

Proposed 30 dwellings
Land south west of Strand Meadow,
Burwash, East Sussex, TN19 7BP
For Park Lane Homes (South East) Ltd



Statement of Community Involvement



Contact details for MH Architects Ltd

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Statement of Community Involvement

- 1.0 The visual and spatial design of new developments shape the physical environment and influence the quality of life and general wellbeing of residents. In order to ensure that new buildings are of a high standard and suitable for the location, the National Planning Policy Framework (NPPF) recommends early and meaningful engagement with a wide section of the local community.
- 2.0 To ensure that this key aim was met within this proposal, a preliminary presentation was made to Burwash Parish Council on the 26th November 2019 to outline the rationale behind the scheme and seek initial feedback and comment from the councillors. The scheme was then refined based on the feedback received, prior to a subsequent public consultation being held at Burwash Village hall where the draft scheme was presented to the local community, with detailed discussion and feedback sought regarding the design and visual appearance of the scheme. The presentation was left in place for a week in January 2020 and questionnaires were distributed to encourage local residents to engage with the design process.
- 3.0 The following feedback was provided regarding the design of the proposal following the initial meeting with Burwash Parish Council:

“Councillors noted how much better the design was than the previous application. However, councillors noted your invitation to suggest improvements to the design and invite you to revise the plans to: i) make the design less ‘bricky’, ii) address the problem of the steps in the design to assist those with children and those with mobility issues, iii) make improvements to the back gardens, which are not as useful as they should be because of steep slopes, and iv) make the overall appearance less suburban and more rural.”
- 4.0 The public consultation was well attended, with 50 individual respondents from across 36 different addresses. The responses were analysed with 12 categories/areas of comment identified (see Appendices A and B for example feedback forms and Appendix C for table of results).



3D Views of proposed dwellings

Statement of Community Involvement

- 5.0 A significant number of respondents (30%) recognised the improved design of the new proposal compared to the previously rejected scheme. Positive comments were received regarding the aesthetic of the dwellings and the material palette that greater represents the history and vernacular of the central part of the village.
- 6.0 The biggest area of concern identified by local residents was regarding access from Strand Meadow and parking for the scheme. The means of access via Strand Meadow has already been approved as part of the outline planning application and the reserved matters proposal includes 66 parking spaces for the 30 units in line with current ESCC parking requirements.
- 7.0 A number of respondents shared the concern of the Parish Council that, due to the sloping nature of the site, the back gardens of some of the units were not as usable as desired.
- 8.0 In response to this public consultation the following aspects of the design were refined in order to mitigate the concerns identified by the Parish Council and local residents:
- A split-level design was introduced for some of the units to reduce the number of steps to the front of the units and provide significantly more usable space in the rear gardens.
 - Although the sloping nature of the site dictates the requirements for steps, several of the units at the top of the slope will provide level access. Compared to the previously refused scheme, the amount of 'underbuild' needed has been significantly reduced as have the number of steps.
 - The inclusion of tile hanging was expanded to include several more plots to soften the visual impact of the dwellings, with contrasting brick and quoining also introduced.
 - The driveways and parking spaces were changed from tarmac to Grasscrete to allow the scheme to blend better into the surrounding environment.



3D Views of proposed dwellings

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- The landscaping plan was developed with more hedging introduced and a detailed strategy involving extensive planting of native species created.

9.0 The design team have sought extensive involvement from the community regarding this scheme and have incorporated significant changes in order to alleviate the concerns raised by the Parish Council and local residents. We are confident that the careful consideration of the both the local vernacular and community needs have resulted in a scheme that will sit harmoniously within its edge of settlement AONB setting.



3D Views of proposed dwellings

Appendix A

Burwash Parish Council Feedback Form

CONSULTATION FEEDBACK FORM

Re. Proposed Plans for 30 New Units of Accommodation in Watercress Field by Park Lane Homes.

What do you like about the new proposed plans?

Is there anything you would like to see more of?

Is there anything you would like to see less of?

Is there anything that particularly concerns you about the proposed plans?

Is there anything else you would like to add?

Name:

Address:

Date:

The Parish Council very much values the opinions of Burwash residents.

All feedback will be incorporated into our advice to Rother District Council's Planning decision making about this proposed development.

Thank you for taking the time to tell us what you think.

Burwash Parish Council
www.burwashparish.org
Tel. (01435) 884 385

Appendix B

MH Architects Feedback Form

Public Consultation Feedback Form

**Proposed development at Land south west of Strand Meadow,
Burwash, East Sussex, TN19 7BP**

Name:

Address:

NB: Your information will only be used for the purposes of this application and will not be used for marketing, passed on to any third parties, or any other purpose not directly related to this proposal.

Please provide any feedback regarding the design of the current scheme in the box below:

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Appendix C

Schedule of Feedback Forms

30 Dwellings, Strand Meadow, Burwash - Public Consultation January 2020

Summary of Feedback Forms

Ref	Source/Notes	Qty
1	<u>Source Form</u>	
1.1	Burwash Parish Council	44
1.2	MDH Architects	14
1.3	Total Nr of Feedback Forms	58
2	Total Nr of Respondents	50
3	Total Nr of Households	36
4	Nr of Feedback Forms without name	7
5	Nr of Feedback Forms without address	6

Ref	Comment/Objection	Qty	Percentage	Rank
1	Improved Design	17	29.31%	9
2	Design Not Improved	21	36.21%	5
3	Affordable Housing	39	67.24%	2
4	Ecology	5	8.62%	11
5	Over Development	25	43.10%	3
6	Light Pollution	2	3.45%	12
7	Access/Parking	44	75.86%	1
8	Footpath Link	14	24.14%	10
9	Infrastructure	20	34.48%	=6
10	Drainage	23	39.66%	4
11	Topography	19	32.76%	8
12	Wrong Location	20	34.48%	=6