

# Burwash Neighbourhood Development Plan 2020-2028



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## Foreword

Burwash Parish is special. Located deep in the heart of the High Weald Area of Outstanding Natural Beauty (AONB) our parish is steeped in history.

We want to encourage growth and progress in ways which protect and respect our landscape and heritage. This means ensuring that we support and grow our local economy, so that the custodians of the land, farmers, landowners and all those whose work to maintain the land are enabled to continue into the future.

While some residents commute, many more work locally. We have recently actively facilitated two housing developments which meet local needs and are in keeping with this unique environment. We want to ensure that everyone who contributes to our community and economy can live here, so that our villages can flourish for generations to come. We see the delivery of new housing as extremely important in meeting these aims.

In January 2016, Burwash Parish Council (BPC) agreed to proceed with a Neighbourhood Development Plan (NDP) for the entire parish – Burwash, Burwash Weald and Burwash Common. This Plan has been developed in line with the expectations of the Localism Act 2011, which gives communities the ability to exercise more control over future developments in their area, reflecting local needs and preferences. After four years of investigation and extensive consultation we are pleased to present to you the Burwash NDP.

In the creation of this Plan, we have paid careful attention to everyone's housing needs. We know we need more housing, and we want to meet these needs by providing suitable and sustainable homes. We have carried out a comprehensive review of the land available, including sites put forward during our Call for Sites and ensured that the community has been central to our extensive consultation.

Our community has been clear in its requirements, which are, in outline:

- To protect the AONB
- To retain the current development boundaries
- To welcome developments which meet the needs of our rural community

Our policies directly reflect the dual aspirations of meeting local housing needs and protecting this unique historical place. It was heart-warming to see the huge level of response to the pre submission consultation and the level of support at over 94% demonstrates to us that the NDP truly reflects the views of the local community and meets the aims of the Localism Act.

In the course of preparing the Plan, during 2017, applications were submitted by developers on the two main sites that had been identified in the 2013 Strategic Housing Land Availability Assessment (SHLAA). These two sites - Watercress Field (Strand Meadow) and Shrub Meadow ('Denton Homes') were for 30 and 45 new houses (later amended to 42 new homes at RDC request) respectively. Both applications resulted in unprecedented levels of objections from the community. They were both turned down by the elected members of the RDC Planning Committee. The developers for each site subsequently appealed but Watercress Field was turned down on Appeal in July 2019 while Shrub Lane was withdrawn before the Appeal scheduled for January 2019.

BPC resolved in May 2019 to proceed with the Plan including the target of 52 new homes without allocating sites since the two main sites on which the target was based had been tested and refused and no other suitable sites were identified during the Call for Sites.

Whilst we understand that Officers at RDC have been under pressure to increase the number of units coming forward, as RDC does not have the required level of pipeline cases, we consider that this should not compromise objective planning assessment and the correct application of the Neighbourhood Plan process. The key sites on which the original target of 52 were based have been scrutinised and the community proven correct in their view that they are not suitable. BPC has, therefore, resolved to approve the plan on the basis of no site allocation, while accepting RDC's target of 52 new homes.

This objective, evidence-based Plan reflects the needs and wishes of the community and follows the national and local planning framework and regulations. We have been committed to finding sites to meet the numbers required throughout. The Plan has been overwhelmingly endorsed by the Community.

This Plan has now been submitted to Rother District Council (RDC). After this it will be subject to consideration by an independent Examiner. If it is approved by the Examiner, we will hold the required local community referendum on the NDP. Currently any such referendum process is suspended due to restrictions introduced because of the Coronavirus (COVID-19) pandemic.

The referendum will be held as soon as possible. NDP's awaiting a referendum are to be regarded as a material planning consideration.

A majority vote in favour of the NDP will allow the Plan to be formally adopted. Thereafter it must be taken into account by developers, planners and local authorities when making or considering new developments in our Parish.

Finally, we would like to thank the many individuals and organisations who have freely given so much of their time. BPC and the Neighbourhood Development Plan Steering Group (NDPSG) wish to thank the community for their continued involvement in this important work. Without your contributions, this Plan would not have been possible.

Ian Rees and Nick Moore  
Joint Chairmen of the Burwash NDP Steering Group

Councillor Bob Franklin  
Chairman of Burwash Parish Council

## Executive Summary

1. The Localism Act 2011 gives communities the ability to exercise more control over future developments in their area by creating their own Neighbourhood Development Plan (NDP).
2. In January 2016, Burwash Parish Council (BPC) agreed to proceed with the NDP for the entire Parish. After four years of investigation and extensive consultation this final document has been produced.
3. We have submitted this final document to Rother District Council (RDC) for a further six-week consultation and then to an Examiner for independent examination. If the Plan passes examination, a Parish Referendum will be held. If the majority of votes cast are in favour of the NDP it will then be 'made' (adopted) and its policies will be a material consideration in all future planning applications in Burwash.
4. Initial consultation brought together a number of local residents who volunteered to work on specific aspects of this Plan. The NDP Steering Group was formed along with four Sub-Groups covering the following aspects of this NDP:
  - Environment
  - Infrastructure (including Leisure, Economy and Tourism)
  - Housing
  - Consultation and Communications
5. Detailed investigation and extensive consultations have been carried out over the past four years to inform the production of this Plan. A range of policies has been developed which reflect the views of the community on where new developments should be built; what they should look like, what supporting infrastructure should be provided and how they should meet local housing need. These policies provide a framework for planning applications for the new buildings this community wants to see built in the future.
6. BPC has undertaken a significant amount of work on identifying appropriate and deliverable housing sites in the parish in general and within and on the edge of Burwash Village in particular. This work is summarised in Appendix P. Taking account of a series of environmental and topographical issues the Parish Council has decided not to allocate sites in the Plan.
7. Nevertheless, the Parish Council recognises that the strategic housing need remains and the parish will need to respond to proposals which may come forward to accommodate that need. In this context the neighbourhood plan acknowledges that in these circumstances that Policy OVE1 of the DaSALP will be a key factor in the determination of planning applications in the parish which seek to address this strategic requirement for new housing. In particular Policies OSS2 and OSS3 of the Rother Core Strategy would have particular importance.
8. The Parish Council remains committed to playing its part in delivering the strategic housing requirement for the parish as identified in the Core Strategy. It is also committed to exploring other similar proposals to the highly successful Morris Close development in order to provide affordable housing for the community. It will also look into the merits of setting up a vehicle such as a Community Land Trust to assist in the delivery of new homes.



## History of Burwash Parish

1. Burwash Parish has been inhabited since prehistoric times, with archaeological findings in Burwash Weald at Willingford Bridge dating from the Stone Age and evidence of Iron Age inhabitants from the Roman Forge nearby. At the time of the Norman Conquest, Burwash was a hilltop settlement with a wooden church, which was replaced in 1090 by the stone church of St Bartholomew's.
2. By the 13th century, Burwash had emerged as an important trading centre, which prompted King Henry III to grant a weekly market from 1252, an annual three-day fair in May and an additional annual fair on August 24th.
3. During the Elizabethan and Stuart periods, many of the older buildings were rebuilt or replaced, and during the 18th century many timber-framed houses were tile-hung. Burwash still has an exceptionally high proportion of medieval buildings in its High Street. The Parish has 137 listed buildings, with most of them in the High Street Conservation area.
4. In the 18th and 19th centuries Burwash gained a reputation for smuggling; several smugglers' graves can still be seen in the churchyard of St Bartholomew's. The main route connecting Heathfield and Hawkhurst, then a toll-road and now in part the A265, was a notorious spot for highwaymen.
5. Today, the Parish retains very many of the characteristics of its rich history. The communities in the three ridge-top villages of Burwash, Burwash Weald and Burwash Common, continue to enjoy the beauty of the protected High Weald AONB which surrounds them.
6. Burwash is closely linked with the author Rudyard Kipling. Kipling lived at Bateman's, now owned and managed by the National Trust, from 1902 until his death in 1936. Many of his best-known works were produced here including "Puck of Pook's Hill" and the poem "The Land" which is about Bateman's. Bateman's is visited by around 129,000 people each year. A statue of Kipling sitting on a bronze bench was commissioned by the BPC and paid for by donations from the local community. It was unveiled in February 2019. Kipling's son is named on the Memorial.



## Character Appraisal

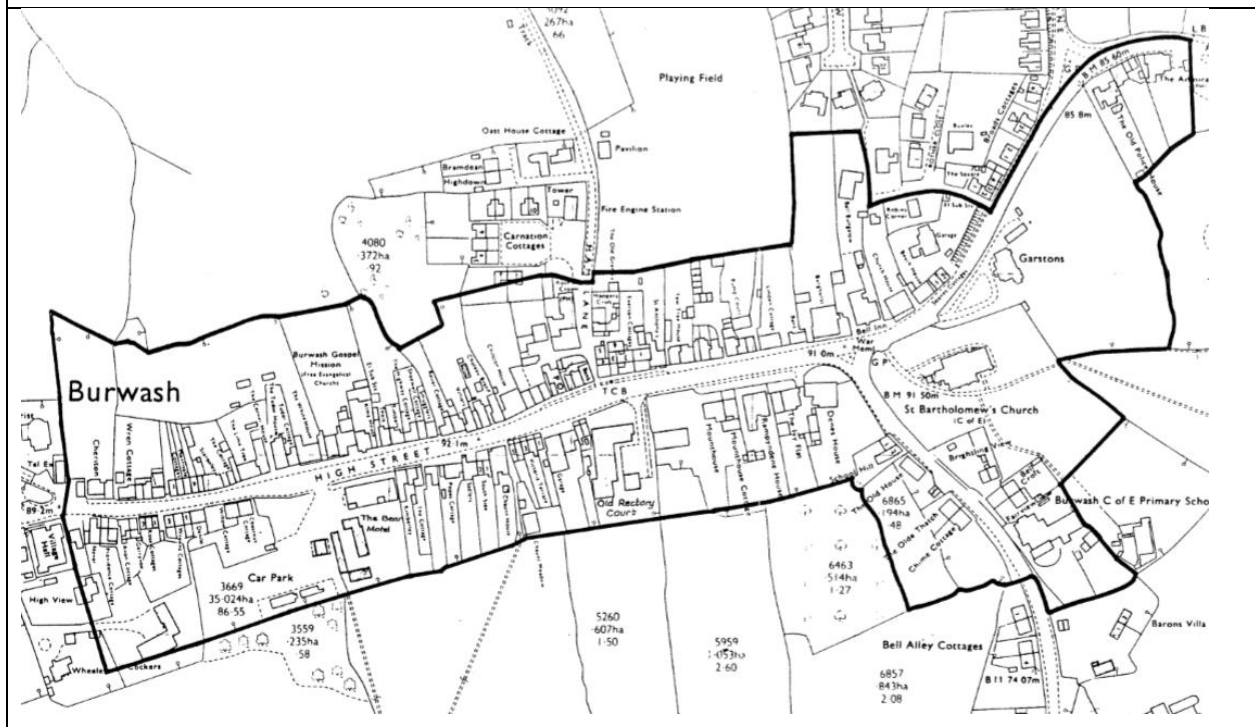
### What is a Character Appraisal?

