

Rother District Council Statement

**Relating to Burwash Neighbourhood Plan:
Housing completions in Burwash since 1 April 2013**

10th March 2021

1. Introduction

- 1.1. This statement has been prepared to assist the Examiner conducting the Examination in Public of the Burwash Neighbourhood Plan and seeks to respond to the clarification note produced by the Independent Examiner, Andrew Ashcroft, response to the following question:

Request for a statement of common ground

Please can the District Council and the Parish Council provide me with an agreed factual statement on the delivery of new housing both generally in the neighbourhood area and specifically within Burwash village (irrespective of the number of homes involved) from 2014-2019 and from 2019 to date.

2. Background

- 2.1. Core Strategy¹ policy RA1: Villages part (v) states:

In order to meet housing needs and ensure the continued vitality of villages, the provision of 1,670 additional dwellings (comprising existing commitments, new allocations and windfalls) in villages over the Plan period 2011 to 2028. This will be located in accordance with Figure 12, subject to refinement in the light of further investigation via the Development and Site Allocations DPD and/or Neighbourhood Plans;

- 2.2. Figure 12 of the Core Strategy sets out the total amount of new housing required to be delivered in each of the rural settlements over the Plan period 2011 to 2028, considering net completions from 2011 to 2013, current commitments as of 1 April 2013 and the number of dwellings required to be delivered on 'Potential New Sites' between 2013² and 2028. This 'Potential New Sites' figure has been estimated from suitable and developable (green and amber) SHLAA (2013) sites.

¹ The Core Strategy was adopted 29 September 2014.

² 1 April 2013 is the base date of the Core Strategy.

2.3. Paragraph 12.41 of the Core Strategy explains that:

‘Potential new sites’ in Figure 12 refers to sites expected to be formally allocated via the Development and Site Allocations Plan or Neighbourhood Plans.

2.4. Paragraphs 12.42 and 12.43 of the Core Strategy makes it clear that only completions on large sites (6 or more net dwellings) may be deducted from the total ‘Potential New Sites’ that an individual village is expected to achieve, as small sites (5 or fewer net dwellings) have already been accounted for by the district-wide rural small site allowance in Figure 12. Therefore, dwellings completed on small sites do not count towards the housing requirement of any of the rural settlements set out in Figure 12, including Burwash village.

2.5. Similarly, paragraph 12.44 of the Core Strategy explains that affordable housing ‘Exception Sites’ cannot be deducted from the ‘Potential new sites’ totals for villages, as they have, again, already been accounted for by a separate district-wide rural exception site figure in Figure 12.

3. The housing requirement for Burwash village

3.1. Figure 12 of the Core Strategy shows that, as of 1 April 2013, Burwash village has a requirement to deliver 35 dwellings on new large sites³, in addition to 17 dwellings at the Strand Meadow⁴ large site, included as an existing commitment.

3.2. Burwash Common and Burwash Weald are listed separately in Figure 12 as distinct, separate settlements/areas with no targets apportioned to them. Any completions in Burwash Common and Burwash Weald, as well as any completions elsewhere within the parish, would therefore count towards the Rural Area total itself but not to Burwash village.

³ See the ‘Potential New Sites’ column of Figure 12 of the Core Strategy.

⁴ RR/2011/2205/P – 19 July 2017

- 3.3. Figure 17 of the adopted Development and Site Allocations (DaSA) Local Plan⁵ provides an updated position for the rural villages, as of 1 April 2018. This shows that, following a new outline permission for 30 dwellings at Strand Meadow⁶ which has replaced the previous one, the residual requirement for Burwash village reduces to 22 dwellings.
- 3.4. This has been calculated by subtracting the 30 newly permitted dwellings at Strand Meadow from the requirement to deliver 52⁷ dwellings on large sites. There were no dwellings completed on large sites in Burwash village between 1 April 2013 and 31 March 2018.

4. Delivery of new housing within Burwash village (2013 – 2018)

- 4.1. As stated above, between 1 April 2013 (the base date of the Core Strategy) and 1 April 2018 (the base date of the DaSA Local Plan) there were no completions on large sites within Burwash village.
- 4.2. There were five net dwellings completed on small sites from 1 April 2013 to 1 April 2018, these are shown in Appendix 1. However as already noted, these do not count towards the settlement's requirement for the reasons set out in paragraph 2.4 of this Statement.

5. Delivery of new housing within Burwash parish, outside Burwash village (2013 – 2018)

- 5.1. There were 10 dwellings completed on an affordable housing 'Exception Site' outside of the Burwash development boundary in 2017/18, however as noted in paragraph 2.5 above, these cannot be counted towards the settlement's requirement for the reasons set out in paragraph 2.5 of this Statement. This site is shown in Appendix 2.

⁵ The DaSA was adopted 16 December 2019.

