

**1). Proposed residential development
with access from Strand Meadow
Outline planning application**

**2). Use of land for informal recreation
and creation of a footpath link(s)
Full planning application**

Land south west of Strand Meadow, Burwash, East Sussex, TN18 7BP

Planning, Design and Access Statement

Town and Country Planning Solutions Ref No: TCPS 428 and 428A
October 2011

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1 Introduction

- 1.1 This Planning, Design and Access Statement accompanies two planning applications submitted to Rother District Council on behalf of Mr & Mrs Kirkham. The two planning applications relate to undeveloped land situated to the south west of Strand Meadow, within the north eastern part of Burwash, East Sussex.
- 1.2 The two planning applications are associated with the allocation for use of the land for housing and recreational purposes under the provisions of Policy VL1 of the Rother District Local Plan adopted in July 2006 (see appendix 1 attached). The 0.6 hectares of land allocated for housing development is the subject of an outline planning application and the part allocated for recreational use is the subject of a full planning application. The two application site areas are shown on site location plan drawing nos. 10.1083-101 and 201 respectively. Although submitted as separate planning applications, it is intended that both of these proposals should be considered on a joint basis by the District Council (as an outline planning application cannot include a proposal that involves change of use of land).
- 1.3 This Statement therefore, relates to both planning applications and, as well as describing the site and surrounding area, it also explains the nature of the proposed development and the planning, design and access considerations that have been taken into account in preparing and submitting the planning applications. The final section provides a summary and sets out the reasons why planning permission should be granted for both planning applications.
- 1.4 This Statement should also be read in conjunction with the following documents (some of which are common to both planning applications);

- Ecological Assessment Report by the Ash Partnership (August 2011)
- Arboricultural Assessment Report by the Ash Partnership (August 2011)
- Transport Planning Statement by Russell Giles Partnership Ltd. (July 2011)
- Archaeological Assessment Report by Chris Butler (July 2011)

1.5 On 15th August 2011, a screening opinion application request was submitted to the District Council to determine whether the proposed development would be likely to require an Environmental Impact Assessment under the provisions of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999. On 23rd August 2011, the District Council issued a formal decision confirming that the proposal would not have any significant environmental impact such as to require an Environmental Statement (see appendix 2 attached).

2. The Site and Surrounding Area

- 2.1 The land the subject of Local Plan Policy VL1 is situated to the south west of Strand Meadow. This part of Burwash lies on the north facing slope of a ridge of land that extends between Etchingam to the east and Heathfield to the west. The whole of Burwash and the surrounding area is located within the extensive High Weald Area of Outstanding Natural Beauty (HWAONB).
- 2.2 The land itself is broadly triangular in shape and abuts already developed parts of the settlement. To the north east, east and south east is modern housing estate development at Strand Meadow, Beechwood Close, Rosemary Gardens and Rother View. To the south west are the Burwash Playing Fields and recreation ground. To the north of the allocated site are open fields and hedgerows on land that rises towards a track and public footpath known as Ham Lane. The aerial photograph contained in appendix 3 attached shows the nature of the land and its relationship with existing developed uses on one side and the open countryside on the other.
- 2.3 The allocated housing land comprises a rectangular shaped piece of land that slopes from 75.4 above Ordnance datum (AOD) at the south western corner, to 58.8 AOD at the north eastern corner, creating an overall fall of about 16.6m (see submitted site survey drawings). The central part of the proposed housing area contains a tree lined ditch, which crosses the land in a south east – north west direction discharging into a watercourse that runs east along the north western boundary of the site and forms part of the catchment of the River Rother (located to the north of Burwash).
- 2.4 The remainder of the land to the west (the subject of the full planning application) comprises two open fields also contained by hedgerows and trees. All of the land has previously been in agricultural use but more recently it has been used for the keeping of horses.

2.5 Generally, as illustrated by the photographs contained in appendix 4, in views from public footpaths outside the site, which cross rising land to the north, both planning application areas are largely screened by existing boundary trees and there are only limited views of the site from the existing field access at the western end of Strand Meadow.

3. The Proposed Development

3.1 The two planning applications seek to obtain permission for housing development with associated open space made available for informal recreation. Although intended for consideration on a joint basis, the proposal is the subject of two planning applications; an outline planning application and a full planning application.

i. The Outline Planning Application

3.2 The site location plan (drawing no. 10.1083 – 101) shows the extent of the 0.68 hectare of land proposed for housing development (edged in red). This is generally in line with the extent of the housing area allocated in Local Plan Policy VL1 and as shown on Inset Map 8 of the Local Plan Proposals Map for Burwash (see appendix 1). The application site area (0.68 hectares) is slightly larger than the allocated (0.6 hectare) housing land as it also incorporates the site access arrangements and the ditch along the northern boundary to be retained as part of the future landscaping proposals.

3.3 At this stage, only the principle of permitting housing development on the land is being sought with all other matters (i.e. the appearance, landscaping, layout and scale of the development) reserved for subsequent approval. The exception is the proposed means of access, which is to be determined at the outline stage.

3.4 An illustrative layout plan has been submitted (drawing no. 10.1083/010C), which demonstrates how 17 residential plots might be accommodated on the site in accordance with the Local Plan Policy. In addition, illustrative 'house type' drawings have been submitted (drawing nos. 10.1083/102 and 103) to demonstrate the form, scale and appearance of the dwellings that might be accommodated on the site (ranging from 2 – 4 bedroom dwellings). These drawings also demonstrate the likely split-level nature of the dwellings that would be needed to make effective and efficient use of the land for housing

purposes whilst also taking account of the fall in ground levels across the site.

