

Burwash Parish Council



Burwash Neighbourhood Development Plan

Burwash Infrastructure Assessment

Incorporating Leisure, Tourism and Economy



May 2019 (next review date 2024)

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Cover photos taken at various locations around Burwash © 2018

1 Introduction

The Burwash Neighbourhood Plan brings together the three connected villages of Burwash Common, Burwash Weald and Burwash. Burwash lies approximately 20 miles South of Tunbridge Wells and 20 miles North of Eastbourne and is in the High Weald Area of Outstanding Natural Beauty (AONB) in East Sussex. The villages are close to the market town of Heathfield and are served by two main line railway stations at Stonegate and Etchingham providing services to London going North and Hastings going south. The nearest major airport is Gatwick some 40 miles west.

The area is known for its dark sky and the wonderful stargazing that is possible on clear evenings. Herstmonceux observatory is only 10 miles away. The preservation of the dark sky is important to the residents.

Burwash is also fortunate enough to have the wonderful National Trust house of Bateman's, former home to Rudyard Kipling, situated just off the main road into Burwash. Bateman's is the principal tourist attraction in the parish attracting many visitors throughout the year and also offers an excellent café.

The 2011 census of population for Burwash recorded 2713 people living in Burwash parish, of which 1317 were living in the built up areas. Gender balance is approximately 49% males and 51% females. The age ranges for the built up areas were 22% below 20 years, 61% between 20 and 69 years and 17% over 70 years. 81% hold UK passports with 2% holding EU or other passports and 17% holding no passport. *Source - Office for National Statistics & Department for Work & Pensions*

2 Objectives

The purpose of this Infrastructure Assessment is to assist in the development of the Burwash Neighbourhood Plan. It reviews the current and potential infrastructure needs while attempting to prioritise these needs through wide consultations and a considered assessment.

3 Existing situation 2018 – pros and cons

Burwash is well served by infrastructure considering its relatively small size, but the last 5 years has seen the loss of some businesses from the High Street. There is only one regular daily bus service which is the 231. There is limited local employment, but the beauty of the area attracts people who wish to commute further afield via Etchingham and Stonegate stations, as well as by car to nearby towns.

3.1 Getting around

The infrastructure of Burwash is let down by an infrequent bus service. There is limited parking capacity in Burwash High Street. Transport infrastructure includes:

Rail – The Burwash area is served by two mainline stations on the Southeastern network going north into Charing Cross or Cannon Street in London and going south to Hastings which has further links along the coastline. The stations are Stonegate which is 4 miles north of the A265 at Burwash Common and Etchingham which is also on the A265 and 3 miles east of Burwash High Street. Both have large car parks which are near capacity at busy times. Journey times to London are just over an hour.

Air - Gatwick Airport is located 40 miles to the west, with Heathrow 68 miles north west, these being the nearest major airports. Travel time to Gatwick is around an hour and to Heathrow 1 hour 45 minutes going across country via the A272 to avoid junction 5 on the M25 and its congestion.

However, overflying of Burwash Weald and Common by Gatwick bound aircraft at low level creates significant noise pollution in the area and it is believed that this occurs when 'stacking' arrangements are in place. On these occasions, there can be a low flying aircraft every few minutes which disrupts the tranquillity of the area. These aircraft need to be better managed to eliminate low level approaches which are deemed unnecessary and avoidable. See Section 9 item (b) for typical over flying route.

Road – The parish of Burwash consists of the three villages of Burwash, Burwash Weald, and Burwash Common. All three are chiefly situated on the A265, the main road that extends over 11 miles between Hurst Green to the east and Heathfield to the west. The road runs along an east-west ridge between the A267 (Tunbridge Wells to Eastbourne road) and the A21 (London to Hastings road). Fontridge Lane extends parallel to the A265 to the south from Burwash village to Etchingham.

Principal secondary roads descending from the ridge at Burwash are Shrub Lane, which runs northwards from a junction near St Bartholomew's church, and School Hill, running southwards from the High Street. In Burwash Weald, Willingford Lane runs to the south. Stonegate Road/Witherenden Hill at Burwash Common form the northward link with Stonegate. Other roads with settlements descending from the ridge include Spring Lane and Bateman's Lane in Burwash.

The A265 is a narrow road which carries heavy traffic. In recent years the size and volume of large and heavy vehicles have increased noticeably, damaging the road surface. The A265, and in particular the High Street at Burwash, has not always been appropriately repaired or maintained.

The three villages of Burwash have 138 listed buildings. 74 of them are in the High Street. Of those 15 are between The Bear Inn and the village hall, with the rest scattered along the roads of the three villages (see map of supporting documentation in section 9). **Many of the buildings are timber framed ancient cottages, often tile-hung. These are being damaged through vibration from heavy vehicles in the High Street, which also cause noise and air pollution. This damage is made worse by large vehicles mounting stretches of narrow pavement in areas where parked cars prevent two-way traffic. Speed is also an issue with these vehicles.**