7. Planning future growth and development for the Parish requires a broad understanding of its characteristics and appearance. The Character Appraisal is a factual and objective report and includes an analysis of the elements which make an area distinctive, such as historic properties, open spaces, building materials, property types, state of maintenance and landscape setting.

### Key Characteristics

8. The Character Appraisal covers the entire Parish, but focuses on the three villages of Burwash, Burwash Weald and Burwash Common.
9. Most of the housing in the Parish is set either on the prominent ridgetop or along the several historic routeways which radiate steeply downwards into the Rother and Dudwell river valleys on either side of the ridge and continue as narrow, winding rural lanes, many of which link to neighbouring settlements. The Parish was selected by English Heritage in its 2005 Historic Landscape Characterisation Project as a classic example of the landscape features of the Upper Rother and Dudwell High Weald AONB. It comprises spectacular valley landscapes with far-reaching views to the north and south across a series of ridges, floodplains and ancient woodland and, as noted by The Royal Geographical Society, has some of the best-preserved medieval field systems to survive unscathed in northern Europe. When considering future developments, it is vital that these important historical features are protected and retained.
10. Burwash Village High Street makes up most of the Parish Conservation Area. The Medieval and Georgian homes and frontages – mixing hung tile finishes, white weatherboarding, wooden sash windows and tall chimneys – have earned Burwash its reputation as one of the most picturesque and historically significant villages in East Sussex and gives it its distinctive character.
11. Burwash Common and Burwash Weald are predominantly linear settlements along the A265 road. Many houses sit on individual plots with generous gardens and behind mature hedges and fences. There is an attractive mixture of traditional Georgian and Victorian cottages and farmhouses. Houses have mostly been added singly or in small clusters reflecting the historical settlement pattern.
12. In Burwash Village, there have been a number of small post-war ‘estate’ developments; Highfields, Rother View, Rosemary Gardens, Strand Meadow, Hornbeam and Beechwood Close, The Old Orchard and, most recently, Morris Close which was completed in 2018. In addition, four units on the Old Laundry site were completed in 2016, and the rebuild of Old Rectory Court which has recently been completed in the High Street adds a net gain of one additional unit to the original number. Some designs have complemented the traditional style of the locality better than others, and some designs have been unsuitable for their AONB setting.
13. The full Character Appraisal and listed buildings are appended to this plan. (See Appendix C).

## Map of Burwash Conservation Area





## Purpose of the Neighbourhood Development Plan

### Our Parish

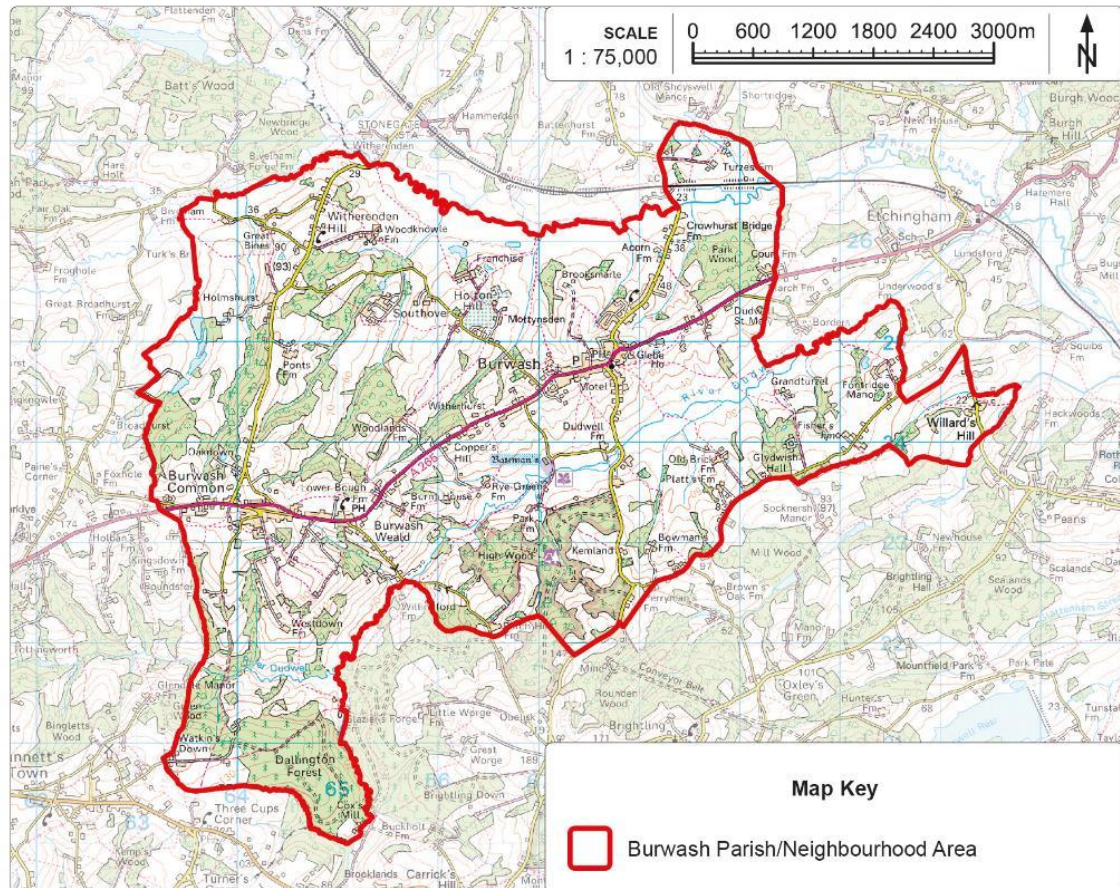
14. The Parish of Burwash lies in East Sussex. The parish comprises three separate villages – Burwash itself, Burwash Weald and Burwash Common. For the purposes of local government administration, it has a Parish Council and forms part of Rother District. Its local councils are East Sussex County Council and Rother District Council (RDC).
15. The three villages are ridgetop settlements with steep river valley sides affording spectacular views across the Weald and towards the coast. The entire Parish is within the High Weald AONB. The 2011 Census showed the Parish comprised 2,713 inhabitants in 1,178 households.

### What is a Neighbourhood Development Plan?

16. The Localism Act 2011 gives communities additional powers to establish planning policies for the development and use of land in a neighbourhood. This enables local people to guide and shape development in their area. NDPs can shape and influence where development should go, what it should look like, and what supporting infrastructure should be provided.
17. An NDP should support the strategic development needs set out in RDC's Local Plan and Core Strategy and plan positively to support local development (as outlined in the National Planning Policy Framework).
18. An NDP should address the development and use of land and include land use policies. This is because, if successful at examination and referendum, the NDP will become part of the statutory Development Plan once it has been 'made' (brought into legal force) by the planning authority. Applications for planning permission must then be determined in accordance with the NDP, unless material considerations indicate otherwise (see section 38(6) of the Planning and Compulsory Purchase Act 2004).
19. This NDP has been prepared in accordance with the Neighbourhood Planning Regulations 2012, the Localism Act 2011 and Directive 2001/42/EC on Strategic Environmental Assessment. The neighbourhood area is shown on the map on page 10 of this Plan. The Plan period is 2020 to 2028.