- 3.5 In accordance with the Local Plan Policy HG1, 40% of the dwellings provided would be made available as 'affordable' accommodation comprising intermediate housing and housing for rent. Following pre-application consultations, the District Council has requested the provision of 6 affordable dwellings comprising a mix of 3 x two bedroom houses, 2 x three bedroom houses and a four bedroom house, of which 4 units (65%) should be made available for affordable rent and the remaining 2 units should be offered on a shared ownership basis. The Council would also be looking for a commuted sum to provide for the balance of the 40% affordable housing (see appendix 5 attached).
- 3.6 Also in accordance with the Local Plan Policy, vehicular access would be from Strand Meadow and these details are described in the Transport Planning Statement submitted with the planning application and shown on submitted drawing no. 2011/1348/001. The proposal also makes provision for an existing public right of way that crosses the adopted public highway at Strand Meadow by the entrance to the site. Part of the proposal also includes the creation of a new public footpath link through the housing site connecting with the proposed amenity land to the west.

ii. The Full Planning Application

- 3.7 The extent of the 0.49 hectares of land proposed for use as informal recreational purposes is shown on submitted drawing no. 10.1083.201 (edged red). As part of this use, it is proposed to provide a public footpath connection between Strand Meadow and the existing public footpath at Ham Lane to the west of the site. The specific details of its alignment, surfacing and width can be made the subject of an appropriate planning condition.

3.8 In line with Local Plan Policy, the applicant would also be willing to provide a footpath connection to the existing playing fields to the south, but pre-application discussions have indicated that this would not be supported by the Burwash Playing Field Association who manage this facility (see correspondence contained in appendix 6).

4. Planning, Design and Access Considerations

i. Planning Policy

- 4.1 At the national level, relevant planning policy advice is contained in PPS1 (Delivering Sustainable Development), PPS3 (Housing) and PPG13 (Transport). The draft 'National Planning Policy Framework' document published in July 2011 is also a consideration, but less weight can be attached to it as currently it is only the subject of initial public consultation.
- 4.2 Although the Government has stated an intention to withdraw Regional Spatial Strategies, the policies contained in the South East Plan (published in May 2009) remain a material consideration, particularly in relation to housing land supply within the region. The District Council has recently (August 2011) published a 'Proposed Submission Core Strategy', which reviews the housing requirements for the District over an extended period up to 2028 (i.e. two years beyond that covered by the South East Plan). Again however, as this document is currently the subject of public consultation, only limited weight can be attached to its emerging policies.
- 4.3 Uncertainties relating to the construction of the Bexhill to Hastings link road raises doubts about the amount of new housing development that can be accommodated in the District, although there remains high demand and there is an acute need for more affordable housing. In addition to the proposed link road, the amount of housing supply will be influenced and informed by the Council's Strategic Housing Land Availability Assessment (SHLAA) published in March 2010. This aims to demonstrate that there is likely to be a 5 year housing land supply that will be deliverable in accordance with national planning policy guidance contained in PPS3.
- 4.4 The SHLAA identifies land that the Council has assessed as having potential for housing development. These include sites with planning

permission or where housing development is allocated in the Local Plan or has commenced, together with so-called 'green' sites that are regarded as available and developable, and 'amber' sites that are potentially suitable but not currently developable.

- 4.5 Within this context, the allocated land to the south west of Strand Meadow has been identified as a green site and been given reference no. BU2. Relevant extracts of the SHLAA for the site are contained in appendix 7. The Council's conclusions are that the allocated land remains suitable and available for housing development and has therefore, been included in the emerging housing land supply figures included within the draft Core Strategy.
- 4.6 In determining the proposed development on the land to the south west of Strand Meadow, the most relevant policies are those contained in the Rother District Local Plan adopted in July 2006. Its policies have become 'time expired' under the provisions of the Planning and Compulsory Purchase Act 2004, but the Secretary of State has directed that they should continue to be 'saved' for development control purposes until such time as they are formally replaced.
- 4.7 Thus, of the policies contained in the Local Plan, full weight needs to be attached to adopted Policy VL1 (reproduced in appendix 1 attached), which allocates the land to the south west of Strand Meadow for housing and recreational purposes. It sets out 6 policy requirements and the allocated land is shown on Inset Map 8 (Burwash) of the Plan's Proposals Map.
- 4.8 Due to perceived access constraints at the time of the allocation, the amount of housing development is limited to 17 dwellings, of which 40% should be provided as affordable housing (part i of the Policy). The land to the south of the housing allocation is reserved as a landscape buffer for the existing housing development to the east and south east of the site (part ii of the Policy) and pedestrian footpath links are required to connect to the existing recreation ground and Ham

Lane (part iii of the Policy). Part iv of the Policy sets aside land to the west of the housing area for recreational purposes with it being appropriately laid out and provision made for subsequent management and public access whilst part v of the Policy requires that both the residential and amenity/community uses are progressed in tandem. Part vi of the Policy relates to developer contributions towards highway improvements in Strand Meadow.

- 4.9 In addition to Policy VL1, Local Plan Policy GD1 also contains 15 criteria that all development needs to in accordance with. These include such considerations as the impact upon amenities of adjacent properties, the impact upon the character and appearance of the locality and compatibility with the conservation of the natural beauty of the HWAONB. As regards residential use, Policy HG4 contains criteria aimed at encouraging high quality housing development in terms of layout and design. This includes *“a strong landscape framework formulated at the outset, making the best use of existing landscape features”*.

ii. Impact upon the Character and Appearance of the Area

- 4.10 As the housing proposal is the subject of an outline planning application, the visual impact will need to be assessed and determined at the 'reserved matters' stage when details of the layout and house types are submitted. Nevertheless, the Council's screening decision letter contained in appendix 2 confirms that *“by reason of its limited size, enclosed nature and only localised impact of the new development the proposal will not give rise to any significant impact”*.
- 4.11 The illustrative layout plan indicates how 17 dwellings might be accommodated on the site in accordance with the Local Plan Policy and the illustrated house types providing some indication of their likely scale, mass and form.