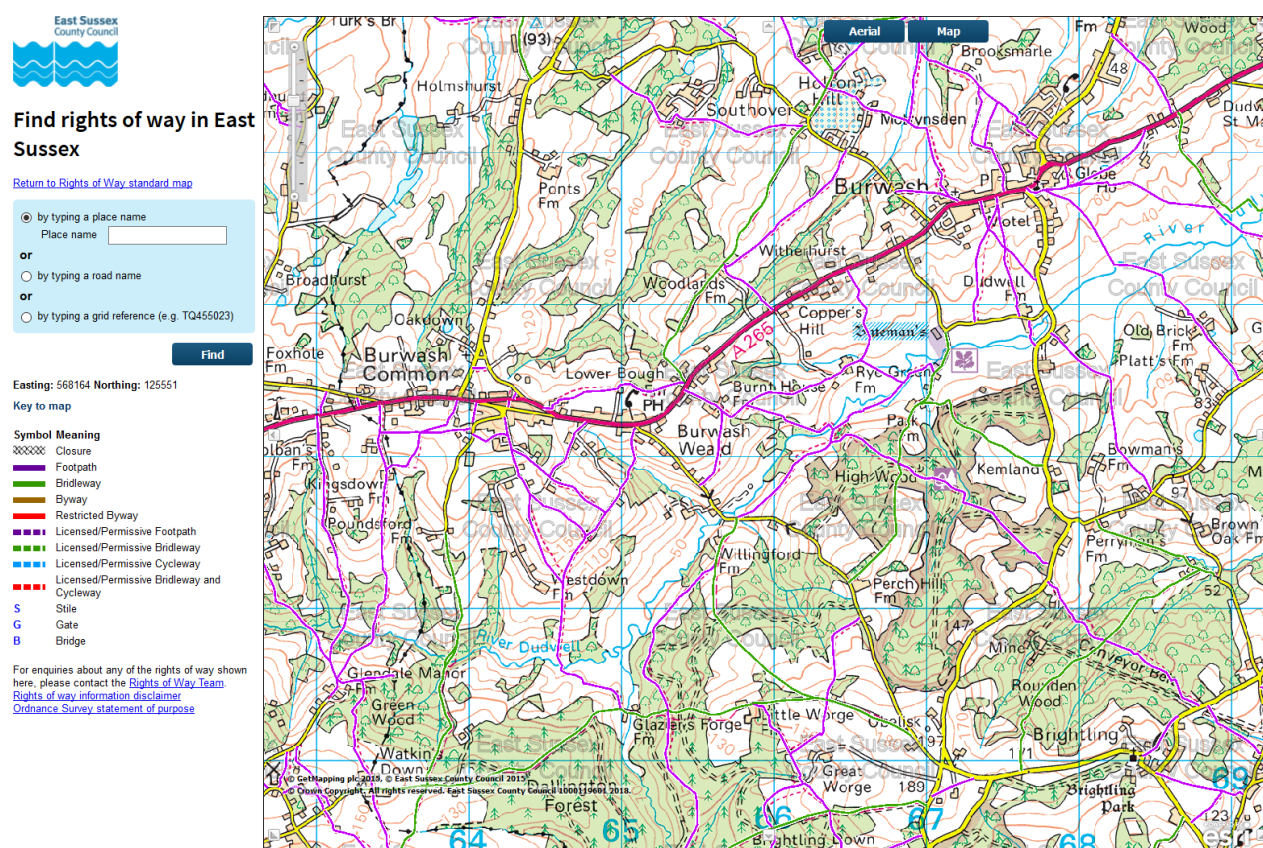
Parking - The centre of Burwash village is served by a small free car park with a capacity of 86 spaces and with on street parking in the High Street. The car park is at capacity for most of the day and will need enlarging if any new housing development occurs. The Bear pub and Fairfield surgery users use this car park as do local residents that have no garage and visitors to the High Street. There is no public car park in Burwash Common or Weald, with visitors either using The Pavilion car park or The Wheel Inn car park when visiting those establishments. New properties are sometimes built with inadequate parking. This trend appears to be increasing and is adding to parking pressures on public roads and should be discouraged. Few High Street residents have their own car parking at home.

Bus – There is one weekday-only bus service operating within the parish of Burwash. This service, 231, is currently run by the Compass bus company. The company runs seven services each day between Etchingham and Heathfield then on to Uckfield and return. On schooldays the early morning and late afternoon services run to and from Hurst Green. Separately, Battle Area Community Transport (BACT) runs a shopper service to and from Battle on each Friday at 10.55am (route B74) serving Burwash village. The service comprises a mini bus which also serves Robertsbridge. <http://www.bact-online.co.uk/> The bus services are now coordinated with the some of the arrivals and departure of trains at Etchingham station but do not serve Stonegate station at all.

Taxi Services – There are several local taxi services in the area. Burwash Village Cars and Burwash Taxis. The two stations are not served by waiting taxis and pre-booking is required. More extensive taxi services are available at the nearby town of Heathfield.

Twittens and footpaths (rights of way) - The parish of Burwash has an abundance of footpaths, bridleways and rights of way. As of 14th September 2017, there were 67 recorded in the area. The larger number of footpaths is to the south of the A265, mostly running west to east with some linking up with them north to south. It is quite possible to walk between the three villages using the footpaths, avoiding the main road and only occasionally crossing smaller roads and lanes. This makes the area very popular with visitors to the area, particularly walkers and ramblers.

The footpaths to the north of the A265 tend to run in a north-westerly direction towards Stonegate and Ticehurst or along the River Rother valley west to east. The bridleways mostly go north to south radiating from the A265 and extend well into the neighbouring parishes. The area is popular with horse riders and there is an extensive network of rides within High Wood just to the south of Burwash, though a permit is required if going off the designated bridleway.



(<https://www.eastsussex.gov.uk/leisureandtourism/countryside/rightsofway/map/>)

In addition to the Rights of Way recorded above, there are several 'twittens' within the parish; between Hoppers Croft Lane and Rother View, Burwash; between Vicarage Road and the A265 Burwash Common; between Vicarage Lane and the A265 by the bus stop in Burwash Common; between the A265 and the Burwash Common playing field; a series of twittens behind Hornbeam houses; and one from Strand Meadow to the rear of Hornbeam.

Burwash Weald is not connected by road side footway to Burwash as the footway is not continuous, stopping safe movement of pedestrians between the two. Burwash Common is fully connected by footpath to Burwash Weald.

3.2 Community infrastructure

Social

There is a strong sense of community in Burwash with many active social and cultural societies.

A number of residents belong to the National Garden Scheme and open their gardens for charity each year. In 2019, about 10 properties are expected to do so.

Churches

There are three churches in the parish of Burwash, two Anglican and one Roman Catholic.

St. Bartholomew's in Burwash, under the leadership of the Reverend Sally Epps, has regular Sunday services, a weekday Communion on Thursday mornings and conducts Baptisms, Weddings and Funerals. The Church has a large graveyard. The Church is in the United Benefice for Burwash which includes St Bartholomew's, St Philip's Burwash Weald and St Nicholas Etchingham. All are part of the Diocese of Chichester.