Map showing the Parish boundary and Neighbourhood Development Plan area



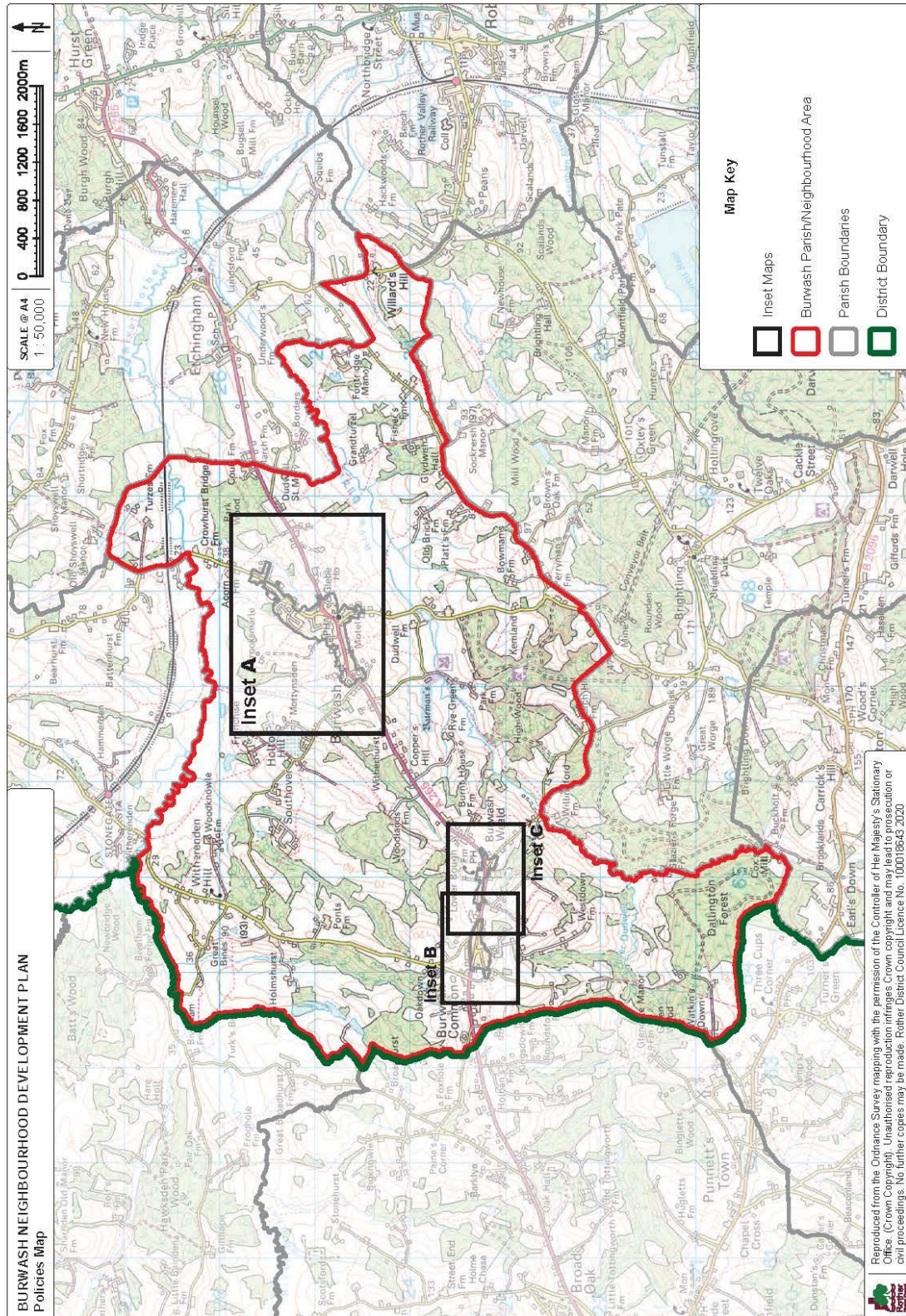
Context

20. The Burwash NDP sets out a series of local policies approved by the community, which will govern decisions made by planners on new development. These policies must comply with legislative requirements as follows:

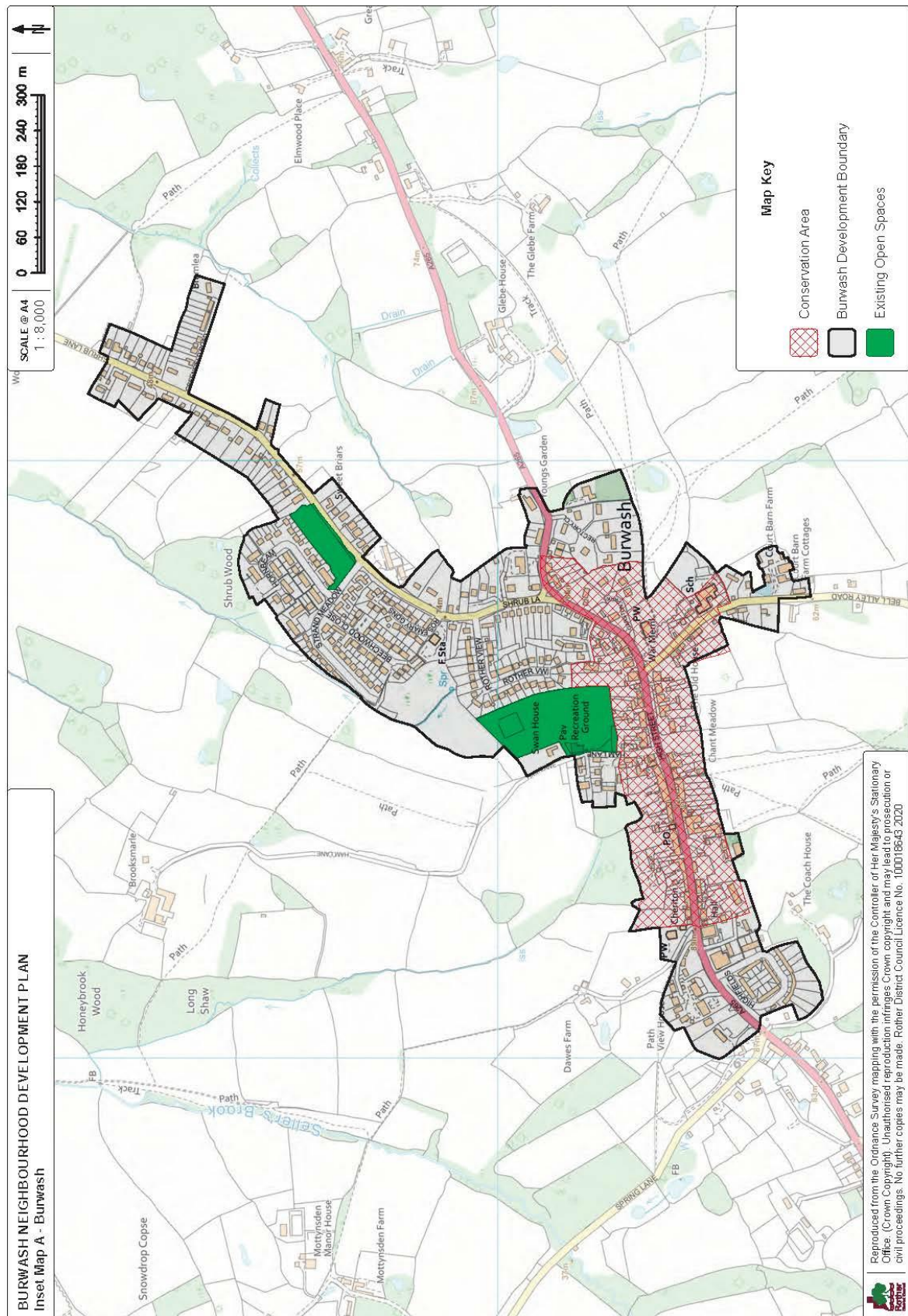
- a. Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or neighbourhood plan).
- b. The making of the order (or neighbourhood plan) is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).

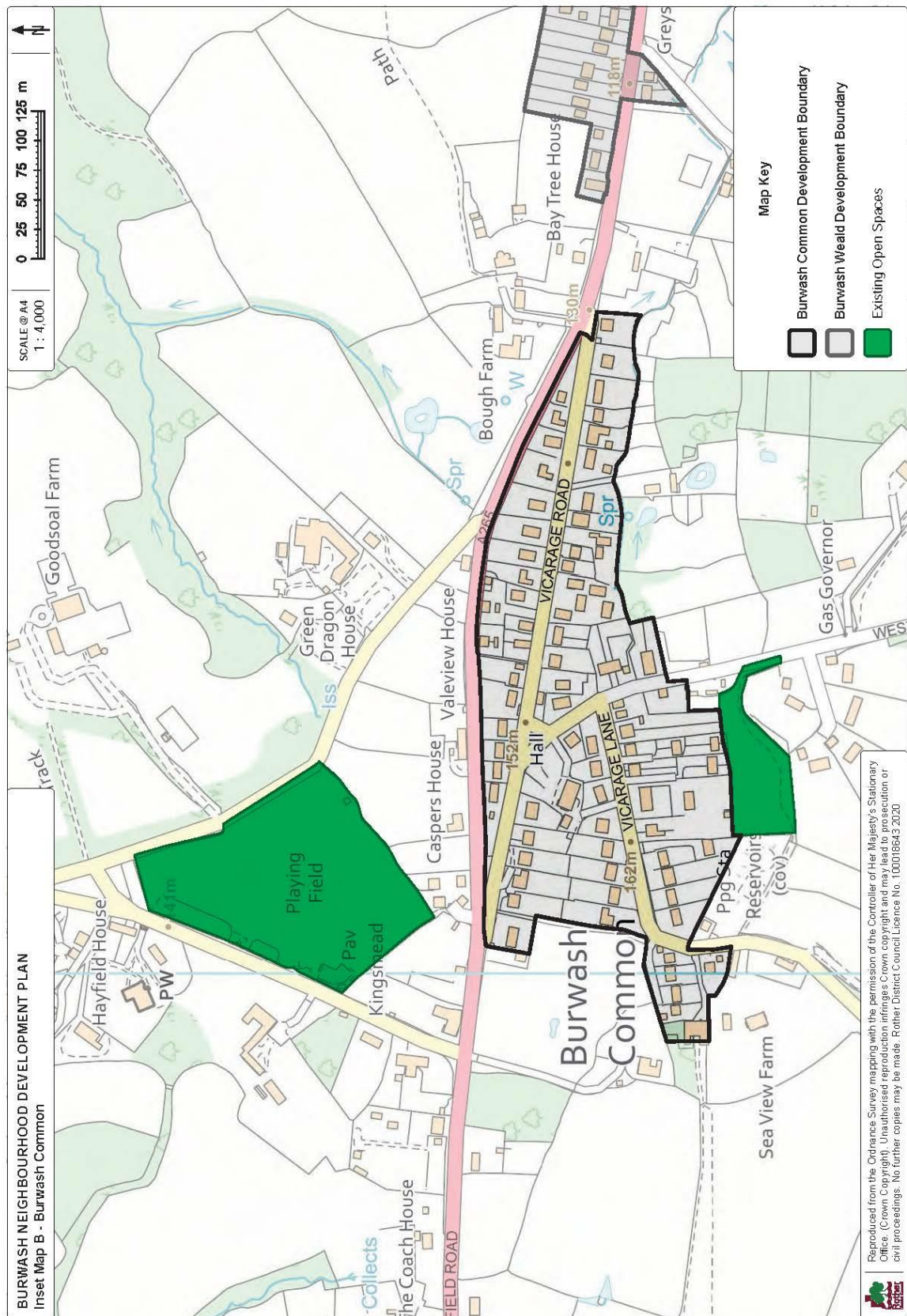


The following maps show the Development Boundaries for Burwash, Burwash Weald and Burwash Common as defined by Rother District Council