- 4.12 The site is the subject of a 'blanket' Tree Preservation Order (no. 267) issued by the Council on 17th August 2006. Much of the proposed housing area is however, dominated by scrub vegetation and the grazing patterns resulting from the use of the land for the keeping of horses. The trees within the proposed housing area have been assessed in the submitted Arboricultural Assessment Report. Figure 1 shows the location of A and B category trees and Figure 2 provides a 'Tree Constraints Plan' in relation to the allocated housing area.
- 4.13 The illustrative layout plan demonstrates how the retention of boundary trees and those along either side of the ditch/watercourse that crosses the central part of the land, can be retained and incorporated with the housing development. While some of the trees in the vicinity of the site entrance would need to be removed, these can be replaced as part of a landscaping scheme reserved for subsequent approval.
- 4.14 As the allocated housing area is confined to the lower parts of the land, the retention of boundary trees and other trees within the site together with new planting as part of the housing layout, would ensure that the development has no unacceptable impact upon the character and appearance of the area or harm the landscape qualities of this part of the HWANOB.

iii. Impact upon Residential Amenities

- 4.15 Again, this is a matter that would need to be assessed at the reserved matters stage. Nevertheless, the illustrative layout plan demonstrates how 17 dwellings might be accommodated on the site so as to have no direct impact upon the privacy or outlook of existing properties in Strand Meadow (or other properties within the established housing areas to the south and south east, which will be safeguarded by the retained landscape buffer).
- 4.16 The proposal includes the provision of a substantial area for use as informal recreation as well as the provision of a public footpath link

from Strand Meadow to Ham Lane. This will provide opportunities for such informal recreation as walking (with or without dogs), enjoyment of wildlife and will provide improved access to the countryside. This will therefore, add to the residential amenities of the area.

iv. Impact on Ecology

- 4.17 The Ecological Assessment Report relates to the whole of the land (i.e. that proposed for housing, informal recreational use and that to be retained as a landscape buffer).
- 4.18 No statutory sites of nature conservation interest are present within a 2km radius of the site. The nearest areas of ancient woodland are at Honeybrook Wood (situated approximately 500m to the north of the site) and Park Wood (situated approximately 250m to the north east of the site). Housing development would not therefore, have any adverse effect upon any sites of nature conservation interest or ancient woodland.
- 4.19 A walk-over ecology survey has identified seven principle habitat types;
- Dense and scattered scrub.
 - Scattered broad leaf trees (including pedunculate Oak, Ash and a Goat Willow).
 - Tall ruderal vegetation (including nettle and two colonies of Himalayan Balsam).
 - Poor semi-improved grassland.
 - Acid/neutral flush.
 - Running water.
 - Bare ground.
- 4.20 A protected species survey has not found any obvious evidence of the land being used by badgers and none of the trees within the proposed development area were found to contain suitable features that might provide bat roosts. There is no suitable habitat for dormice and while

there is suitable breeding habitat along most of the boundaries to support typical woodland and arable bird species, the retention of boundary trees would minimise any harm in this respect. The development could include enhancements for biodiversity such as the provision of bird and bat boxes.

4.21 During the initial walk-over survey, a single adult slow-worm was found basking between regenerating bramble scrub along the site's eastern boundary. This prompted a Reptile Survey, which identified that the allocated land contains a 'good' population of slow-worm. However, as not all the land will be developed, there is scope for collecting and moving the slow worm to the immediately adjoining areas set aside for landscaping and amenity use.

4.22 There are no standing water bodies (i.e. ponds or lakes) within or adjacent to the site. Although there are at least two water bodies in the fields to the north within a 500m radius of the site, the part of the land proposed for housing development is not considered to be a suitable habitat for amphibian populations.

4.23 There are no 'ancient' or significant trees within the proposed housing area. Boundary trees will be retained and can be reinforced by additional native planting. While some tree and vegetation clearance will be needed within the allocated housing area in order to facilitate the development and vehicular access, this loss would not be significant in overall landscape terms and can be mitigated by new planting as part of a landscaping scheme.

v. Means of access

4.24 The outline planning application is accompanied by a Transport Planning Statement which assesses the site's accessibility credentials and considers traffic generation as well as the proposed access and parking arrangements.

- 4.25 Strand Meadow is a 5m wide cul-de-sac, which serves 41 dwellings to the north of its junction with Beechwood Close and a total of 133 dwellings from its junction with Shrub Lane (a local distributor road). The majority of the properties in Strand Meadow beyond Beechwood Close, have either an on-site parking space or parking available within separate garage compounds.
- 4.26 Access to the housing land can be achieved by an extension to Strand Meadow as shown by submitted drawing no. 2011/1348/00 (also appended to the Transport Planning Statement). Pedestrian crossing arrangements can be provided at the point where the existing public footpath crosses the entrance to the site.
- 4.27 To determine traffic generation characteristics, a traffic survey has been used to predict traffic flow related to the development of 17 dwellings on the site. This includes a daily two-way trip generation figure of 79 vehicles per day (11 within the am peak and 9 within the pm peak). This level of traffic generation is well within the road capacity of Strand Meadow.
- 4.28 The amount of parking provided will need to be assessed at the reserved matters stage, but as indicated by the illustrative layout plan, there is clearly scope for all parking demands to be met on site. Adequate provision can be made for cycle storage and the proposed footpath links will extend opportunities for pedestrian access to the countryside and other more western parts of Burwash.

vi. Drainage

- 4.29 The geology of the site (British Geological Survey sheet no. 303) comprises Wadhurst clay and Tunbridge Wells sand outcrops nearby, possibly along and just within the south east boundary of the wider site. The soil is described as slightly acid loam and clay soil with impeded or slightly impeded drainage.