St. Philip's Church Burwash Weald, which is actually in Stonegate Road Burwash Common, also has regular Sunday services and conducts Baptisms, Weddings and Funerals. It has a graveyard which is currently close to capacity. This church is under the leadership of the Reverend Graham Lewis. Both St Bartholomew's and St Philip's churches support a vicarage. Both offer Homegroups and other activities for parishioners with St. Philip's offering a special Bereavement Group once a month plus an Engineering Club for children and a Superheroes church service specifically for the children once a month. St Philip's also supports a thriving Baby and Toddler group once a week.

Christ the King Church in Burwash is a Roman Catholic church in the Arundel and Brighton Diocese. The Church is led by Father Brian Lowden. The church conducts Masses on a regular basis. The church also provides Baptism, Wedding and Funeral services and support. Remaining capacity of the churchyard is for 30 plots with further capacity for the interment of ashes.

Children

Children enjoy access to playground equipment at Swan Meadow playing fields recreation ground in Burwash and at the Burwash Weald Cricket Club playing fields at Burwash Common. There is also some adult exercise equipment at both locations. Apart from local cricket, football and other sports clubs, there are few social activities available for teenagers in the parish.

At the time of writing, the only pre-school in the parish has recently been forced to close due to running costs making the business financially unviable. There is an active parent and toddler group at St Philip's church in Burwash Common. Burwash Church of England Primary School serves the parish as a whole and can accommodate more pupils should the need arise. Local secondary schools serving the parish are all outside the parish boundary and include Heathfield Community College, Robertsbridge Community College and Uplands Community College (Wadhurst). Heathfield and Uplands also offer sixth form studies.

Scouting - Burwash has thriving Cub, Beaver and Scout groups which regularly meet at the Scout Hut next to Burwash Car Park. There is also a strong Brownies and Guides group which meets regularly at the Guide Hut in Vicarage Road Burwash Common.

Community Buildings

The following table lists the available community buildings within the boundary of the Neighbourhood Plan and the following table sets out each one and their uses:-

Building	Location	Use
Burwash C of E Primary School	School Hill, Burwash	Primary school, outstanding OFSTED rating.
Burwash Parish Council Office	Main car park, Burwash	Meetings; Parish Clerk office.
Burwash Parish Room	Main car park, Burwash	Burwash Parish Council meetings, Burwash Community Internet Café workshops and presentations,
Burwash Village Hall	High Street, Burwash	Burwash Flower Club; Burwash Quilters; Monday Painters; meetings; events; Short mat bowls club; dance classes; BAPS panto; societies; Burwash Ladies Group meetings; Musical Theatre classes; Whist; Snooker Club; AGMs; Get Togethers Christmas lunch.
Guide Hut	Vicarage Road, Burwash Common	Guide and Brownie meetings. Also has other social meetings.
Fairfield Surgery	Main car park, Burwash	Doctor's surgery, pharmacy, health clinics.
Masonic Hall	Stonegate Road, Burwash Common	Meetings
St Bartholomew's Church	High Street, Burwash	Church services; Sunday Club and Pathfinders; Flower Guild; Tuesday drop-in; concerts.
St Philip's Church	Stonegate Road, Burwash Common	Church services
Church of Christ The King	High Street, Burwash	Church services
Christ the King annex	High Street, Burwash	Available for hire.
Swan Meadow Sports Hall	Swan Meadow, Burwash Playing Field, Ham Lane, Burwash	Meetings; AGMs; horticultural shows; Burwash Fair refreshments; Music and Movement exercise classes.
Scout Hut	Main car park, Burwash	Explorers, Scouts, Cubs and Beavers meet; events; coffee mornings.
The Pavilion	Burwash Weald and Common Playing Field, Stonegate Road, Burwash Common	Snooker and billiards club. Parent and Toddler group; Quiz & Music nights; After Eight Club; AGMs; Burwash Parish Council meetings; events; parties.

Burwash Church of England Primary School is rated as Outstanding by OFSTED and is situated at School Hill, Burwash. It has approximately 150 pupils on the roll aged from 4 to 11. The intake of children is from Burwash, Burwash Weald and Burwash Common as well as some children from the surrounding area.

Burwash Parish Office is located by the main car park just off the High Street, Burwash. It houses BPC Clerk's office and archive.

Burwash Parish Room adjoins the Parish Office and houses the Burwash Community Internet Café Resource. Workshops, meetings and local information are held there, along with activities that are beneficial for residents as well as visitors to Burwash.

Burwash Village Hall is a registered charity and the Village Hall itself is located at the western end of the High Street, Burwash. It was built in 1906 and hosts a variety of local groups, clubs and societies including the Burwash Indoor Short Mat Bowls Club, Burwash Ladies Group, Monday Painters, and the Burwash Flower Arrangement Club. Quizzes, regular whist drives and other community events are held here along with the Burwash Parish Council Annual Village event. The Burwash Amateur Pantomime Society have their rehearsals here as well as annual pantomime performances. Burwash Snooker Club is also based in the village hall. The hall and its facilities are available for hire for private parties, events, as well as group AGMs.

The Village Hall is likely to need replacement in the foreseeable future as its age makes it difficult to maintain and its running costs are high. A new Village Hall would provide opportunities for additional types of activities as well as being more economic to maintain and should be located where adequate parking can be provided.

Burwash Guides and Brownies Hut. The hut is in Vicarage Road, Burwash Common and is home to local Brownie and Guide groups. The hut has recently had its roof replaced thanks to the generosity of local people and the interior is in the process of being refurbished.

Fairfield Surgery is located behind the Parish Office at the back of the main car park off the High Street, Burwash. Fairfield Surgery was purpose built in 1992 to provide the residents of the parish of Burwash and the surrounding villages with a convenient and easily accessible General Practice. There is a dispensing pharmacy, nurses' rooms, health clinic as well as GP consulting rooms. The Practice is supported by a Patient Participation Group which works in partnership with the practice staff. The Friends of Burwash Surgery, which exists to raise funds for equipment for the practice, was established in 1993. The Friends also organise volunteer transport for patients who cannot otherwise get to their appointments or collect their medication.