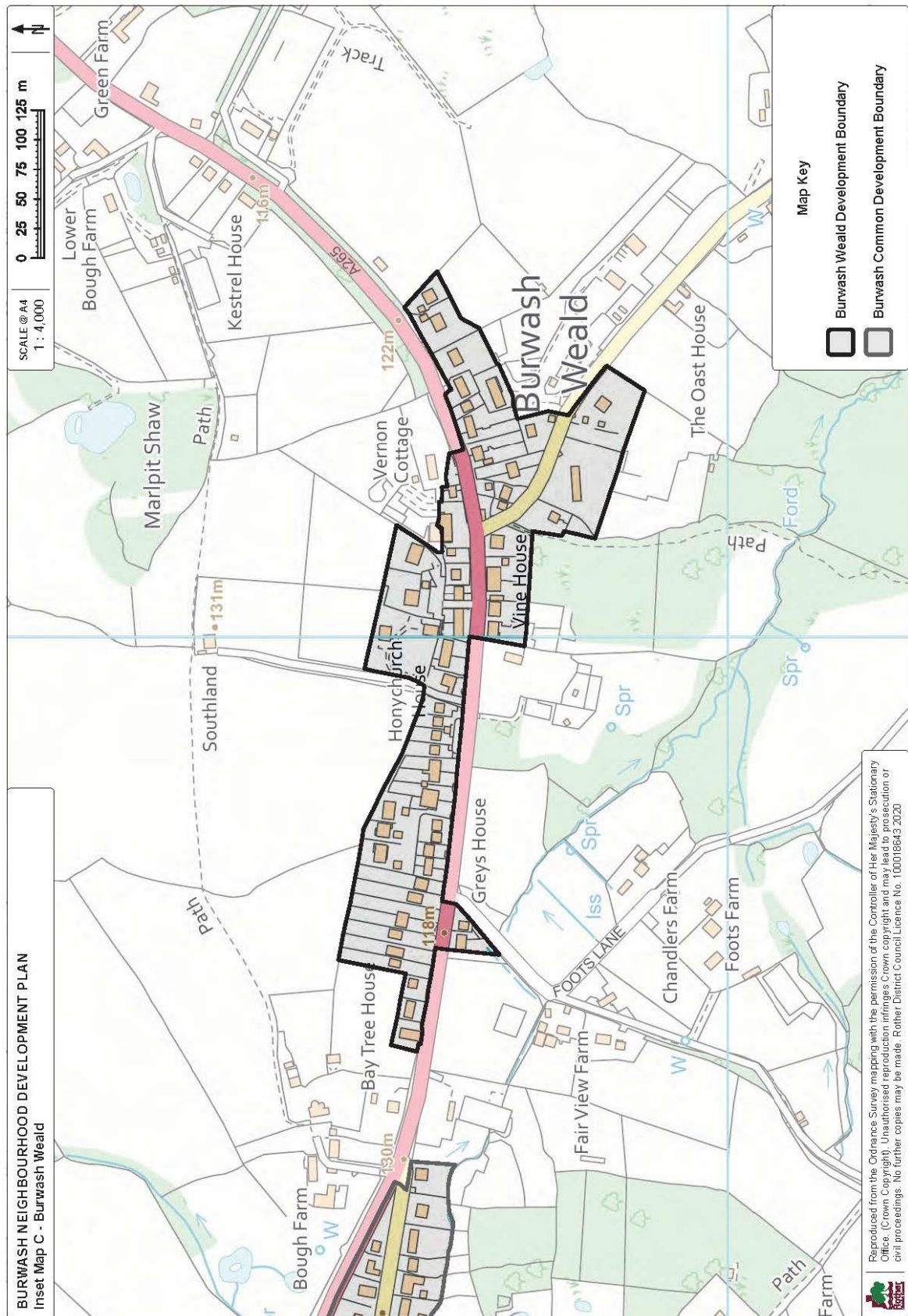












## How the Plan was developed

### Decision to proceed

21. The decision to go ahead with developing an NDP for Burwash was taken by BPC in January 2016. This decision was formally registered and accepted by RDC in June 2016.

### Setting up the Steering Group

22. A number of local residents volunteered to assist with the development of the plan and together they made up the NDP Steering Group.

### Creation of Sub-Groups

23. Four Sub-Groups were set up to work on specific aspects of the plan and to report to the Steering Group. These were:
- Infrastructure (including Leisure, Economy and Tourism)
  - Environment
  - Housing
  - Consultation and Communication.
24. The Steering Group and Sub-Groups carried out widespread consultations and research, identifying issues and objectives and developing required policies.

### Developing the Plan

25. Through a combination of questionnaire surveys, public consultations, workshops, village events, e-mail correspondence and meetings with local businesses, the Steering Group was able to collect the views of the residents on what they wished to see for the future of their parish. For residents, the most important aspects they wished the Neighbourhood Plan to address included Environment, Housing and Infrastructure (including Leisure, Economy and Tourism).
26. The vision and objectives in this document were presented to both the community and BPC as a sound basis for proceeding with the NDP. There were various consultation events which informed the vision and objectives.
27. Further details on the consultation events and questionnaire results can be found in Appendices A, H, K and L.
28. The following list is a summary of the steps taken to produce the NDP:
- a. A consultation questionnaire sent out to all households asking for their input into the key components of the Neighbourhood Plan (October/November 2016)
  - b. Publicity stands at the Summer and Christmas Fairs (2017 and 2018)
  - c. Stalls at the Annual Assembly (2017 and 2018)
  - d. Transport and Traffic surveys covering the entire Parish (December 2017, summer 2018 and February 2019)
  - e. Call for Sites (February 2018)
  - f. Vision and Objectives consultations (February/March 2018)
  - g. A Housing Needs Questionnaire (April 2018)
  - h. Air Pollution surveys (from June 2018 and ongoing)

- i. Dark Skies Monitoring (early spring 2018)
- j. A Biodiversity survey of the Parish by the Sussex Biodiversity Records Centre (November 2018)
- k. Site promoters/landowner presentations (April 2018)
- l. A survey of local businesses (April/June 2018)
- m. Community Consultation on the Call for Sites (July 2018)

## Community Engagement

29. Obtaining the views of the community has been an essential part of the development of this plan.

30. The various consultation events gave residents and other stakeholders (e.g. local businesses) the opportunity to contribute to its shape, key messages and policies. A full description of the community engagement process is included in the Communication Strategy. (See Appendix B)

## Evidence Gathering

31. The Neighbourhood Development Plan Steering Group (NDPSG) began with a review of RDC's Core Strategy and Local Plan to ensure that our Plan addressed their objectives. Members of the NDPSG met with the High Weald AONB unit and reviewed their Management Plan and the ESCC Landscape Character Assessment. The NDPSG reviewed Parish records and relevant published statistical information including the Office of National Statistics, Census and East Sussex in Figures (ESiF). The Sub-Groups researched extensively, undertook surveys and engaged in community discussions to produce the documents in the Appendices.

## Pre-Submission Consultation (Regulation 14)

### 30<sup>th</sup> May to 18<sup>th</sup> July 2019

32. The draft plan was approved by Burwash Parish Council and the consultation was launched at the Parish Annual Assembly on Thursday 30<sup>th</sup> May, which was attended by over 50 local residents.

33. 550 copies of the Plan were printed. These were a combination of the full plan and a summary document which set out the Executive Summary, proposed policies and future projects.

34. These plans and copies of a two paged leaflet which set out the consultation process, an outline summary of the Plan and how to obtain more information were made freely available throughout the Parish in the local store, butcher's shop, Pavilion, Internet Café and the three local public houses.

35. The accompanying leaflet was posted to all dwellings in the Parish. This also advertised two drop-in sessions which were arranged to allow local residents to come along and raise any issues or points of clarification.

36. Posters were also distributed around the Parish and two large banners, advertising the consultation, were displayed in Burwash Common and in Burwash Village.

37. Individual letters encouraging replies were also sent to:
- 77 local businesses
  - 27 local community groups and societies
  - the 4 Call for Sites landowners
38. Two further leaflets were posted to all dwellings in the Parish on the 1<sup>st</sup> and 11<sup>th</sup> July to highlight the impending closure of the consultation process on 18<sup>th</sup> July.
39. The Plan was notified to 35 statutory consulting bodies with 72 emails sent. Ten of these bodies responded.
40. Within the Burwash NDP website an electronic response form was set up to record the community's comments, and the volunteers at the Internet Café were available to assist any residents who needed help to complete their return. NDP postal boxes were provided at the Internet Café, the butcher's shop and the Burwash Common Pavilion for residents to place written returns.
41. The plan and all appendices were made available on the Burwash NDP website and responses could be made online through this route. Throughout the consultation period the consultation was featured on the Burwash Parish Council website and app with regular prompts being sent. The consultation was also advertised regularly on Facebook.
42. The two drop-in sessions were held on Saturday 8th June at the Burwash Common Playing Fields Pavilion in the morning and at the Internet Café in Burwash village in the afternoon. These were attended by over 70 local residents.
43. Various other parish events were used to promote the consultation and encourage responses. These included:
- Burwash Common quiz night
  - Rose and Crown quiz night
  - Burwash Ladies Group
  - Burwash Primary School Parent Teacher's and Friend's Association Summer Fair
  - Burwash Village Open Garden event
  - Burwash Primary School Sports Day
44. A pop-up event was held throughout the day in Burwash High Street on Saturday 22<sup>nd</sup> June.