- 4.30 As confirmed on the Environment Agency's Flood Risk Mapping (see extract in appendix 8), the proposed housing site is within an area of low-flood risk. Currently, the surface water from the site drains to a ditch system that crosses part of the proposed housing land, and this in turn discharges into a ditch system along the site's north western boundary.
- 4.31 The existing ditch system (and associated vegetation) can be retained as part of the housing layout, although some culverting/piping would be required in order to achieve the vehicular and pedestrian access across the full extent of the allocated housing area. Surface water from the roofs of the dwellings can be saved for garden use and surface water from other hard areas can be drained into the existing ditch systems with water run-off balancing facilities (such as ponds or underground oversized pipes) provided where necessary to control the rate of run-off to that which exists at present.
- 4.32 As regards foul sewage, there is a gravity fed sewer that passes through the central part of the proposed housing area that forms part of the sewerage system serving the existing residential area to the north-east of the site. Southern Water has confirmed that some off-site improvements to the existing foul sewerage system will be needed to accommodate the additional flows from the site. There is however, separate legislative procedure available under the provisions of the Water Industry Act 1991, whereby the site developer can make the necessary arrangements for the improvements to the system to be carried out in accordance with the requirements of Southern Water.
- 4.33 Where the existing public sewer passes through the site, this can either be retained as part of the proposed housing layout or diverted, if required, so as to follow the alignment of the proposed road and footpath layout.

vii. Archaeology

- 4.34 The allocated land is not within a designated conservation area or 'Archaeological Notification Area', although both designations are found within the central and older established part of Burwash. The Historic Landscape Characterisation Survey (produced by East Sussex County Council) has designated the wider site as being a parcel of medieval fieldscape separated by settlement and the recreation ground in the late 20th Century.
- 4.35 A desk based archaeological assessment has been produced and submitted with both applications. This has established that the land has formed part of two fields since at least 1837. The hedgerows that bound the north-west side and divide the land into two separate fields are also mapped from 1837 and their alignment has remained unaltered. There is no known archaeological activity on the site, although there is evidence of activity in the Prehistoric and Roman periods through to the post-Medieval period in the wider area.
- 4.36 As the land has remained undeveloped and has been used as fields for a long period of time, any buried archaeology will have been protected. Whilst it might be prudent to carry out a watching brief during site construction ground works within the proposed housing area, there is no known archaeology on the site that is likely to be of more than local significance.

viii. Planning Obligations

- 4.37 It is anticipated that the outline planning application for residential use and the full planning application for the recreational land will be determined on a joint basis and made the subject of a joint legal agreement in relation to the following;
- The provision of 40% affordable housing with a mix and timescale of delivery to be approved by the District Council

together with a financial contribution towards the provision of other affordable housing elsewhere in the locality;

- The provision, delivery, timescale and future management arrangements of the recreational land and proposed footpath link(s);
- Provisions for the future management of the retained landscape buffer between the proposed housing area and existing housing development to the east and south east and
- The provision of service and infrastructure improvements (or financial contributions) needed to serve the proposed housing development.

5. Reasons for Granting Planning Permission

- 5.1 This Planning, Design and Access Statement relates to land to the west of Strand Meadow, Burwash, East Sussex that is partly allocated for housing development and partly allocated for recreational use under the provisions of adopted Local Plan Policy VL1 (and as shown on Inset Map 8 of the Plan's Proposals Map). For technical reasons, two planning applications have been submitted, although it is intended that both should be determined on a joint basis and made the subject of provisions contained in a joint planning obligation.
- 5.2 An outline planning application has been submitted to establish the principle of permitting housing development on the part of the land allocated for housing use. With the exception of the proposed means of access, all matters have been reserved for subsequent approval (although a housing layout plan and house type drawings have been submitted for illustrative purposes).
- 5.3 The full planning application relates to change of use of land to the west of the housing area in order to provide land for informal recreational use incorporating a footpath link extending west towards the existing public footpath at Ham Lane. The Applicant would also be willing to provide a footpath connection to the Burwash Playing Fields to the south, but pre-application consultations have indicated that this would not be supported by the Burwash Playing Field Association who manage the facility.
- 5.4 As far as possible therefore, the two planning applications seek to meet the six specific requirements of Local Plan Policy VL1 including the provision of 40% affordable housing. This is the key planning policy that needs to be taken into account as the detailed requirements of Policies DG1 and HG4 can be provided for at the reserved matters stage in relation to the proposed housing development.

- 5.5 All the trees on the land allocated for housing development have been assessed and both planning applications are accompanied by an Ecology Report and Archaeological Assessment. The illustrative layout plan demonstrates how existing trees can be retained and incorporated within a housing layout. With retention of boundary trees and new planting, the proposed housing development will not have any significant visual impact upon the views from the surrounding area. Ecological protection and enhancement measures can be secured by planning conditions as can archaeological safeguarding measures at the construction stage.
- 5.6 The proposed means of vehicular access from Strand Meadow is in accordance with the Local Plan Policy and the outline planning application is accompanied by a Transport Planning Statement. Among other matters, this assesses the likely effect upon the road network, which is considered satisfactory to serve the proposed development.
- 5.7 In issuing a screening opinion decision, the Council has determined that the proposal would not have any significant environmental impact. As the two planning applications would both be in accordance with adopted Local Plan Policy, the presumption should be in favour of granting planning permission subject to appropriate planning conditions and a joint planning obligation.