Masonic Hall. The temple is located behind St Philip's Church on the west side of Stonegate Road at Burwash Common. There are two craft lodges using the temple. The building was originally Burwash Weald and Common Primary School.

St Bartholomew's Church is situated at the eastern end of Burwash High Street. The first record of a church in Burwash shows a stone church built in about 1090. Of this Norman church only the tower remains. The church was widened in about 1190 and 1250 by the addition of aisles to the south and north respectively. Further widening was carried out in the 14th century and a porch added. Apart from the addition of dormer windows the church remained unaltered for 500 years until the 19th century when it was partially rebuilt and restored in 1856. The flooring was renewed between 1989 and 1990. There are facilities for secular functions, e.g. Sunday Club and Pathfinders, Flower Guild and non-secular events such as a Tuesday morning drop-in session and concerts.

St Philip's Church is situated on the Stonegate Road, Burwash Common. The church was built 150 years ago, as a result of the vision of the Trower sisters. The site of the church was given by Miss Georgina Trower of Hollyhurst Farm (now Buckles), Burwash Common. The foundation stone was laid on 20 August 1866 and the Bishop of Chichester consecrated the church on 29 August 1867. Burwash Weald was constituted a consolidated chapelry in October 1877, created from the parishes (or parts) of Burwash, Mayfield and Heathfield. The church hosts secular and non-secular events.

Christ The King Church is in Burwash High Street opposite the village hall. The Church was founded in 1968. The congregation previously worshipped at St Joseph's Church, Southover, Spring Lane, Burwash which has now been demolished. The Southover churchyard is still in use in Spring Lane.

Christ the King Annex. The annex is a small building near the church. It was originally a telephone exchange for the area. It is available for hire, events and meetings.

Swan Meadow Sports Hall. The sports hall is on the Swan Meadow playing field in Ham Lane, Burwash. Swan Meadow is a registered charity and is held in perpetuity for the village of Burwash. It is run by the Burwash Playing Field Association Management Committee and is home to the junior sports, football and cricket clubs. The Burwash Horticultural Society hold their Spring and Summer shows in the hall and refreshments are provided for the Burwash Fair and other events. The hall is available for private bookings. The field has a children's play area and tennis courts that are managed by the Burwash Tennis Club which also holds its AGM in the hall. 'Movement to Music' classes for the elderly are held weekly in the hall.

Scout Hut. The Burwash and Etchingham Scout hut is in the main car park just off Burwash High Street. It is the base for the 1st Burwash and Etchingham Scout Group, Explorers, Cubs and Beaver sections. A thriving group of youngsters take part in group activities and there is a waiting list for places.

The Pavilion Burwash Common. The Pavilion is part of the Burwash Weald and Common Memorial Fund Playing Field, a registered charity, and is run by the management committee for the playing fields. There is a snooker and billiards club that meets weekly. Monthly music and quiz nights are held at the Pavilion, a Mother and Toddler group is held weekly, there are yoga and fitness classes too. The Pavilion is used for meetings such as the After Eight Club, cricket club dinner, fund raising events and private booking for parties, Christenings and Wedding receptions. The Burwash Parish Council hold some of their monthly meetings there and some groups hold their AGMs at the pavilion.

Medical

The Fairfield GP Surgery is situated just off the High Street in Burwash village and next to the central car park. It offers consultations, dispensing and other medical support. It currently has around 4100 patients on its list and capacity for an additional 250/300 patients according to the Practice. The current premises are lacking space and the surgery has been considering how increasing this could best be achieved, with maybe an additional floor being added. This is for its medium term planning.

Retail

Burwash High Street is home to a number of shops including: a florist, a funeral parlour, a small supermarket (which houses the post office), an antiques shop, a picture framer, a family-owned butcher selling meat from local farms, and an estate agent. There is also a unisex hairdressers. On the western approach to Burwash village there is a BP petrol station with an independent car wash.

Burwash village boasts two pubs, The Rose and Crown in Ham Lane and The Bear on the High Street, both have excellent restaurants and offer bed and breakfast. A third pub, The Bell Inn at the eastern end of the High Street closed down a few years ago. The Wheel Inn public house is situated on the A265 at Burwash Weald. It also has a restaurant and is a focal point for visiting walkers and ramblers as well as local residents. Both The Bear and The Wheel Inn have function rooms available.

On the western edge of Burwash Common is a garden centre, Old Orchard Nursery which incorporates a shop and café, selling shrubs and plants and providing refreshments.

In the last 5 years, in addition to The Bell Inn, the village High Street has lost the blacksmiths (now a picture framers), car and motorcycle repair and MOT garage (now derelict and a potential development site), newsagents, café/tea shop and one of the antique shops. **The community is concerned that the High Street (and the parish more widely) does not lose more retail outlets or pubs which are central to the local community.**

Utilities and Lighting

This section covers the supplies of electricity (including street lighting), gas and clean water, together with the disposal of wastewater and sewage. It also includes the provision of telecommunications (telephone and broadband services). It does not include the provision of postal or other delivery services.

The continuing supply of the above utilities to cope with additional housing units in the parish is likely to require future investment (in at least some cases) by the service providers. The providing

companies appear to operate on 5-year investment cycles and, where infrastructure upgrades are required, these may influence or determine the timescales for new housing developments.

Further discussion will be needed with each of the suppliers identified below once potential development sites have been identified and agreed as part of the neighbourhood planning process. These discussions will be aimed at identifying whether any of the suppliers have specific difficulties with specific sites.

Electricity

The electricity infrastructure is maintained by UK Power Networks Ltd. All properties in the parish are connected to the electricity network. Historically, the parish has suffered from regular power supply interruptions of varying durations, from minutes to several days. Since 2016, UK Power Networks has been replacing and upgrading obsolete equipment, including switching stations and transformers, to reduce the frequency and duration of power cuts. Certain overhead power lines which have been particularly prone to failure are being put underground. UK Power Networks Ltd claims that power outages have reduced by about 16% since 2016 but, with most domestic properties still served by overhead power lines, problems are unlikely to disappear altogether in the foreseeable future.