⁶ RR/2017/582/P - 7 March 2018

⁷ 35 (potential new large sites) + 17 (Strand Meadow large site) = 52 (large site requirement)

5.2. In addition to the five net dwellings completed on small sites in Burwash village between 1 April 2013 and 1 April 2018, there were a further nine net dwellings completed on small sites within Burwash Common, Burwash Weald and the wider parish area. These are not counted towards the total for Burwash village for the reasons set out in paragraph 3.3 of this Statement. These are shown in Appendix 2.

6. Delivery of new housing within Burwash village since 2018

6.1. Since 1 April 2018 there have been no completions on large sites within Burwash village. There have been a further three net dwellings completed on small sites, however as already noted, these do not count towards the settlement's requirement. These are shown in Appendix 1.

6.2. This means the residual requirement for Burwash village as of 31 December 2020 remains at 22 dwellings.

6.3. It should be noted however, that the Strand Meadow outline permission for 30 dwellings is due to expire on 8 March 2021⁸. This will result in the residual requirement for Burwash village moving back to 52 dwellings.

7. Delivery of new housing within Burwash parish, outside Burwash village since 2018

7.1. In addition to the three net dwellings completed on small sites in Burwash village since 1 April 2018, there were a further two net dwellings completed on small sites within Burwash Weald and the wider parish area. These are shown in Appendix 2.

8. Summary and Conclusions

8.1. A complete list of net housing completions within Burwash village and the wider parish area from 1 April 2013 to 31 December 2020, can be found at Appendices 1 and 2.

⁸ A Reserved Matters application (RR/2020/1822/P) was recently refused on 23 February 2021.

Appendix 1: Net housing completions within Burwash village (01/04/2013 - 31/12/2020)

| LA Reference | Site | Settlement | Development Location | 2013/14 | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | Total |
|----------------|---|------------|-----------------------------|---------|---------|---------|---------|---------|---------|---------|---------|-------|
| RR/2010/487/P | DAWES HOUSE | Burwash | Within Development Boundary | 2 | | | | | | | | 2 |
| RR/2011/1724/P | 3-4 ST ANNES GREEN | Burwash | Within Development Boundary | | | | -1 | | | | | -1 |
| RR/2014/1293/P | SHRUB LANE - LAND AT | Burwash | Within Development Boundary | | | | 4 | | | | | 4 |
| RR/2017/1240/P | 45 Shrub Lane, Burwash | Burwash | Within Development Boundary | | | | | | | 1 | | 1 |
| RR/2017/1761/P | Old Rectory Court, High Street, Burwash | Burwash | Within Development Boundary | | | | | | | 1 | | 1 |
| RR/2018/1807/P | 19a Shrub Lane, Burwash | Burwash | Within Development Boundary | | | | | | | 1 | | 1 |
| Total | | | | 2 | 0 | 0 | 3 | 0 | 0 | 3 | 0 | 8 |

Appendix 2: Additional net housing completions within Burwash parish (01/04/2013 - 31/12/2020)

| LA Reference | Site | Settlement | Development Location | 2013/14 | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | Total |
|----------------|--|----------------|--------------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|-------|
| RR/2013/1708/P | (Exception Site) 78 Shrub Lane - Land adj, Burwash | Burwash | On periphery of Development Boundary | | | | | 10 | | | | 10 |
| RR/2006/2861/P | THE BARN PARK FARM | | Rural | | | | 1 | | | | | 1 |
| RR/2010/2367/P | LITTLE TOTTS BARN | | Rural | | | | | | | 1 | | 1 |
| RR/98/287/P | BURWASH PLACE | | Rural | | 1 | | | | | | | 1 |
| RR/2010/1068/P | CONSERVATIVE CLUB AND CRICKET | Burwash Common | Within Development Boundary | | 4 | | | | | | | 4 |
| RR/2012/2232/P | SHANT COTTAGE, | Burwash Weald | Within Development Boundary | | | | | | | 1 | | 1 |
| RR/2012/823/P | NEWLANDS | Burwash Weald | Within Development Boundary | | | 3 | | | | | | 3 |
| Total | | | | 0 | 5 | 3 | 1 | 10 | 0 | 2 | 0 | 21 |

Appendix 3: Outstanding housing permissions* within Burwash parish as of 1 January 2021

| LA Reference | Site | Settlement | Development Location | Net Dwellings |
|----------------|--|------------|-----------------------------|---------------|
| RR/2017/582/P | Land to the south west of Strand Meadow, Burwash | Burwash | Within Development Boundary | 30 |
| RR/2019/2353/P | 71 Shrub Lane, Burrish Cottage, Burwash | Burwash | Within Development Boundary | 1 |
| RR/2020/108/P | Burghurst Manor House, High Street, Burwash | Burwash | Within Development Boundary | 1 |
| RR/2013/309/P | Witherhurst Farm | Burwash | Rural | 1 |
| RR/2018/2103/P | Little Commons - Land adj, High Street, Burwash | Burwash | Rural | 1 |
| RR/2019/2663/P | Land adj 66 Shrub Lane, Square Farm House, Burwash | Burwash | Rural | 1 |
| Total | | | | 35 |

*Please note that only permissions that result in a net change in the number of dwellings have been included.