Town & Country Planning Solutions

October 2011

APPENDIX 1

Burwash (Inset Map 8)

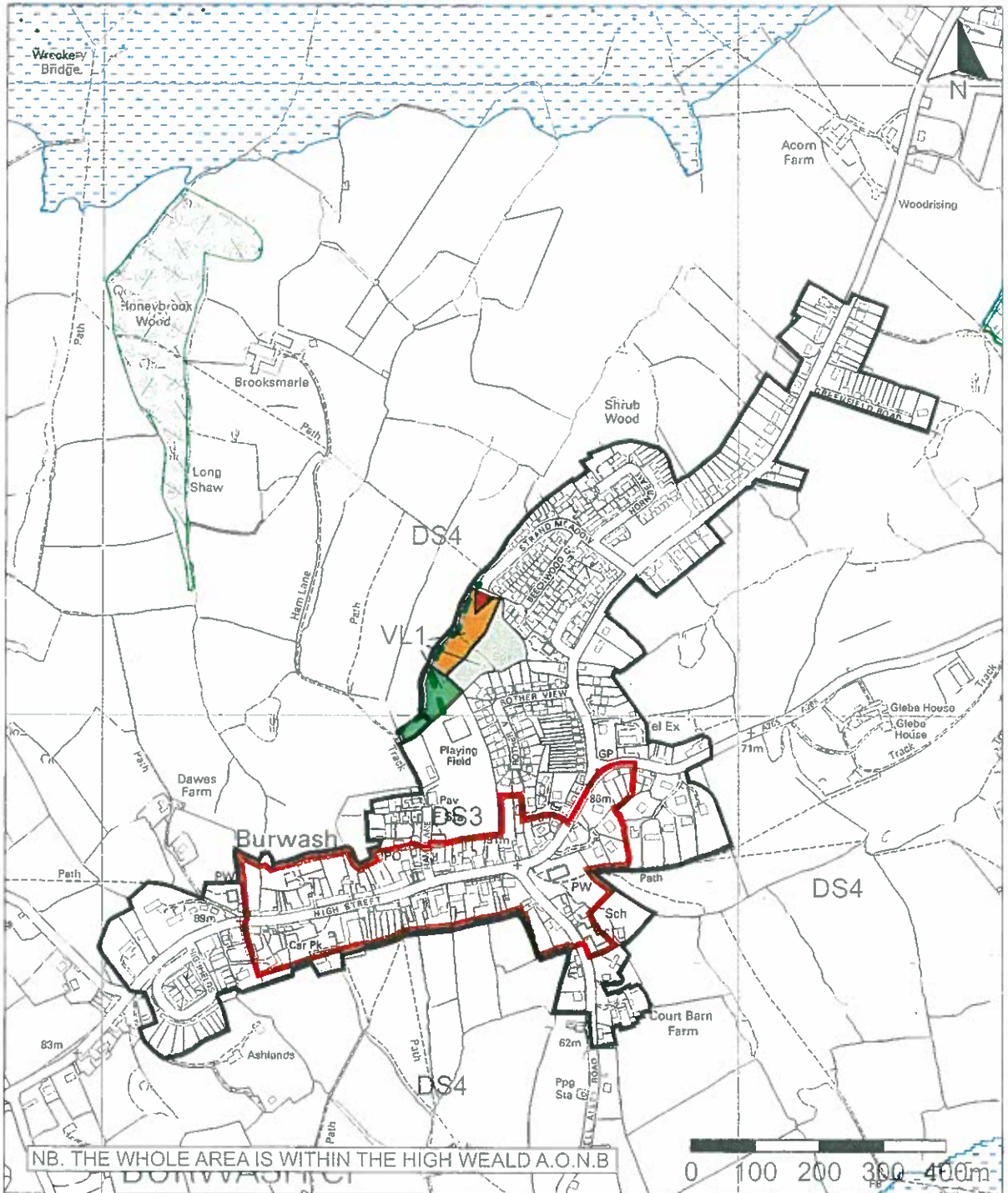
Land off Strand Meadow










- 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.

BURWASH, Inset Map No.8



	Development Boundary		Proposed Footpath Link
	Proposed Housing	DS3	Policy Numbers (eg. DS3)
	Proposed Landscaping		Conservation Area
	Access Point (Indicative)		Ancient Woodland
	Proposed Amenity Land		Flood Zone 3 (2006)

APPENDIX 2



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IMPORTANT DOCUMENT

THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) (ENGLAND AND WALES) REGULATIONS 1999

NOTICE UNDER THE REGULATIONS OF A SCREENING OPINION

In exercise of my delegated authority on behalf of Rother District Council I hereby advise you that it has adopted the following screening opinion:

Reference Number:

Proposed Development: Residential development comprising the erection of 17 dwellings with access road and infrastructure services.

Location: Approximately 0.68 hectares of land to the south west of Strand Meadow, Burwash, East Sussex.

Opinion: An environmental statement is not required for the above proposed development.

Reason for Opinion: The development falls within the description of Schedule 2 development and meets the criteria for Schedule 2 development.

Signed:

Date: 23-8-2011

The screening opinion has had regard to the factors listed below.
If you require further explanation please telephone the Planning Department.

The proposed development is unlikely to have significant effects on the environment for the following reasons:

The development is not considered to have more than local importance.

The development will not have unusually complex or potentially hazardous environmental effects.

1. The development proposed is not Schedule 1 development for the purposes of the legislation.
2. The proposed development falls within the category of an urban development project on a site exceeding 0.5ha. (Section 10 of Schedule 2). The site lies outside the Burwash Conservation Area but within the development boundary of the village which itself lies within the High Weald Area of Outstanding Natural Beauty.

3. The development is for a conventional residential development on land adjoining the existing built up area of Burwash. It takes vehicular access directly from an existing estate road. The characteristics of the development as considered against Schedule 3 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999, will not give rise to any significant impact considered against Schedule 3.
4. The site lies within the High Weald Area of Outstanding Natural Beauty. However, by reason of its limited size, enclosed nature and only localised impact of the new development the proposal will not give rise to any significant impacts.



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Above; View from Burwash Playing Field looking north towards the proposed area of informal open space beyond the tree line.

Below; View looking south west from the public footpath that crosses the rising ground to the north of the proposed housing area. The existing tree screen along the site boundary would be retained.