## Pre-Submission Responses

45. This extensive consultation process resulted in a total of 1,435 'hits' on the website. The level of responses from the community was extremely high. A total of 539 responses were made either through the website or the postal boxes provided. A database was set up to record all these responses and each has been numbered and hard copy files have also been established for audit or inspection purposes.
46. Of these, 529 responses came from local households and businesses. A further 10 replies were received from the statutory consulting bodies.

47. Within the responses from the local community there were over 1,000 comments which were all individually considered and are shown in the appended summary sheets.

48. The analysis of these 529 returns shows

|                 |     |        |
|-----------------|-----|--------|
| Yes             | 501 | 94.70% |
| No              | 13  | 2.46%  |
| Didn't indicate | 15  | 2.84%  |

### Further analysis

49. The reasons provided within the 13 Noes have been analysed and are as follows

|   |                               |
|---|-------------------------------|
| 7 | Don't want any development    |
| 2 | Suggested other sites         |
| 1 | Impact on business            |
| 1 | Not enough parking            |
| 1 | Not enough affordable housing |
| 1 | Non specific                  |

50. The comments have also been analysed and covered the following issues

| Topic  | %     |
|--|-------|
| Affordable/Accessible homes for local people                   | 16.98 |
| Lobby for 6 or more rule to be changed/Small developments only | 14.16 |
| AONB/Views   | 10.94 |
| Protect Village life and culture                               | 10.94 |
| Parking/ Electric car points                                   | 10.34 |
| Traffic speed/volume   | 9.40  |
| Infrastructure   | 6.87  |
| Environment/Ecology  | 4.90  |
| Other sites (inc. Oakley's and Bell Inn)                       | 4.49  |
| No more sites/development                                      | 2.95  |
| Young people   | 2.53  |
| Community transport  | 2.10  |
| Include Burwash Common and Weald in housing target             | 1.82  |
| Footpaths/cycle path   | 1.68  |

### Revisions to the Plan

51. The Steering Group considered the detailed responses received and whether any changes should be recommended to the Parish Council. This resulted in amendments to all the original policies. These changes mainly related to providing additional explanatory text and some policy rewording. Of the original 26 policies, 2 have been combined and 5 removed.



## Strategic Environmental Assessment

52. A Strategic Environmental Assessment (SEA) is a process to identify likely significant effects of NDPs on the environment.
53. An SEA provides technical details of likely effects of the proposed NDP and sets out a management and monitoring framework to help mitigate and track any impacts.
54. In order to have the NDP tested, a screening opinion request was drawn up and submitted to RDC by our consultant. The screening opinion describes the impact of building on the environment in landscapes sensitive to development (see Appendix D).
55. Following consultation with other bodies, RDC has determined that new developments would be likely to have significant environmental effects. On this basis, a Strategic Environmental Assessment is required for the proposed Burwash NDP. (See Appendix D).
56. RDC also concluded that the proposed NDP is not likely to have a significant effect on European designated protected habitats (Habitats Regulations) which is another environmental consideration.



## SECTION 2 OUR VISION AND OBJECTIVES

### Our Vision

1. The Steering Group, with guidance from Moles Consultancy (the Consultant advising on the NDP), held a workshop on 7<sup>th</sup> August 2017 to discuss and formulate the draft vision and objectives for the Burwash NDP.
2. Our vision is for Burwash Parish to be a friendly, welcoming community of three villages.
3. We will enhance and protect our rich area of outstanding natural beauty and heritage whilst being sympathetic to appropriate development which meets the needs of our community.
4. To promote and support our existing and new businesses and encourage tourism, we will seek the appropriate infrastructure to ensure a sustainable future for Burwash.
5. Through a combination of questionnaires and surveys, public consultations, workshops, village events and meetings, the Steering Group collected the views of parishioners on how they wished to see their village develop in the future. For the community, the three most important aspects they wished the NDP to address were Environment, Infrastructure (including Leisure, Economy and Tourism), and Housing. Three Sub-Groups covered each of these aspects while a fourth Sub-Group was set up to facilitate consultations.
6. In the Autumn of 2017 Burwash residents were given an opportunity to comment and add to their vision for Burwash. The two important questions asked were: -  
  
*What are your three wishes for our three connected villages of Burwash?*  
  
*What will it look like in 2028 if the best of our wishes came true?*
7. The responses, along with ideas that emerged from the community engagement events, including the extensive consultation on the draft Plan (Regulation 14), shaped the vision and objectives for the Plan. These are included in Appendix L.
8. Capturing everyone's aims and aspirations also provided us with a sound basis on which to formulate the policies proposed in this Plan.

## Our Objectives

9. The objectives provide a framework to deliver development and other changes that conserve and enhance the sustainability of Burwash in a balanced approach to social, economic and environmental factors. They reflect the nature of the Parish and the direction the local community wants to take, especially in securing the long-term future of those community and environmental assets most precious to local people. They also accept and welcome change that will enable the community to grow in a sustainable way.
10. The objectives which seek to address the issues identified have been grouped into themes and have been used to develop the policies that are set out later in the Plan. The objectives initially put forward at the outset of this process have been developed to reflect the views of residents gathered through subsequent consultations and comments provided by residents and statutory bodies during the Regulation 14 consultation.

## Environment

11. The Parish landscape has remained largely unchanged for many hundreds of years. This is reflected in its current natural and built environment and historic settlements. The Environment Sub-Group looked at the Parish's general history, archaeology and landmarks. They also studied the natural landscape, environment and biodiversity.
12. The following objectives reflect the importance of protecting, preserving and where possible enhancing the special features of the natural and historic environment of the Parish.
  - a. To conserve and protect our distinctive landscape with natural features such as hedges, ditches, verges, trees, wildflower meadows and ancient ghyll woodlands, including the two nationally important Sites of Special Scientific Interest (SSSI) at Willingford Wildflower Meadow and Dallington Forest.
  - b. To conserve and protect the Parish setting including views into and out of the historic built and landscape setting of the AONB.
  - c. To conserve and enhance the ecosystem and biodiversity of the Parish.
  - d. To improve the safety and quality of footpaths and bridleways and increase access around the Parish through this 'green' network.
  - e. To protect and enhance the open and community green spaces such as Swan Meadow, Burwash Common Memorial Fund Playing Field, Down Meadow and Hornbeam.
  - f. To support and encourage land stewardship schemes which protect nature, landscapes and the environment.
  - g. To protect the dark skies by minimising light pollution.
  - h. To protect and conserve the environment and minimise air pollution.

- i. To ensure that designated heritage assets in the parish and their settings are preserved and enhanced for their historic significance and their importance to local distinctiveness, character and sense of place.
- j. To ensure that landscaping associated with any new development fits within the local natural setting.

### Infrastructure (including Leisure, Economy and Tourism)

13. The Infrastructure Sub-Group researched all the aspects of infrastructure within Burwash Parish and produced an Infrastructure Assessment report. The Infrastructure Assessment highlights potential areas of infrastructure improvement, strengthening and future proofing which are included in the list of potential projects.
14. The Infrastructure Assessment is complemented by Traffic Surveys and a survey of the views and needs of local businesses. These documents can also be found in Appendix K.
15. The following objectives set out the important priorities.
  - a. To promote appropriate speed limits to ensure that local roads are safe for pedestrians and residents who live close to the road, and to facilitate free-flowing vehicle movement.
  - b. To maintain and seek to improve the bus services through the villages.
  - c. To preserve the footways and pavements, and ensure they are suitable and safe for pedestrians, including those with mobility issues.
  - d. To encourage more sustainable means of travel, including cycling and walking.
  - e. To provide appropriate car parking space to meet the needs of residents, support the viability of local shops and businesses, and to promote tourism.
  - f. To ensure that all financial contributions received by the Parish Council from new developments (CIL) are used on projects and initiatives that meet the identified needs of the community.
  - g. To promote and encourage small scale and appropriate tourism through active marketing initiatives.
  - h. To help sustain the local economy and to help local business networking, including the development of a local business directory, in order to sustain the local economy.
  - i. To identify opportunities for new business development and premises to provide further employment within the Parish whilst safeguarding existing employment for the community.
  - j. To seek improvements in the communications infrastructure, including the provision of superfast broadband, whilst ensuring that the siting and appearance of any required equipment has minimal impact on the visual amenity, character and appearance of the local area.
  - k. To encourage the provision of a range of appropriate activities which promote the Parish as a destination for visitors. These activities include events, specific walking

trails, footpaths and bridleways. To produce promotional material to advertise tourist attractions in local, regional and national forums.

## Housing

16. The Housing Sub-Group carried out research into housing need and supply, including a housing needs survey, a character appraisal and re-evaluation of land assessments. The Sub-Group led the Call for Sites process. These documents are included within Appendices C, F and H.
- a. To plan for and support the delivery of suitable new housing which meets the current and foreseeable future needs of the local community.
  - b. To ensure that new housing development is designed and built to a high quality, respecting the existing character of the three villages in the Parish.
  - c. To provide an appropriate mix of housing to meet local needs for sale and rent including level access accommodation for the elderly or disabled and housing which is affordable to local households.
  - d. To maintain and enhance the wooded and rural character of the villages by encouraging the integration of soft landscaping in new developments and, where appropriate, screening from the AONB.
  - e. To protect and enhance listed buildings and other heritage assets.
  - f. To conserve and enhance the historic environment in relation to buildings, landscapes, and places that enhance our heritage settings.

## Consultation and Communication

17. To prioritise and support open communication and consultation between residents, local businesses and organisations, the Parish, District and County Councils.
18. To build on the consultation and community communication processes adopted for the NDP and to ensure these are enshrined in future plans of the Parish Council.





## SECTION 3: THE DELIVERY OF THE STRATEGIC HOUSING REQUIREMENT FOR BURWASH VILLAGE

The Plan has sought to identify and secure the delivery of the residual element of the 52 dwellings identified for Burwash village in Figure 17 of the DaSALP. The work undertaken by the Parish Council to identify appropriate sites in the neighbourhood area in general, and in and around Burwash village in particular, is detailed in Appendix P of this Plan.

