope and most elevated part of the site on its south-eastern side are relatively exposed and should remain undeveloped. This land will be landscaped and planted with appropriate native species in conjunction with the residential development to screen the development and to soften the horizon of the new and existing development. The total area of the allocated land is some 1.7 hectares of which 0.6 hectares would be for housing to be laid out along one side of an access road.
- 13.11 Access to the site will be gained via Strand Meadow. It will be necessary to look at rationalising parking along the road and improve the appearance of the highway. Due to the existing number of dwellings that the road currently serves, the Highway Authority recommend that no more than 17 dwellings should be built on the site.
- 13.12 Adjacent land north of the existing recreation ground has been allocated for recreational and amenity space. There is an identified shortfall of open play space within the village and therefore the use of this land for recreational use adjacent to the existing play space in the village is sought. There should be local consultation on how it should be laid out. A footpath linking the development with Strand Meadow, the existing recreation ground and Ham Lane will ensure that the recreation facilities are more readily accessible to the development and a larger proportion of the community.

Policy VL1 Land south west of Strand Meadow, Burwash, as shown on the Proposals Map, is allocated for housing and recreational purposes. Proposals will be permitted where:-

- (i) no more than 17 dwellings are provided, of which 40% are affordable;
- (ii) an appropriate planting scheme is carried out at the time of the development to landscape the land between the new housing and dwellings in Rother View;
- (iii) a footpath is provided to link the new development to the existing recreation ground and Ham Lane;
- (iv) land set aside for recreational purposes is appropriately laid out and provision made for its subsequent management and public access;
- (v) both residential and amenity/community uses are progressed in tandem;
- (vi) developer contributions are made to provide for highway improvements in Strand Meadow to improve access conditions.