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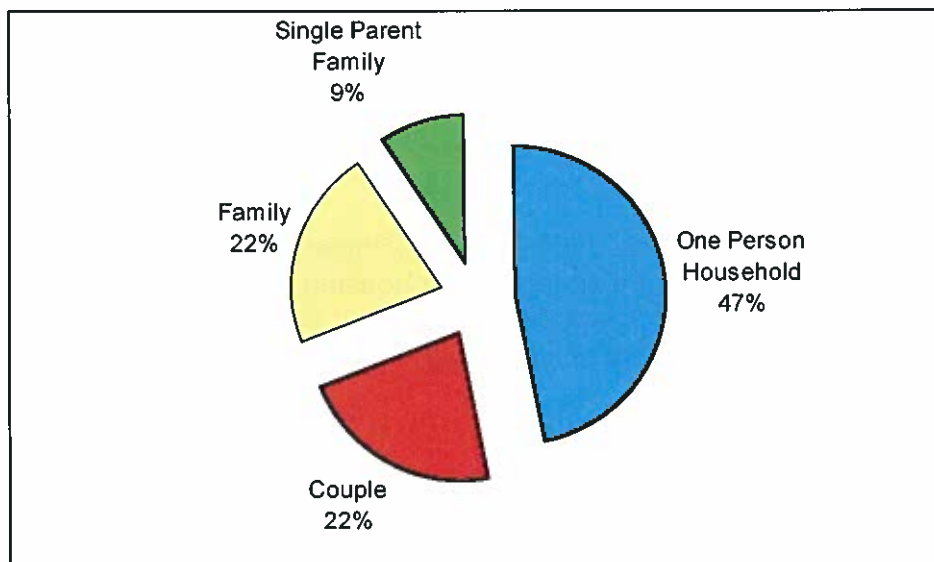
Proposed Development at Burwash Local Plan Policy VL1

17 dwellings
40% affordable = 6 units plus
0.8 commuted sum

Action in Rural Sussex 2009 Housing Needs Survey Data

Household Composition

The household makeup of the 32 households in housing need with a local connection and who cannot afford to buy or rent on the open market are as follows:



Of the 15 single person households, 1 described themselves as an older person's household.

As a percentage breakdown this equates to the following:
47% in housing need falls into the category of families with children
22% in housing need are couples
9% in housing need are families

9% in housing need are single parent households

The composition of families in need is as follows:

Family – 1 child	2
Family – 2 children	1
Family – 3 children	2
Total	5

Summary of Need

There are 32 households in housing need who have a local connection and who cannot afford to either purchase or rent on the open market.

Single person households	15
Couple without children	7
Single parent families	3
Families with children	7
Total	32

In order to meet the need identified in the 2009 Survey and those who have not registered yet with the Council, we would recommend providing a balance of larger properties for families and smaller two bedroom units, to keep younger people in the area. Two bedroom properties are preferred, as these are more sustainable in meeting single client's and couple's future requirements, not just their immediate need.

By assessing the need in the 2009 Burwash Housing Needs Survey Report and taking account of the present situation with housing in Burwash, it is evident that there is a need for larger affordable homes within Burwash. We would therefore recommend the following mix of affordable housing on this site:

Mix of affordable housing required:

	1 bed house	2 bed house	3 bed house	4+ bed house
6 Affordable Units		3	2	1

We would recommend the following tenure:

65% affordable rent
35% shared ownership

Date: 21st February 2011

BURWASH PLAYING FIELD ASSOCIATION

(Reg. Charity No. 305191)

18 Shrub Lane
Burwash
East Sussex
TN19 7BL
01435 882444

16th August 2011

Your reference: LH/JUL/131

Dear Mr Hulkes

With reference your letter of the 20th July, our committee and trustees have now had the chance to consider the proposal for a footpath between Strand Meadow, our Swan Meadow playing field and Ham Lane.

The committee and trustees remain of the opinion that any access created to the north end of Swan Meadow playing field would be used as a short cut between the housing estate and the High Street which would have a substantial detrimental effect on the playing surfaces of our cricket, football and stoolball pitches resulting in much more work and greater expenses for ground maintenance and would therefore not support such footpath or access.

Yours sincerely



Steve Mintram (Hon. Sec.)

LJN Surveying Services Limited
274 Victoria Drive
Eastbourne
BN20 8XJ

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT (SHLAA)