The matter became more challenging with RDC's refusal of the reserved matters planning application on the site of Strand Meadow (RR/2020/1822/P). The earlier outline planning permission indicated the delivery of 30 dwellings. A further application (RR/2021/409/P) was submitted shortly after this decision.

This planning application history, together with the wider work on assessing potential sites, highlights the challenges in identifying appropriate and deliverable sites in the neighbourhood area. In these circumstances the Parish Council has decided not to allocate sites for development in this Plan. This decision is based on its detailed assessment of the various development site opportunities and the environmental designation in the parish.

Nevertheless, the Parish Council recognises that the strategic housing need remains and that it will need to respond to proposals which may come forward to accommodate that need. In this context the neighbourhood plan acknowledges that, in these circumstances, Policy OVE1 of the DaSALP will be a key factor in the determination of planning application in the parish which seek to address this strategic requirement for new housing.

In particular, Policies OSS2 and OSS3 of the Rother Core Strategy would have particular significance. For clarity Policy OVE1 of the DaSALP is reproduced below:

- Policy OVE1: Housing supply and delivery pending plans
- Housing sites sufficient to meet the Core Strategy requirement of at least 5,700 net additional homes over the period to 2028 will be met by allocations and other provisions in this Plan and Neighbourhood Plans.
- No phasing restrictions will be imposed on development allocations, other than for site-specific, normally infrastructure, reasons.
- Until such time as a Neighbourhood Plan for the relevant settlement with an outstanding Core Strategy housing requirement is in force, planning applications will be favourably considered for development proposals in those settlements where they;
  - i. contribute to meeting the housing target for that settlement and accord with the relevant spatial strategy; and
  - ii. the site and development proposals are otherwise suitable having regard to other relevant policies of the Core Strategy, including the considerations in OSS2 and OSS3, and of this Plan.

## SECTION 4 - OUR POLICIES

### Policy List

This section sets out the policies that will support and deliver the vision and objectives for Burwash. The detailed evidence behind each one can be found in the appendices to this draft Plan.

The policies being proposed in the Plan are:

#### General Policies

- GP01** Protection of the Area of Outstanding Natural Beauty (AONB) landscape
- GP02** Heritage
- GP03** Development boundaries
- GP04** Design standards
- GP05** Existing open spaces
- GP06** Sustainable development

#### Environment

- EN01** Land management
- EN02** Natural environment protection
- EN03** Green infrastructure: footpaths and bridleways
- EN04** Dark skies
- EN05** Integration of landscaping

#### Infrastructure: including Leisure, Economy and Tourism

- IN01** Pedestrian safety
- IN02** Parking
- IN03** Supporting businesses
- IN04** Retention of existing business premises

Full details of these policies can be found in the following pages. The policies are shown in bold print.

## General Policies

### Protection of the AONB Landscape.

The community has overwhelmingly demonstrated their opposition to developments which impact on the Area of Outstanding Natural Beauty (AONB).

The whole of the Parish is situated within the High Weald AONB. The importance of protecting AONBs is a national priority which is recognised in the National Planning Policy Framework (NPPF) 2019 and is also protected within the RDC Core Strategy Policy EN1- Landscape Stewardship and the High Weald AONB Management Plan 2019 - 2024.

The East Sussex Landscape Assessment 2016 (relevant extracts in Appendix I, The Environment Assessment, section 4.8) describes the characteristics of Burwash Parish as follows: "As with most of the Wealden landscape the historic field patterns of small fields and significant hedgerows remain intact, apart from in the wider more fertile river valleys where farming is more intensive." The area includes spectacular long-ranging views from ridges across the valleys to the north and south, steep valley sides descend sharply from the ridge towards the Rother and Dudwell rivers, rolling, richly wooded landscape with ancient woodland and shaws, unimproved grassland, heathland and historic field boundaries, relatively open valley floors with small, winding, partly tree-lined rivers and extensive areas of exceptional remoteness. At certain times of the year the Rother floods turning the valley bottom into a huge sheet of water.

The High Weald AONB Management Plan provides a strategy to conserve and enhance the AONB designated landscape. This plan has been adopted by Rother District Council and developments will need to have regard to this plan

The National Policy Planning Framework (NPPF) 2019 states that: "Great weight should be given to conserving and enhancing the landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty".

This policy looks to ensure developments do not impact on views into and out of the AONB. The entire Parish is set within the High Weald AONB and has infinite big, beautiful views, across wide panoramic expanses of countryside and across huge distances. The views of this landscape include natural and man-made features which provide an historic and cultural context. The importance of protecting AONBs is a national priority which is recognised in the National Planning Policy Framework (NPPF) 2019. This is also reflected in the ESCC Landscape Assessments for the Upper Rother and Dudwell Valleys. The Parish of Burwash enjoys a significant number of views into, out of and across the beautiful High Weald AONB. These views are visited from roads, lanes, footpaths and numerous other by-ways that provide public access.

### Policy GP01 Protection of the AONB Landscape

Any development will be considered with regard to the need to protect and enhance the AONB landscape character of the countryside. Development will be supported where it conserves or enhances the natural beauty and village character of Burwash Parish. As appropriate to its scale, nature and location proposals for new development should:

- a) Be appropriate to the AONB in terms of scale, size, design, type, use of materials which reflect the locally used palette and sensitivity of setting;

- b) Protect and, where appropriate, restore the natural function of affected watercourses to improve water quality, prevent flooding and enhance wetland habitats including rivers, wet ancient woods, land with ghylls, and floodplains;
- c) Reflect the historic settlement pattern of the Parish, use local materials that enhance the appearance of the development and support woodland management;
- d) Relate well to historic routes and not divert them from their original course or damage their rural character by loss of banks, hedgerows, verges or other important features;
- e) Not result in the loss or degradation of ancient woodland or historic features within it and, where appropriate, contribute to its ongoing management;
- f) Retain and, where necessary, reinstate historic field boundaries, and direct development away from medieval or earlier fields, especially where these form coherent field systems with other medieval features.
- g) protect the setting of the parish including views into and out of the historic built and landscape setting of the AONB from any area to which the public has access.

### Heritage

We will protect listed buildings, sites of high archaeological significance, non-designated heritage assets and the Conservation Area together with other key buildings or structures throughout the Parish, which are of significant local architectural and historic interest, and other aspects which contribute to the distinctiveness of the Parish such as the brick pavements and lime trees in the High Street. These and other buildings, including those within the Conservation area, will be conserved in a manner appropriate to their significance.

### Policy GP02 Heritage

**Development proposals should complement and enhance the distinctiveness of the local vernacular, buildings, structures and other features and their setting of historic significance.**

### Development Boundaries

Burwash village, Burwash Weald, and Burwash Common are individual ridgetop settlements separated by beautiful countryside. These gaps are important in order to maintain a distinction between the built environment and the rural countryside.

The parish has three well-defined development boundaries. They were originally defined in the 2006 Local Plan. As the Plan does not allocate sites for development the boundaries have been retained. This matter will be reviewed in the event that development proposals are permitted adjacent to the existing development boundaries or once the emerging Local Plan is adopted. The first part of Policy GP04 sets out a series of criteria with which development proposals within the defined boundaries should comply. This part of the policy will be applied in a proportionate way to take account of the scale and nature of the proposal concerned.

The policy also takes account of the need in the DaSALP for the delivery of affordable housing. The Burwash Housing Needs Survey has identified the need for two- and three-bedroom homes for social renting to enable local families to remain within the community and single level access or accessible one- and two-bedroom homes for sale and rent to meet the needs of the elderly and people with disabilities, enabling them to remain independent and within the community for as long as possible.

The character of the historic environment of the parish could be undermined and compromised by the cumulative negative impact of new development. English Heritage Conservation Principles 2008 (Historic England) defines harm as 'change for the worse, here primarily referring to the effect of inappropriate interventions on the heritage values of a place'. Landowners should also seek guidance from the Historic Landscape Characterisation report produced by Historic England'.

Any development outside the Development Boundaries will be regarded as lying within the countryside as defined in paragraph 12.47 of the Core Strategy, to which RDC policies RA2 and RA3 relate.

### **Policy GP03 Development Boundaries**

**Development proposals within the development boundaries of Burwash Village, Burwash Weald and Burwash Common will be supported subject to the following criteria:**

- a) they respond positively to the form and character of the settlement concerned;
- b) they take account of the topographical setting of the relevant settlement;
- c) they respond positively to the historic landscape environment of the wider neighbourhood area and the relevant settlement in particular;
- d) they meet the requirements for the delivery of affordable housing as set out in Policy DHG1 of the DaSALP;
- e) they bring forward high quality design which takes account of other buildings in the immediate locality of the site concerned;
- f) they would not result in an unacceptable impact on the amenities of existing houses within the immediate locality of the site; and
- g) they included well-designed off-street parking spaces and can otherwise be satisfactorily incorporated into the local highway network.

Development proposals outside the development boundaries of Burwash Village, Burwash Weald and Burwash Common will be assessed against the approach set out in Policy DIM2 of the DaSALP.

### **Design Standards**

The Plan is keen to ensure that new design takes proper and full account of the character and appearance of the parish. Policy GP04 addresses this important issue. It has been designed so that it can be applied in a proportionate way to the development concerned.

The whole of the neighbourhood area is within the High Weald AONB. In this context development proposals should take account of the national duty to conserve and enhance its natural beauty. In this context development proposals should also respond positively to the High Weald AONB Design Guide.

