

Watercress Field, Strand Meadow, Burwash

RR/2020/1822/P

Burwash: Save our Fields' objection

Executive summary

	
<p>The alpine slope of the site</p>	<p>The new designs showing the difficulty of accommodating so many units on the site</p>

10 February 2021

- 1) There is very strong local opposition to this application for very good reasons. There are 396 objectors, see para 88. [The para references refer to the group's main submission.] The reasons include:
- The findings of the Inspector have not been addressed, particularly the very significant damage the development would cause to the AONB, see para 14
 - The scheme is not viable, see para 62
 - There is poor design, see para 37
 - The site is not sustainable, which is linked to the lack of footpath access to the village centre, see para 21
 - The developer is unable to comply with his section 106 obligation about the footpath to the village, see paras 22
 - The developer says he is unable to comply with his section 106 obligation about affordable homes, see paras 54
 - The form and scale of the development is unsuitable, see para 31
 - 50 trees will be destroyed. 19 of which are graded as significant, see para 79b. Significant means the tree is 40 or more years old,
 - Rother District Council needs to comply with its ecology and biodiversity obligations, see para 79c

- 2) The developer has failed to engage with the local community, who could have helped him decide what to do with the field, see para 68. The applicant and his agent have:
- refused to meet anyone from the community,
 - repeatedly refused to allow an independent ecologist to examine the field,
 - refused to provide the community with relevant plans,
 - refused to allow three members from our community to enter the field to inspect it,
 - refused to allow anyone to take pictures from inside the field,
 - refused to provide us with relevant Environment Agency and Southern Water material
 - refused to provide copies of the site visit reports from their ecologist,
 - refused to provide relevant site investigation report relied to show the site is no longer viable with affordable homes,
 - sent the group intimidating solicitors' letters threatening court proceedings and damages about our submission, when there was no legal basis to challenge it.
- 3) The above activity has hindered Rother District Council and the local community from properly assessing the application. However, this approach has damaged the application.
- 4) The application is poorly presented. The failure to present balanced accurate reports and reviews damages the application.

Conclusion

- 5) The Inspector and Rother District Council were right to reject the previous scheme. This application should also be rejected because the developer has failed to discharge his responsibilities in Condition 1. Furthermore, the developer cannot proceed because on his own account the scheme is not viable and Condition 16 cannot be satisfied. The failure to address the ecology and biodiversity issues require that all the applications to sign off the conditions should be refused. The conditions should not be approved piecemeal as factual basis and regulatory controls may and are likely to change.

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Burwash: Save Our Fields

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