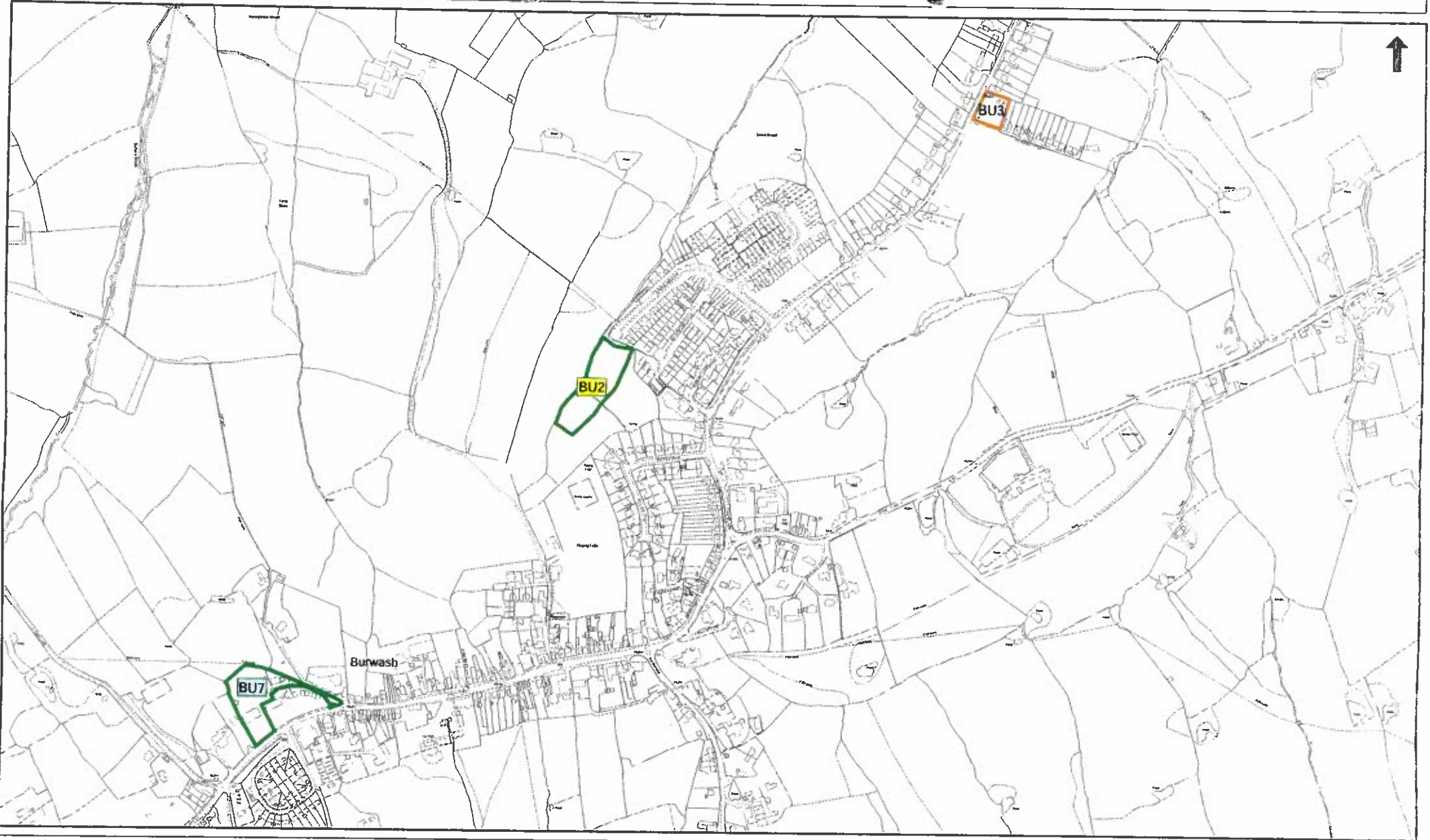
Settlement Maps of Suitable Sites (Green and Amber)

Map No.	Location
1a	East Bexhill
1b	West Bexhill
1c	North Bexhill
2	Battle
3	Rye
4	Broad Oak
5	Burwash
6	Camber
7	Catsfield
8	Crowhurst
9	Etchingham
10	Fairlight Cove
11	Flimwell
12	Four Oaks
13	Hastings Fringe
14	Hurst Green
15	Netherfield
16	Northiam
17	Peasmarsh
18	Robertsbridge
19	Rye Harbour
20	Sedlescombe
21	Staplecross
22	Ticehurst
23	Westfield

NB Settlement maps must be read in conjunction with the SHLAA Main Report and relevant Appendices.

See Site Appendices i and ii for details of Green and Amber sites respectively. Please note that there is no assessment form for sites that had planning permission at 1 October 2009 - these are listed in Appendix v.

The SHLAA is an 'evidence-base' document which does not allocate land for housing nor pre-empt or prejudice any future Council decisions about particular sites. It is an aid to plan making and not a statement of Council policy.



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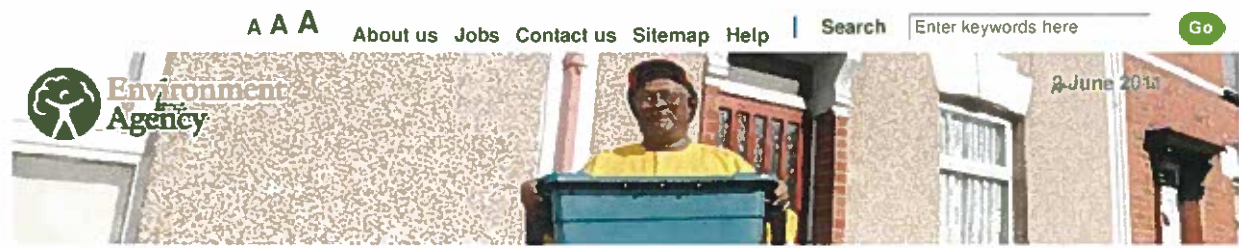
BX1	Site Numbers (eg. BX1)		Broad Location
	Developable Sites		Local Plan Allocations
	Suitable But Not Currently Developable		Permissions Not Yet Completed (as at base date 01/10/2009)