Gas

The majority (but not all) of the properties in the parish have access to piped domestic gas. “No gas” areas include Westdown Lane from the junction with Vicarage Lane in Burwash Common; part of Shrub Lane; and Fontridge Lane.

Gas is supplied to properties in the parish by a multiplicity of retailers who purchase gas from gas suppliers and sell it on to end-users. Gas is distributed through a network of pipelines operating at high, medium and low pressure. Domestic properties in the parish are supplied through medium (MP) and low-pressure (LP) pipelines. Most of the gas pipelines in the south of England are maintained by Scotia Gas Networks Ltd (SGN), the local gas transporter.

In their Long-Term Development Statement, SGN projects that demand for gas in the South-East will fall by 8.26% over the 10-year period from 2017-2026. This is because of: efficiency improvements to existing insulation and heating systems; increases in domestic and non-domestic gas bills resulting in changes to consumer behaviour; the increasing uptake of renewable technologies; and political pressure to meet climate change targets. This reduction in demand factors in projections for new house building in the south-east over the same period. SGN's future investment plans are based on the above assumptions.

So far as new housing is concerned, SGN has confirmed that it is legally required to provide a gas supply, however this is only binding where such requests are within a reasonable distance of its existing infrastructure. Major extensions to “no gas” areas are considered based on the individual merits of each site. (Further information on SGN's connection obligations are at www.sgn.co.uk/Our-Services).

Burwash is within SGN's South-East Local Distribution Zone (LDZ) and the current MP/LP source into Burwash is located at the BP garage on the A265 to the west of the High Street. SGN advises that its existing infrastructure is well within capacity and should be able to cope with future developments on the scale currently envisaged. However, they also point out that the further east any new developments are from their current MP/LP source, the more likely it is that additional infrastructure will be needed.

It will be for developers to approach SGN with details of the gas requirements for their development(s). SGN will assess the new demand. If the existing network is not sufficient to support the additional gas capacity required, new infrastructure (pipes, etc.) can be installed. This may be done by SGN itself or, possibly, by either an independent gas transporter (iGT) or a utility infrastructure provider (UIP) through a competitive tendering process managed by

Ofgem. Both types of organisation can design and construct new gas infrastructure, which can then be connected to SGN's network. Responsibility for the subsequent management and maintenance of new gas infrastructure depends on which type of organisation constructs it: if constructed by SGN itself or a UIP, responsibility for management and maintenance rests with SGN (with ownership transferring to SGN if constructed by a UIP); if constructed by an iGT (increasingly likely for new housing developments), responsibility for management and maintenance remains with the iGT operating on behalf of the end-user (ie. the developer). In this latter case SGN's responsibility is limited to the supply of gas to the point of connection to their network and for dealing with gas emergencies. Finally, it is worth noting that prices for gas may be higher where properties are connected to the gas network via iGT-installed pipework as the gas retailer must pay an additional levy to the iGT to help the latter recover its costs.

Water (supply)

Clean water supplies are the responsibility of South East Water. Water for the parish is treated at Crowhurst Bridge Treatment Works which are located by the level crossing in Shrub Lane. These works use both onsite and remote boreholes blended with water abstracted from the river Rother. The treated water is then pumped to the reservoirs at Burwash Common, Flimwell and Heathfield. The differences in pressure noted in some properties are because some are fed from the pumping main to Burwash Common, and some gravity fed from the reservoirs, so the closer you are to the reservoir the poorer your pressure. A major project to install new water supply pipework has recently been completed at Shrub Lane and Battenhurst Road, Burwash. South East Water has recently indicated that it would envisage no difficulty supplying clean water to (up to) a further 60 housing units within the parish. This should be sufficient for the housing expansion currently envisaged.

Waste water and sewerage

Wastewater and sewage disposal are the responsibility of Southern Water. In common with other water companies, Southern Water has a legal responsibility to provide waste water and sewage treatment facilities for new housing developments. Whilst connection to the existing mains is the preferred option, where this is not possible because of lack of capacity, temporary "tankering" may be used for a period until the infrastructure can be expanded to allow connections to the mains. On-site wastewater and sewage treatment plants may be an alternative option but this falls outside the responsibilities of Southern Water. Such on-site systems require a developer to secure a licence from the Environment Agency which is thought not to favour such means of disposal of wastewater and sewage, particularly where this discharges into local water courses, because of the risk of environmental pollution. On-site plants must be maintained by the developer.

In the parish there are two wastewater treatment works (WTW), one at Burwash village and the other at Burwash Common. Southern Water advises that the Burwash village WTW could have the capacity to cater for up to 150 additional properties. The Burwash Common WTW is currently at capacity and this will not change under current investment plans (to 2020).

Southern Water takes the view that any new housing developments should proceed in parallel with its own 5-year plan for the development and expansion of its infrastructure. In this context they regard the recent planning application at Strand Meadow (which would be served by the Burwash Common WTW) as "premature". The company is currently working on its investment plans for the period 2020-2025 ahead of those proposals being submitted to the Water Services Regulation Authority, Ofwat in 2018. Ofwat will then make a final determination in late 2019. The proposals being developed include funding for upgrading and expanding Southern Water's treatment works to cater for local growth. Burwash Common WTW is among a number of locations that the company is looking at in further detail as they finalise their plans.

Telecommunications

Telephony

All properties in the parish have access to landline-based telephone services.

Mobile telephone coverage is widely available but there is at least one area (outside 'The Wheel' inn in Burwash Weald) where it is not possible to pick up a mobile phone signal, and there may be others. In 2017, in response to growing mobile telephone usage, BT implemented a programme throughout the Rother district (including Burwash) to decommission public call boxes where their records show little or no use. The public call box outside The Wheel Inn pub is currently exempt from the closure programme but BT has provided no information on how long this will continue. There may be others similarly at potential risk.