### **Policy GP04 Design Standards**

**As appropriate to their scale, nature and location development proposals should achieve a high quality of design and demonstrate how they complement local vernacular, distinctiveness and the aesthetic qualities of rural settlements and buildings found in the High Weald AONB, in particular by:**



- a) Respecting/complementing in scale and form the character of existing buildings in the locality;
- b) Respecting established building lines and arrangements of rooflines, front gardens, and boundary treatments;
- c) Using good quality materials that complement the existing palette of buildings in the immediate locality;
- d) Adopting innovation to achieve sustainable energy design including the integration of renewable energy technologies, reduction in use of fossil fuels, efficient use of natural resources, recycling of resources, provision of low and zero carbon energy infrastructure and achieve best practice in sustainable drainage;
- e) Providing sufficient external amenity space, refuse and recycling storage and car and bicycle parking to ensure a high quality and well managed streetscape;
- f) Providing access for people with restricted mobility;
- g) If additional power lines are required, they should all be run underground;
- h) Providing sufficient electric car power points for each home where off-street parking is provided;

Development proposals which would detract from the local vernacular, distinctiveness and qualities of the three rural settlements, or which do not comply with any of the criteria in the first part of this policy which are relevant to the site concerned will not be supported.

### Existing Open Spaces

Burwash is well served in terms of green spaces for community use and as a whole area due to being in the High Weald AONB, and so the community wishes to see these areas preserved.

Swan Meadow, on Ham Lane, is in the centre of Burwash and is a valuable community open space used for sport (e.g. football, cricket, tennis) and for a variety of community events, such as the Summer Fair. In addition, the pavilion is made available to local groups and societies. Swan Meadow also contains a children's play area.

Burwash Common Playing Fields are centrally located within the village on Stonegate Road. These fields are available for the community for a range of sports and also benefit from a playground for children and exercise equipment. Down Meadow in Burwash Common is a nature reserve owned by the Parish Council and managed as a community nature reserve.

Hornbeam is a community open green space adjacent to Shrub Lane and managed by the Parish Council.

### Policy GP05 Existing Open Spaces

**The Plan identifies the following open spaces as shown on the Policies Map (pgs. 11 & 12):**

- Swan Meadow
- Burwash Common Playing Fields
- Down Meadow
- Hornbeam.

Development proposals which would detract from the attractiveness or the community's use of the identified open spaces will not be supported.

### Sustainable Development

Our goals are to reduce the demand that new developments place on energy resources, reduce the running costs of new homes and ensure that the current levels of air pollution are not increased through development. The benchmark for air pollution has been provided through analysis by Lambeth Scientific Services.

#### Policy GP06 Sustainable Development

**As appropriate to their scale, nature and location development proposals should seek to achieve high standards of sustainability and, in particular, demonstrate in its proposals how design, construction and operation will:**

- a) Reduce the use of fossil fuels;
- b) Promote the efficient use of natural resources, the re-use and recycling of resources, and the production and consumption of renewable energy;
- c) Adopt and facilitate the flexible development of low and zero carbon energy through a range of technologies;
- d) Adopt best practice in sustainable drainage systems;
- e) Promote measures which improve, or as a minimum, maintain current air pollution levels within the Parish.**

## Environment Policies

### Land Management

Extensive areas of land within the Parish are under management e.g. by the Forestry Commission, National Trust or operating land stewardship schemes with The Department of the Environment, Food and Rural Affairs (DEFRA) and Natural England. Landowners should seek guidance through the historic Landscape Characterisation report produced by Historic England.

Landowners are encouraged to work positively to manage their land and working farms with active programmes to protect and enhance the landscape and biodiversity, including active soil and water quality management and in eradicating invasive species such as Himalayan Balsam. RDC Core Strategy Policy EN1 Landscape Stewardship and the High Weald AONB Management Plan 2019-2024 apply.

#### Policy EN01 Land Management

**Development should retain or enrich well-established features of the environment, ecosystem and biodiversity, including mature trees, ancient woodland, species-rich hedgerows, watercourses and other ecological networks together with the habitats alongside them including ponds, green and wildlife corridors.**

**Proposals that would result in unacceptable impact on ecosystems or biodiversity will not be supported.**

### Natural Environment Protection

A Biodiversity report produced for Burwash Parish by the Sussex Biodiversity Record Centre in November 2018 shows that, apart from being entirely within the AONB, Burwash Parish contains two Sites of Special Scientific Interest (SSSIs). These are statutory sites of national importance. There are also seven Local Wildlife Sites (LWS) and one Local Geological Site (LGS). The Parish contains examples of seven significant habitats: Ancient/veteran trees, Ancient woodland, Deciduous woodland, Lowland heathland, Lowland meadow, Ghyll woodland, Wood-pasture and parkland, Coastal and floodplain grazing and Open water.

### Policy EN02 Natural Environment Protection

**Development proposals should conserve and enhance the well-established features of the natural environment, ecosystem and biodiversity within the Parish and should seek to achieve a net gain for biodiversity. These features include:**

- a) Mature trees, ancient woodland, species-rich hedgerows, unimproved and wildflower meadows
- b) Flora and fauna and ecological biomes together with their habitats such as watercourses, ponds, springs and wetland habitat and green and wildlife corridors.

As appropriate to their scale, nature and location development proposals should be informed by an Ecological Impact Assessment in line with British Standards and technical guidance.

### Green Infrastructure: Footpaths and Bridleways

The Parish is fortunate to have an extensive network of footpaths and bridleways. These provide access across the landscape to other areas, opportunities for exercise, horse-riding, dog-walking, enjoyment of the beautiful views deep within the remote countryside and are a great tourist attraction. Walking routes include stretches of many of the country lanes, which, with their notable verges and prolific, often rare species of wildflowers, form important pollinating corridors. There are no footways present on the majority of the lanes within the parish and increasing traffic, use of lanes as rat runs and the general pattern of driving, threaten the safety, exercise and enjoyment of residents and visitors.

Policy EN03 ensures that new developments should retain the integrity of the existing footpath network and, where necessary, incorporate them into the layout of new developments.

### Policy EN03 Green Infrastructure: Footpaths and Bridleways

**Development proposals should avoid any unacceptable impact on footpaths and bridleways and/or incorporate them sensitively into their layouts.**

**As appropriate to the site concerned, development proposals should safeguard existing pedestrian links to other settlements and facilities in the parish.**

### Dark Skies

The three villages of Burwash, Burwash Weald and Burwash Common, like other rural villages in the area, maintain a tradition of being unlit. The preservation of the dark sky is extremely important to residents of the Parish.

At night, the Parish is profoundly dark compared to the bright lights of much of the south-east, contributing to a sense of remoteness and tranquillity. The absence of street lighting allows the stars to be seen in the dark skies above, reduces the damaging impact of light pollution and maintains habitats for nocturnal wildlife.

During 2018, our night skies were monitored in conjunction with the High Weald AONB Partnership's light meter reading project and the findings have shown that Burwash has readings equivalent to a Silver Tier Dark Sky Reserve. This means that artificial light glow is limited, and the Milky Way is visible within the Parish. (See map Fig 4 in Section 7.7 of the Environment Assessment).

There is increasing awareness of the impact that light pollution can have on wildlife, by interrupting natural rhythms including migration, reproduction and feeding patterns.

### Policy EN04 Dark Skies

**New development proposals should respect the dark skies environment of the three villages and limit the impact of light pollution from artificial light on local amenity, the intrinsically dark landscapes within the parish and nature conservation.**

### Integration of Landscaping

The East Sussex Landscape Assessment (see Appendix L) describes the types of landscape, natural, man-made and farming for Burwash which is in a largely unspoilt and tranquil rural landscape with few intrusive features.

Burwash Parish is located in an AONB. It is therefore critical that the design of all new landscape features is integrated into and complements or enhances the landscape setting.

The design of new landscape features will happen at an early stage in the design process to ensure they are well integrated into new developments. New development proposals will have considered and correctly interpreted the landscape character of their location so as to produce the most appropriate design solution for the development.

### Policy EN05 Integration of Landscaping

**Where appropriate, development proposals should incorporate an integrated sensitive landscape scheme which is complementary to the High Weald AONB in general, and to the landscape character in its immediate location in particular.**

## Infrastructure including Leisure, Economy and Tourism Policies

### Pedestrian Safety

Residents across the Parish expressed a high level of concern about pedestrian safety, principally in respect of the A265 which passes through all three settlements.

All relevant developments which require planning permission will need to ensure that their proposals are accessible and provide safe use for pedestrians.

### Policy IN01 Pedestrian Safety

**As appropriate to their scale, nature and location development proposals should incorporate design features to assist with pedestrian movement and safety in the parish. In particular development proposals should address the following matters:**

- a) The incorporation of measures to facilitate pedestrian safety;
- b) Their integration with existing or proposed footpaths, footways and cycle routes, ensuring that residents, including those with disabilities, can walk or cycle safely to schools, shops, green spaces and other Parish facilities and;
- c) The retention or improvement of existing footpaths and footways.

### Parking

The extensive consultation carried out showed that parking is a very important issue for residents, visitors and for the survival of businesses in our communities. Parking is a particular issue in Burwash village with pressure on street parking. The current provision of parking in the centre of the village is inadequate. Similar parking pressures are being experienced by residents in Burwash Common. The Parish Council is in discussion with RDC to take over the car parks and is looking at ways to increase the options for off-street parking. This forms part of the Parish Councils Rolling Programme for 2019-2023.

Any development within the settlements must at least be self-contained in terms of the number of parking spaces it provides. No development within the settlements should result in the use of the existing carriageway or verge for residents' parking. Where possible, additional parking provision should be considered as part of new development.

In Burwash village businesses are dependent to a great extent on passing trade, and loss of parking, which prevents passing trade from stopping, could impact the viability of our businesses and community facilities. By requiring adequate parking in all new developments, we will reduce the pressure on existing on and off-street parking within the village.

Parking standards are administered by ESCC Highways. These are set out in 'Guidance for Parking at New Residential Developments', 'Transport Development Control 2017', 'Guidance for Parking at Non-Residential Developments' and the 'Car Parking Demand Calculator'. The delivery of off-road parking as identified in the first part of Policy IN02 should take account of the East Sussex County Council standards.



