

**NEIGHBOURHOOD PLAN SUBMISSION TO BURWASH PARISH
COUNCIL FOR THE ALLOCATION OF LAND AT GLEBE HOUSE,
BURWASH, EAST SUSSEX.**

Graham Fifield
GRF Planning
30 Collington Avenue
Bexhill on Sea
East Sussex
TN39 3NE

Tel: 01424 221225
Email: graham@grfplanning.com

Introduction and the Site

Glebe House is a Grade II* listed building situated on the south side of the A265 to the east of the village of Burwash. The submission relates to a parcel of land to the west of the house which lies immediately to the east of Rectory Close. At its closest point the application site is 200 metres from the house and there is a very strong intervening belt of mature trees. These will be retained. The application site is not within the curtilage of the house. Immediately to the north east of the site is a pond. To the south there is a public footpath which runs in a generally east to west direction. To the north of the footpath the land slopes downwards, so that the development would be constructed in a depression. That, coupled with the proposed additional landscaping will minimize the views of the site from the footpath and from longer views across the Dudwell valley.

The Proposal

The submission is for 22 dwellings on the site, 7 of which would be affordable and 15 market housing. The existing pond will be enhanced and infiltration will provide natural drainage to it. The existing roadside hedge and ditch will be retained. The pond will be used as a focal point for the housing with the inclusion of green space around it. Lower density housing is proposed to the south west where the land is higher with two storey properties within the contoured landscape. There would be enhanced tree screening on the ridge to the south. The development would be between the existing residential properties to the west and the residential curtilage of Glebe House to the east.

Local Plan, Core Strategy, SHLAA and Neighbourhood Plan Policy Context

The Local Plan 2006

The site lies outside the development boundary for Burwash, but is immediately adjacent to it, to the west.

Core Strategy

Policy OSS2 indicates that Development Boundaries around settlements will continue to differentiate between areas where most forms of new development would be acceptable and where they would not. The Policy then continues by stating that existing Development Boundaries will be reviewed by the Development and Site allocations DPD (now DaSA), having regard to a number of criteria. These include having regard to the existing pattern, form and function of settlements; character and settings of villages; sensitivity to further development; and the amount of development needed to fulfil development needs. Policy RA1 indicates that 1,670 additional dwellings will be provided in villages over the Plan period located in accordance with the table at Figure 12. The table indicates that 35 new dwellings will be provided at Burwash. Footnote 4 states that the Core Strategy expectation is that new allocations will be within or immediately abutting a village development boundary. Policy CO6 relates to community safety and includes a requirement to ensure that all development avoids prejudice to road and/or pedestrian safety. Policy EN1 seeks to ensure the protection and where possible preserve the AONB.

SHLAA

The site was considered as part of the SHLAA in 2013, but rejected as a “red” site for the reasons that the landscape was exposed to long views from multiple directions within the AONB, was ribbon development in an area of rural character and it was on a fast, busy section of the A265 with lack of footways. This will be commented upon later in this report.

Burwash Neighbourhood Plan

Burwash was designated as a Neighbourhood Area in June 2016. Therefore, there will be no housing allocations within the Parish as part of the DaSA. The Parish have produced a pre-consultation on the Draft Plan earlier this year. The Plan does not allocate any sites for development.

The Five Year Land Supply Situation

The latest figures as at 1 April 2019 were published in September 2019. They show that there was a 3.73 years supply, including a 20% buffer

National Planning Policy Framework

Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 states that there are three dimensions to sustainable development: economic, social and environmental. These give rise for the need for the planning system to perform a number of roles. The economic role includes the requirement to build a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation. The social role is met by a number of matters including the provision of the supply of housing to meet the needs of present and future generations. The environmental role is met protecting and enhancing the natural and built and historic environment.

Paragraph 11 describes the presumption in favour of sustainable development. This is split into two sections. The first relates to plan-making, the second to decision-taking. With regard to the latter it advises that development that accords with an up-to-date development plan should be approved without delay. It further states that when the policies which are most important for determining the application are out of date, permission should be granted unless the application of the policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or any adverse impacts of doing so would

significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole. Footnote 6 in relation to areas or assets of particular importance includes AONB's. Footnote 7 refers to policies being out of date where an application involves the provision of housing where the local planning authority cannot demonstrate a five year supply of deliverable housing.

Paragraph 29 states that Neighbourhood Plans should not promote less development than set out in strategic policies for the area.

Paragraph 73 relates to maintaining supply and delivery of housing. It indicates that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years worth of housing, including an appropriate buffer.

With regard to development in AONB's paragraph 172 indicates that great weight should be given to conserving landscape and scenic beauty. It also refers to planning permission being refused for major development in such areas except in exceptional circumstances where it can be demonstrated they are in the public interest. The proposal is not for major development.

The case for the Development

Dealing with the issues raised in the SHLAA first, it does appear that the conclusion to show the site as being unsuitable for development did not fully take into account a number of factors. Firstly, because of the topography of the site, most of the development would be on land at a lower level than that to the south and some buildings will be entirely screened from view. This would substantially reduce the long distance views of the site from the south. There are already some trees close to the southern boundary. Additional planting will help further screen the development from views as well as from the public footpath. Secondly, the development to the west (Rectory Close) is not a ribbon of development. It has been developed as far

south as the proposed development here and therefore the development of the land at Glebe House would be compatible with it and not project to the south further than is currently the situation. Finally, the proposed access to the site is at the western end of the site, where the speed limit is 30 mph and is not therefore on a fast section of the A265. There is a public footpath immediately opposite the access and it is approximately 600 metres (less than a ten minute walk) to the centre of the village on foot which gives access to the local shops and public houses. It is also a similar distance to the primary school.

Given the need to provide additional dwellings within the Parish it is inevitable that they will all be within the AONB. The fact that the Draft Neighbourhood Plan allocates no sites for development appears to be in direct conflict with paragraph 29 of the NPPF. In accordance with the NPPF, the development boundary for Burwash is out of date. The application site is well related to existing adjoining development.

Conclusion

The site is outside the Development Boundary for Burwash, but adjacent to it. There is not a five year land supply. This statement has demonstrated that there will not be any significant or demonstrable adverse effects if the development were to proceed. The development of this site with 22 houses will make a very useful contribution to the Core Strategy target of 35 new dwellings to serve the village. It is in a sustainable location. For these reasons it is hoped that the proposal can be supported.

March 2020