Broadband

The parish falls wholly within the TN19 7xx postcode area and covers around 103 postcodes. Broadband (and telephony) services are provided primarily through the Burwash exchange, although a small number of properties are served by the Brightling and Etchingham exchanges. An analysis of broadband availability and speed by post code (<https://labs.thinkbroadband.com/local/postcode-search>) shows the following. No property in the parish currently has access to ultrafast broadband (defined as having theoretical speeds greater than 100 Mbps/sec) and it seems unlikely that this will be available locally for several years. 77% (79) of the postcodes in the parish now have access to superfast broadband (theoretical speeds greater than 24 Mbps/sec). All the postcodes in the parish now have access to fibre broadband (theoretical speeds up to 24 Mbps/sec), although at least 7 of them suffer download speeds with fibre slower than that available through ADSL (standard copper wire) broadband. 97% (100) of the postcodes have access to both higher performance copper wire broadband (ADSL2+/ADSL2) and standard copper wire broadband (ADSL). The remaining 3% (3) have access to ADSL but not ADSL2+/ADSL2. Download speeds are very variable across the parish. Measured over a 6-month period they range from under 2 to 40 Mbps/sec, depending on type of connection and distance from the exchange or service cabinets.

Street lighting, private lighting and light pollution

Light pollution can be a problem in many towns and villages, but more so in a dark sky area such as Burwash. High Street residents have campaigned to NOT have any lights there for that very reason. What street lights there are in the main car park, are of old design with little or no shielding, with low or high pressure sodium lamps giving a poor yellow hue and damaging the dark sky through light pollution. Burwash seeks to reduce its light pollution footprint and reduce its current light overspill.

3.3 Leisure

Sporting / active leisure

The parish of Burwash is fortunate to have two separate playing fields.

The first, to the west of the parish, is the Burwash Weald and Common Memorial Fund playing field. It incorporates a children's play area and adult exercise equipment. The playing field includes a cricket pitch and is home to an active cricket club, Burwash Weald Cricket Club. A licensed Pavilion provides a focus for social activities in Burwash Common and Burwash Weald. It houses a snooker room with two full-sized tables. The Pavilion also hosts yoga and fitness classes.

The other playing field, in the middle of Burwash village, is Swan Meadow. It has a pavilion with changing rooms and a sports hall. There is a full size men's football pitch, cricket pitch, and two

hard tennis courts. The children's play area is completely funded by the village. Burwash juniors have an U14 football team currently playing in the Rother Youth League.

Short mat bowls, and snooker are played in the village hall.

Burwash, Burwash Weald and Burwash Common are all very popular with ramblers and horse riders.

Staying and eating

Both 'The Bear' and the 'Rose and Crown' provide food and accommodation in the High Street. 'The Wheel Inn' provides food and drink at Burwash Weald. No other restaurants exist within the parish, although the wider area is well served by restaurants (in Heathfield and beyond) and gastropubs. Other establishments offering accommodation are detailed in the current Burwash NP Business List.

3.4 Green infrastructure and open spaces

The three villages of Burwash, Burwash Weald and Burwash Common are strung in a line along the High Weald ridge which runs east-west. The ridge is bordered to the north by the valley of the River Rother and to the south by the River Dudwell valley. The whole parish lies within the High Weald Area of Outstanding Natural Beauty (AONB). The parish is criss-crossed with many public footpaths and bridleways.

The National Trust at Bateman's owns some 330 acres in the Dudwell valley with tended walks and access to ancient woodland and meadows.

There is green space at Shrub Lane/Strand Meadow which is popular with local children and families for games and social gathering with a sheltered area overlooked by ancient oaks.

There are several large wooded areas around the parish, some owned by the Forestry Commission and some privately owned, most are accessible to the public, and popular for their abundant wildlife.

3.5 Flood risk

Burwash is on a high ridge above the Dudwell and Rother river valleys so is not generally exposed to serious flood risk. However, the valleys themselves are prone to flooding so when severe flooding has occurred (as in 2000) both stations at Etchingam and Stonegate have been cut off due to serious flood water and the area of Crowhurst bridge which crosses the River Rother on Shrub Lane has also suffered. The garden at Bateman's in the Dudwell Valley has been known to flood, especially following heavy rain and a high tide at Rye.

4 Infrastructure Assessment methodology

An Infrastructure Working Group was established by the Neighbourhood Plan Steering Group to establish the current infrastructure position and to determine future potential and needs. The Working Group compiled an infrastructure needs inventory which was undertaken through workshop sessions and local consultation with the general public.

The various proposals were then assessed considering the following factors: the views of residents established by means of surveys and consultative meetings, need, timescale, responsibility for provision, potential cost, funding, constraints and potential impact on the areas of policy (health and wellbeing, landscape, ecology and biodiversity, tourism and leisure, economic development).

Infrastructure pressures

Potential future pressures on local infrastructure, arising locally and from the wider region, were identified:

- ❖ Any housing development in and around Burwash village will expose shortcomings in the existing car parking limitations and surgery capacity in the long term.
- ❖ Additional traffic volume down the High Street especially heavy vehicles will cause further damage to listed buildings, noise, pollution and increased danger to pedestrians and residents.
- ❖ Additional housing will require investment in the infrastructure for the disposal of waste water and sewage which will not take place until after 2020.

Proposal selection and priorities

The list of proposed developments was generated by the Infrastructure Working Group. Prioritisation was decided upon; 'Need it now', 'Need it later' and 'Need it if housing development occurs' (see Appendix A)

The Neighbourhood Plan's Sustainability Appraisal reviewed the environmental impact arising from the listed items. An assessment of funding requirements, existing and future allocation needs to be made.

5 Funding

No funding is available or has been earmarked for any of the infrastructure improvement options highlighted. Funding is expected to come mainly from the Community Infrastructure Levy (CIL) which is 25% of all new build properties of 6 or more in a development.

The costing of each item requires further work to establish a budget estimated figure.

6 Infrastructure Assessment outcomes

The future development of the local infrastructure will be determined by reference to a series of local policies, with consideration being given to both green and built up infrastructure.