### Policy IN02 Parking

**Development proposals should provide well-designed off-street parking arrangement in general, and within the Burwash Conservation Area in particular.**

**Development proposals that would result in an overall net loss of existing on-street and/or off-street car parking, or which fail to provide adequately for the development itself, will not be supported.**

### Supporting Businesses

The community and society are changing, and we need to ensure that changes in working practices support new local services and enterprises and allow existing businesses to expand and remain within our community. We have a high, and increasing, number of people working from home and new services will be needed to support this growing group.

The majority of our small business owners live and work in the Parish and we need to support local people in developing new business opportunities. The Parish's landscape is exceptional and is a base to explore nationally and internationally important sites. Tourism is important to our community, allowing our retail businesses and public houses to survive.

Many small businesses located within houses do not require planning permission. Where permission is required because of the scale of the business, e.g. employees, deliveries, parking or noise etc the following policies will apply.

Policy IN03 addresses these matters in a positive way. The first part of the policy does so within the three development boundaries in the parish. The second part of the policy does so for the countryside (beyond the development boundaries).

This approach offers support to the development of new businesses which would support a prosperous local economy (in accordance with paragraphs 83 and 84 of the NPPF) on the one hand whilst respecting the character of the parish in general, and its location within the High Weald AONB in particular.

### Policy IN03 Supporting Businesses

**Proposals for the development of new businesses within the three development boundaries will be supported where they otherwise comply with the criteria in Policy GP04 of this Plan.**

**Proposals for the development of new businesses outside the three development boundaries will be supported subject to the following criteria:**

- a. the development will sustain the local economy;
- b. the development is in keeping with the character of the area and minimises visual impact through sensitive siting and design;
- c. the development does not have an unacceptable impact on the amenities of neighbouring properties;
- d. the development minimises its impact on the wider character of the High Weald AONB; and
- e. the development can be satisfactorily accommodated in the local highway network and will promote sustainable transport.

### **Retention of Existing Business Premises**

It is essential to balance the demand for new homes with the need for local employment. Over the years, many properties have obtained change of use from commercial to residential and this is inhibiting the option of opening new shops. In developing policy our objective is to retain retail and other business premises, including public houses, which provide for local employment and local services to our community.

Development proposals which would involve the loss of existing business premises will be considered against the contents of Policies DEC3 and DCO1 of the DaSALP.

### **Policy IN04 Retention of Existing business Premises**

**Development proposals which would sustain existing retail premises, public houses and other businesses or contribute towards their ongoing viability will be supported.**

## SECTION 5: OUR FUTURE

### Future Projects

1. The community engagement undertaken as part of this plan identified numerous projects which the community would like to see implemented. Some of these aspirational projects are long term and others short to medium term.
2. Following discussions over the latter half of 2018 Burwash Parish Council (BPC) developed a strategy to undertake a range of projects and improvements across the parish. Aspirations for new initiatives were added to the BPC's programme and a rolling plan agreed which includes a number of these projects. The rolling plan is intended to be delivered within the next four-year Parish Council term (2019-2022).
3. The rolling plan and potential longer-term projects are set out below.

### Parish Council Rolling Plan

#### Community and Communications

- Establish a Community hub, reviewing siting options
- Continuing support for the Internet Cafe
- Develop communications – including website, social media presence, Business Directory, bulletin and Burwash Village Magazine articles
- Partnership working – Bateman's, Burwash School, Fairfield Surgery, Police Community Support Officer (PCSO), local groups and neighbouring parish councils
- Parish Events including:
  - Love Burwash
  - Burwash in Bloom
  - Parish Assembly
- BPC presence at local fairs and festive evenings
- Coordination and support for vulnerable older residents
- Develop a Welcome Pack for new residents
- Develop a Parish Promotion Plan – including tourism and businesses
- Community Safety

#### Environment and Maintenance

- Planning and development issues, including AONB
- Neighbourhood Plan – actions arising
- Open Spaces including Down Meadow and Hornbeam
- Ecology
  - Wild flowers
  - Wildlife Protection
  - Dark skies
  - A Parish planting programme
- Parish maintenance:
  - Verges

- Grass cutting
- Bins (litter/dog/grit)
- Lime Trees
- War Memorials
- Allotments
- Seek listed status for village pavements, rights of way and footpaths

### Traffic and Transport

- Update and deliver on strategy 20mph pinch point (A265 between Flower shop and The Bear car park), bollards, crossing points
- A265 speed limits in Burwash Weald and Common
- Village gates
- Speed-watch programme
- Take over the two Burwash village car parks
- Look at key parking issues and identify new parking options
- Look into footways and cycle paths
  - Linking Burwash/Burwash Weald and Burwash Common
  - Linking Burwash and Etchingham (for station)
- Business case for a Community Bus

### Finance and Administration

Identify potential funding opportunities, including:

- Grant applications
- Local fundraising
- Crowdfunding
- Sponsorship

## Aspirational Capital Projects for the Future

4. Alongside the aspirations arising from the public consultations, the Steering Group considered some of the issues the village may face in the future. As a result of this a number of large-scale capital projects for the upgrade or replacement of existing Parish facilities were identified. These include:
  - Create all weather playground areas, including zip wires
  - Create more places, spaces and leisure pursuits for children and young people e.g. indoor venues, multi-use games area, wildlife areas
  - Create a community café (In process of realisation)
  - Upgrade or replace Swan Meadow Pavilion
  - Upgrade or replace GP surgery
  - Upgrade or replace pre-school and primary school
  - New Village Hall.
5. At some time in the future when these buildings and facilities reach the end of their useful life they will need to be replaced.

6. Coordinated collaboration between the stakeholders, community, local organisations and the Parish Council will enable these ideas to be taken forward. Proposals for consideration by the Parish Council would be subject to assessed need and the availability of relevant funding. At this stage these are not included within the Parish Council's rolling plan programme, and no discussions have been held with the owners, trustees or other relevant parties. These are simply a look ahead to what might be our future challenges in order to meet the aspirations and needs of the community.

### Funding for the Rolling Plan

7. Funding for the Rolling Plan will be provided through a mixture of grants, the Parish precept, fund-raising and developer contributions. These contributions are collected primarily through the Community Infrastructure Levy (CIL). CIL allows local authorities to set a fixed rate charge per square metre of new development which is shared between RDC and the relevant Town or Parish Council.





## SECTION 6

### APPENDICES, SOURCES OF INFORMATION AND ACRONYMS

| Appendices                               |   |   |
|--|---|---|
| Schedule of Evidence Documents           | A   | - Parish-wide consultation questionnaire  |
|  | B   | - Communication and Engagement strategy   |
|  | C   | - Character Appraisal including Listed Buildings  |
|  | D   | - Screening Opinion and Strategic Environmental Assessment  |
|  | E   | - Planning Permissions  |
|  | F   | - Call for Sites report   |
|  | G   | - Call for Sites evaluation report  |
|  | H   | - Housing Needs Survey  |
|  | I   | - East Sussex Landscape Assessment  |
|  | J   | - Burwash Environment Assessment  |
|  | K   | - Burwash Infrastructure Assessment including <ul style="list-style-type: none"> <li>• Business Survey</li> <li>• Traffic Survey</li> </ul>               |
|  | L   | - Consultation event records <ul style="list-style-type: none"> <li>• Wishes of children and young people</li> <li>• Wishes of local residents</li> </ul> |
|  | M   | - Site and boundary Maps  |
|  | N   | - Strategic Housing Land Availability Assessment  |
|  | O   | - Regulation 14 consultation results  |
|  | P   | - Assessment of development opportunities   |
| Sources of information                   |   |   |
| Links to external sources of information | Rother District Council Local Plan<br><a href="#">2006 Local Plan &amp; Supplementary Planning Documents (SPD) -</a>  |   |
|  | Core strategy <a href="#">Core Strategy - Rother District Council</a>   |   |
|  | RDC Housing with SHLAA evaluations<br><a href="http://www.rother.gov.uk/background-evidence/housing">http://www.rother.gov.uk/background-evidence/housing</a>   |   |
|  | Census <a href="http://www.nomisweb.co.uk/census/2011">http://www.nomisweb.co.uk/census/2011</a>  |   |
|  | East Sussex in Figures (ESiF) <a href="#">Welcome to ESiF</a>   |   |
|  | Office of National Statistics <a href="https://www.ons.gov.uk/">https://www.ons.gov.uk/</a>   |   |
|  | High Weald AONB <a href="http://www.highweald.org/">http://www.highweald.org/</a>   |   |
|  | CPRE Campaign for the Protection of Rural England<br><a href="https://www.cpre.org.uk/">https://www.cpre.org.uk/</a>  |   |
|  | East Sussex Landscape Character assessments for Upper Rother Valley and the Dudwell Valley<br><a href="https://www.eastsussex.gov.uk/environment/landscape/">https://www.eastsussex.gov.uk/environment/landscape/</a> |   |
|  | Department for Environment Food & Rural Affairs Magic Maps<br><a href="https://magic.defra.gov.uk/">https://magic.defra.gov.uk/</a>   |   |

## Acronyms

AONB Area of Outstanding Natural Beauty

|       |  |
|-------|--|
| BNDP  | Burwash Neighbourhood Development Plan   |
| BPC   | Burwash Parish Council   |
| CIE   | International Commission on Illumination<br>(Commission internationale de l'éclairage) |
| CIL   | Community Infrastructure Levy  |
| DEFRA | Department for Environment, Food and Rural Affairs                                     |
| ESCC  | East Sussex County Council   |
| ESiF  | East Sussex in Figures   |
| LGS   | Local Geological Site  |
| LWS   | Local Wildlife Site  |
| NDP   | Neighbourhood Development Plan   |
| NDPSG | Neighbourhood Development Plan Steering Group  |
| NPPF  | Neighbourhood Planning Policy Framework  |
| OS    | Ordnance Survey  |
| PCSO  | Police Community Support Officer   |
| RDC   | Rother District Council  |
| SEA   | Strategic Environmental Assessment   |
| SHLAA | Strategic Housing Land Availability Assessment   |
| SSSI  | Sites of Special Scientific Interest   |