Map Reference: TQ6725

Scale: 1:5000

BU2 Land South West of Strand Meadow, Burwash

Site Details Location Settlement: Rural: Burwash Address: Land South West of Strand Meadow, Burwash Parish: Burwash Ward: Darwell South Coast Sub Region: No Brownfield or Greenfield? G Size (Ha) 0.62 Current Land Use: Grassland	Highways and Accessibility Issues Access to nearest Distance from Convenience Food Shop est. 1.1km Primary School est. 990m (Burwash CE Primary School) Bus Route: est. 680m Railway Station est. 4.6km (Elchingham) Main Doctors Surgery est. 1.2km (Fairfield Surgery, Burwash) On-Site Access Issues	PHOTO TO BE ADDED
Wholly within development boundary <input type="checkbox"/> <input checked="" type="checkbox"/> Partially within development boundary Abut development boundary <input type="checkbox"/> <input type="checkbox"/> Outside development boundary Policy Context and Identified Needs Core Strategy recommends 17-30 houses. RSS and PPG17 Study indicates high need for allotments. LAP identified desire for improved foot/cycle paths.	Only available from Strand Meadow but does not abut it.	Viability Assessment e.g: cost factors, market factors based on HMP site archetypes Archetype 1 - Small, Edge of Settlement Greenfield Site Discussion at Housing Market Partnership (22/02/2010) suggests this type of site is likely to be viable.
Planning History Local Plan Allocation - Policy VL1.	Utilities and Infrastructure Gas Cables: No high pressure gas mains impacting on site	Development Opportunities Total Residential Units: 17 (source: LAA N1154 Report) Affordable Units: 40% Indicative Density (units per ha): 30
Environmental Factors Whole site in AONB. Various trees subject to TPO. Adjacent to public path to North. ESCC Landscape Assessment Capacity to Accept Change - Housing: Moderate	SFRA Issues (- Southern Water Advice where sought): Flood Surface Water Less 2009 (north-west boundary). Southern Water site specific advice (11/02/10) "No capacity in local sewer. Downstream improvements required " SW general advice "Where existing capacity is not currently available, development will need to be phased with the provision of the necessary infrastructure " Contamination Issues: TBC	Availability/Timescale Available Now? No. Most recent information suggested developer not reached agreement to acquire. How long to fully develop the site? Available within 5 Years? Yes. 17 (source: LAA N1154 Report). Timescale: Before 2011 Timescale: 2012-2016: 1st likely completion from 2012/13 rather than 2009/10 as developer not reached agreement to acquire. Timescale: 2017-2021: Timescale: 2022-2026: Timescale: After 2026:
On-Site Appraisal Summary of Constraints identified from On-Site Appraisals Steeply sloping with preserved trees and restricted access. Watercourse along length of western boundary. Layout/design parameters: Need to protect watercourse. Potential Mitigation Measures: Additional/replacement boundary planting.	Other Factors / Constraints Availability / Ownership Constraints: None known. (source: LAA N1154 Report). Awaiting Relocation of Current Use: No Level of Developer Interest: Medium - allocation, but no recent planning interest - no applications and not submitted in LDF. Recommendations for How Constraints Could Be Overcome: Contact owners.	Conclusions Yes, suitable option in line with allocation. No capacity in local sewer, so development will need to be phased with the provision of the necessary infrastructure.

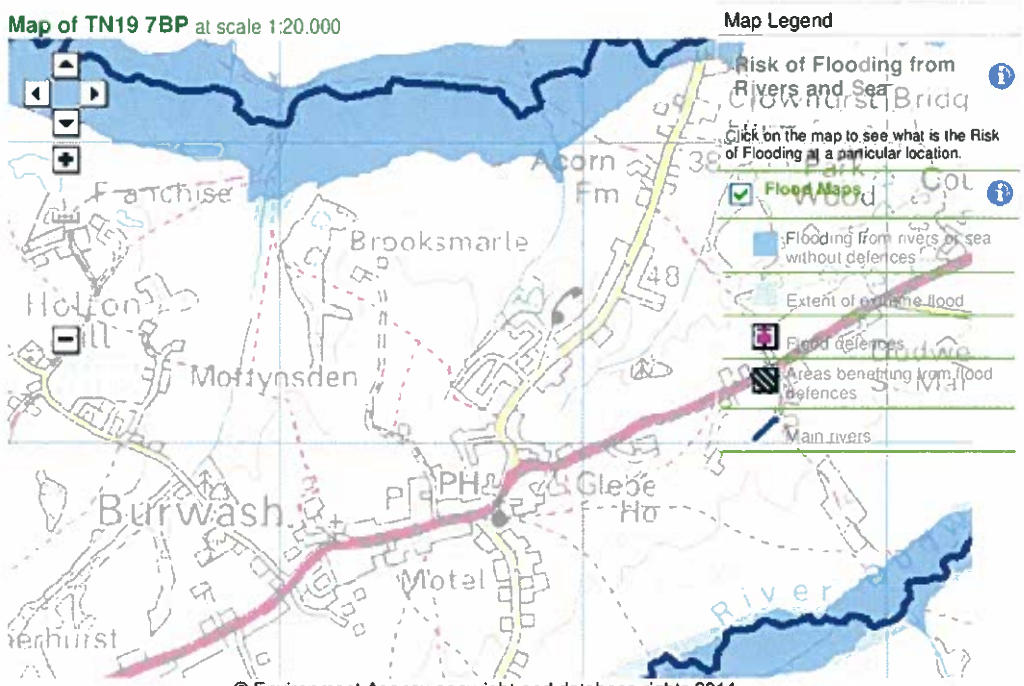


Risk of Flooding from Rivers and Sea

Enter postcode or place name:
 TN19 7BP



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Flood Map – Information Warnings

Manchester Ship Canal

Flood Mapping of the Manchester Ship Canal in Trafford, Salford and Warrington may be subject to revision in our August 2011 update as a result of representations. For further information please contact us on 08708 506 506.

Users of the Flood Zone Map should be aware that we have received a judicial review challenge to the mapping of the Manchester Ship Canal at Trafford, Salford and Warrington on the ground that the preparation of the map is flawed in respect of our consideration of the role of the sluice gates in preventing flooding. We are defending the challenge and believe and are advised that it is ill-founded. Nevertheless, pending determination of the challenge, users of the map need to consider whether the existence of the challenge, and the basis of it, affects the weight they judge may be given to the zoning of the Manchester Ship Canal within the Flood Map.

River Calder

Revisions to the Flood Mapping for the River Calder from Todmorden to Castleford are planned for delivery as part of our next update in August 2011. For further information please contact us on 08708 506 506.

Lower Medway and Watlingbury

A programme to fully review and update the flood zones on the Lower Medway and around Watlingbury is ongoing. For further information please contact us on 08708 506 506.

More about flooding:

- [Understanding the flood map](#)
 A more detailed explanation to help you understand the flood map shown above.
- [Current flood warnings](#)
 We provide flood warnings online 24 hours a day. Find out the current flood warning status in your local area.