Policy objectives include:-

- ❖ sustainable transport infrastructure, including public transport
- ❖ walking and cycling improvements
- ❖ school provision and school building expansion when needed
- ❖ increase in allotments and amenity open space
- ❖ a pre-school provision for the area (previous one has been lost)
- ❖ further traffic management measures for in the High Street, as highlighted in the Burwash NP community traffic survey and study (V2 20Feb18) e.g. 20mph in the High Street.
- ❖ additional green infrastructure within or adjoining new developments

In addition, several areas of infrastructure conservation were identified including:-

- ❖ **the retention or increase of businesses in the High Street is seen as vital**
- ❖ the retention and expansion of biodiversity within the Neighbourhood Plan area
- ❖ retention and improvement/expansion of existing off road High Street parking facilities
- ❖ protection of the AONB areas within the Neighbourhood Plan area
- ❖ retention of the open public spaces
- ❖ retention and improvement of existing community buildings or new builds
- ❖ a strong preference for development of existing brownfield land and sites identified within the built up boundary

Further work may be required to fully assess existing and future statutory service provision and capacity.

7 Funding allocations

This area needs to be further developed.

8 Conclusions

This Infrastructure Assessment demonstrates that Burwash is a small village with reasonable existing infrastructure provision, but that future investment is needed in the infrastructure to stop further decline. This may change over time, particularly through external factors such as impacts from development in other parts of the local area, and should be kept under review.

The Assessment has identified some infrastructure development needs which are likely to arise directly from further housing development or the aspirations of local residents. This assessment has shown that these items need largely to be funded through Section 106 or likely Community Infrastructure (CIL) Levy contributions arising from developments which have recently been built or already have permission. Other funding sources for significant developments have yet to be explored.

Funding sources need to be further developed and discussed with the Burwash Parish Council. As some items are considered urgent, sources other than CIL funding may have to be considered.

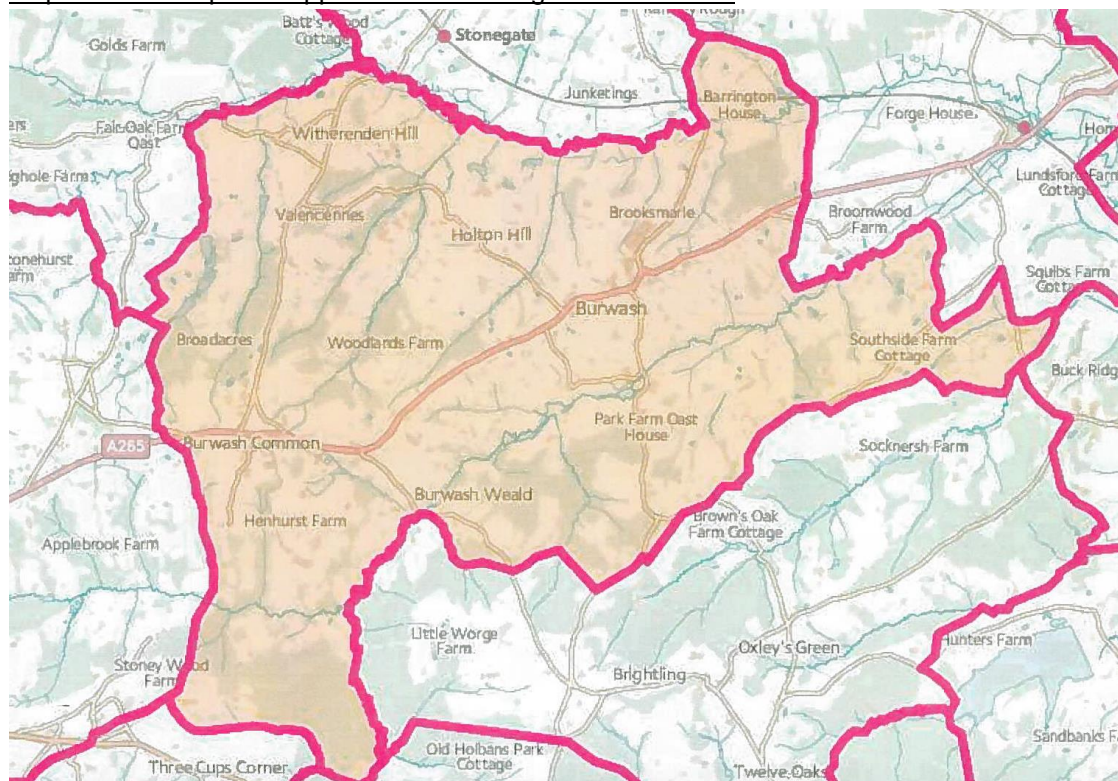
9 Supporting documentation

Maps, surveys etc.

Map of Burwash & the Weald within Rother District (note differing boundaries to Burwash)



Map of Burwash parish applicable to the Neighbourhood Plan

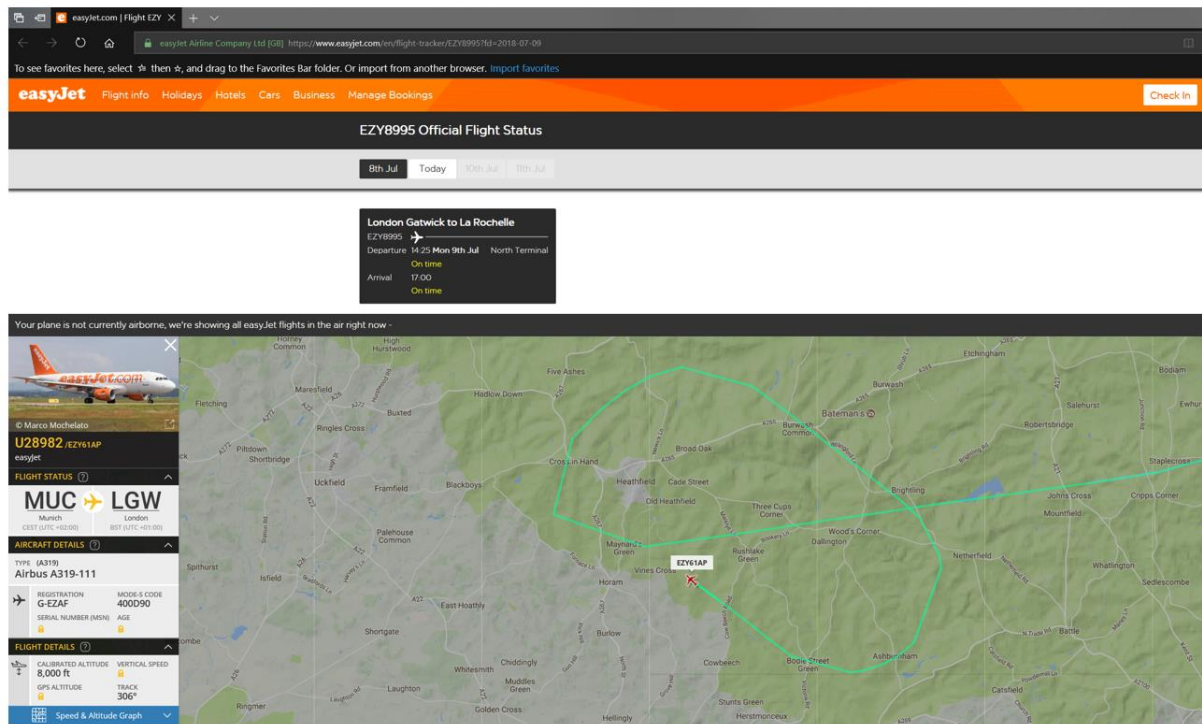


(a) Listed building identification in and around Burwash High Street

LEGEND ▲ Listed building (listed building map gratefully acknowledged)



(b) Typical overflying path for inbound Gatwick aircraft over Burwash Common (this example is at 8000 ft but typically aircraft are very much lower)



(c) BNP Traffic Survey Feb. 2018 and BNP Business Survey June 2018

These are available as separate documents:

- BNP Traffic Survey Summary V2 200218
- BNP Business Questionnaire Analysis LG 11062018-V2



BNPTraffic survey
summary V2 200218.p



Burwash NP
business-questionnair

APPENDIX A – Summary List of Development Options (Priority by delivery timing)

BURWASH INFRASTRUCTURE PLAN – LIST OF OPTIONS					
Item No.	Proposal	Lead Development Agency	New Infrastructure Spend from Parish	Funding Sources	Delivery Timing
1	Reduction of heavy vehicles, noise and pollution in the High Street and the general calming of vehicle speeds.	BPC/ESCC		TBC	2018-19
2	Central car park extension	BPC/ESCC		TBC	2019-20
3	Pedestrian crossing near to The Bear Inn to provide safe access to the other side and also serving pedestrians from the central car park	BPC/ESCC		TBC	2018-19
4	Bus timetable linking with train services to and from Etchingham			COMPLETED May 2019	2019
5	New Pre school			TBC	2018
6	New village hall			CIL	2020-22
7	Improve street lighting to maintain or improve upon the dark sky with low light pollution luminaires	BPC/ESCC		TBC	2018-2021
8	Addition of the balance of roadside footways between Burwash and Burwash Weald	BPC/ESCC		TBC	2018-2021
9	Upgrading or rebuilding of Swan Meadow pavilion with car parking improvements	TBC		TBC	2021
10	Deer warning signs installed along the Stonegate road	BPC/ESCC		ESCC	2018
11	Upgraded or new GP surgery	BPC/ESCC		CIL/106	2020-22
12	Engage with Gatwick Airport management to avoid low level over flying of the Burwash area when stacking arrangements are in place.	BPC			2018-2019

APPENDIX B – Detailed Description of Development Options (Priority by delivery timing)

BURWASH INFRASTRUCTURE PLAN – LIST OF OPTIONS		
Item No.	Proposal	Detailed Description of Item and potential solution
1	Reduction of heavy vehicles, noise and pollution in the High Street and the general calming of vehicle speeds	Engage with High Street residents to come up with an acceptable solution. This should include a solution to discourage vehicles from mounting pavement at the narrow end of the High Street. The residents have already done some background work on this which needs expanding and documenting and is in progress presently.
2	Central car park extension	The identification of a suitable car park site and the acquisition of the land. Develop parking scheme with layout and surface/sub-base specification to include safe pedestrian routes, storm water drainage signage and low light pollution lighting and fencing.
3	Pedestrian crossing near to The Bear Inn to provide safe access to the other side and also serving pedestrians from the central car park	Crossing scheme to be considered as one that improves safety but does not add to light and noise pollution. Position and design to be decided upon after consultation with High Street residents. To be considered in conjunction with item #1 for a holistic solution.
4	Bus timetable linking with train services to and from Etchingham	Open discussions with bus operator and Southeastern trains to discuss viability and implementation. This has been successfully completed and present in the new timetable as at May 2019.
5	New Pre school	Location and operator to be decided.
6	New village hall	The existing hall is very old and is in need of replacement by a more appropriate facility to match existing and future needs. This could be part of a long term vision scheme to include the new car park and doctor's surgery/medical centre. See item 11.
7	Improve street lighting to maintain or improve upon the dark sky with low light pollution luminaires	Undertake lighting survey and consult with local subject matter experts. Prepare report on current and proposed situation.
8	Addition of the balance of roadside footways between Burwash and Burwash Weald	The current roadside footpaths have a number of gaps so the path is not continuous. This risks pedestrian's safety and discourages movement between the two areas.
9	Upgrading or rebuilding of Swan Meadow pavilion with car parking improvements	Investigation and review to be undertaken and outline brief developed.
10	Deer warning signs installed along the Stonegate road	Vehicle accidents with deer were highlighted by respondents in the Burwash NP Traffic Survey. These accidents are very frequent damaging cars and killing deer as can be seen by the number of dead deer by the side of the road for regular station travellers.
11	Upgraded or new GP surgery	For a new surgery, a holistic approach to shared central car parking should be considered.
12	Engage with Gatwick Airport management to avoid low level flying of the Burwash area when stacking arrangements are in place.	Engage with existing pressure groups and Gatwick Airport management to try to eliminate this practice that is spoiling the tranquillity of the area and hence peoples enjoyment of their gardens and the general outdoor area particularly in summer.