

Burwash Neighbourhood Development Plan

Schedule of Examiner Modifications & Amendments

Examiner's Report Para Number	Recommendations for Modifications and Amendments	BNDP Policy and Page Number
7.11	<i>At the end of paragraph 35 add: 'The neighbourhood area is shown on the map on page 10 of this Plan. The Plan period is 2020 to 2028'</i>	
7.32	<p><i>Relocate Section 3 to a separate appendix and with the following modifications:</i></p> <p><i>"Replace 'Section 3' in its title with 'Appendix [insert number]'</i></p> <p><i>'Insert as a new paragraph after the heading: 'This appendix sets out the work which the Parish Council has undertaken during the preparation of the Plan to identify sites to meet the strategic housing requirement for Burwash village as identified in the Core Strategy. It is provided by way of a context to Section 3 of the Plan itself which identifies the way in which the Parish Council has addressed this important matter in a policy sense'</i></p>	Section 3, pg.21
7.32	<p><i>Introduce a new section 3 of the Plan as follows:</i></p> <p><i>'Section 3: The delivery of the strategic housing requirement for Burwash Village</i></p> <p><i>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 [insert number] of this Plan.</i></p> <p><i>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.</i></p> <p><i>This planning application history, together with the wider work on</i></p>	Section 3, pg.21

	<p><i>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.</i></p> <p><i>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:</i></p> <p><i>Policy OVE1: Housing supply and delivery pending plans</i></p> <p><i>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.</i></p> <p><i>No phasing restrictions will be imposed on development allocations, other than for site-specific, normally infrastructure, reasons.</i></p> <p><i>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:</i></p> <ul style="list-style-type: none"> <i>i. they contribute to meeting the housing target for that settlement and accord with the relevant spatial strategy; and</i> <i>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'</i> 	
<p>7.32</p>	<p><i>In the Executive Summary replace sections 6 to 16 with:</i></p> <p><i>'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 [insert number]. Taking account of a series of</i></p>	<p>Pg.4</p>

	<p><i>environmental and topographical issues the Parish Council has decided not to allocate sites in the Plan.</i></p> <p><i>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.</i></p> <p><i>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’</i></p>	
<p>7.39</p>	<p>Replace ‘Development will only be permitted’ with ‘Development will be supported’</p> <p>Replace ‘In particular, development shall:’ with ‘As appropriate to its scale, nature and location proposals for new development should’</p> <p>In a) delete ‘Need to’</p> <p>In b replace ‘all’ with ‘affected’</p> <p>Add a new criterion to read: ‘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’</p>	<p>GP01 Area of Outstanding Natural Beauty</p>
<p>7.42</p>	<p>Delete the policy</p> <p>Incorporate the approach as an additional criterion within Policy GP01 (see paragraph 7.37 above).</p>	<p>GP02 Views into and from the AONB</p>

7.47	<p>In the first part of the policy replace ‘will be expected to’ with ‘should’</p> <p>Delete the second and third parts of the policy.</p>	GP03 Heritage
7.54	<p>Replace the policy with:</p> <p>‘Development proposals within the development boundaries of Burwash Village, Burwash Weald and Burwash Common will be supported subject to the following criteria:</p> <ul style="list-style-type: none"> • they respond positively to the form and character of the settlement concerned; • they take account of the topographical setting of the relevant settlement; • they respond positively to the historic landscape environment of the wider neighbourhood area and the relevant settlement in particular; • they meet the requirements for the delivery of affordable housing as set out in Policy DHG1 of the DaSALP; • they bring forward high quality design which takes account of other buildings in the immediate locality of the site concerned; • they would not result in an unacceptable impact on the amenities of existing houses within the immediate locality of the site; and • they included well-designed off street parking spaces and can otherwise be satisfactorily incorporated into the local highway network. <p>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</p>	GP04 Development boundaries
7.57	<p>In the opening part of the policy replace ‘All proposals for development must’ with ‘As appropriate to their scale, nature and location development</p>	GP05 Design Standards

	<p>proposals should'</p> <p>In c. add 'of buildings in the immediate locality' after 'palette'</p> <p>Delete i and j</p> <p>In the final part of the policy replace 'Applications...the above' with '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'</p>	
7.60	<p>Replace the policy with:</p> <p>'The Plan identifies the following open spaces as shown on (insert plan/figure number):</p> <p>[List the four open spaces as bullet points]</p> <p>Development proposals which would detract from the attractiveness or the community's use of the identified open spaces will not be supported'</p>	GP06 Existing open spaces
7.62	Delete the policy	GP07 New Open Space, pg.
7.64	<p>In the opening part of the policy replace 'All new development' with 'As appropriate to their scale, nature and location development proposals'</p> <p>In d replace 'sustainable urban drainage' with 'sustainable drainage systems'</p> <p>Delete the final paragraph of the policy</p>	GP08 Sustainable development pg.
7.66	Delete the policy	HO01 Housing tenure and mix
7.68	Delete the policy	HO02 Rural exception sites

7.71	<p>In the first paragraph replace 'will be expected to' with 'should'</p> <p>Replace 'to existing.... development' with 'on ecosystems or biodiversity'</p>	EN01 Land management
7.74	<p>Replace 'Development shall' with 'Development proposals should'</p> <p>Reposition the second sentence of the policy to the end of the policy (and as a separate paragraph. In doing so replace 'All developments' with 'As appropriate to their scale, nature and location development proposals'</p>	EN02 Natural environment protection
7.76	<p>Replace the policy with:</p> <p>'Development proposals should avoid any unacceptable impact on footpaths and bridleways and/or incorporate them sensitively into their layouts.</p> <p>As appropriate to the site concerned development proposals should safeguard existing pedestrian links to other settlements and facilities in the parish'</p>	EN03 Green infrastructure: footpaths and bridleways
7.80	<p>In the first part of the policy replace 'New development...status of the three villages' with 'New development proposals should respect the dark skies environment of the three villages'</p> <p>Delete the second part of the policy</p>	Policy EN04 Dark skies
7.82	Delete the policy	EN05 Historic landscape environment
7.84	<p>Replace the policy with:</p> <p>'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'</p>	EN06 Integration of landscaping
7.86	<p>Replace the first part of the policy with:</p> <p>'As appropriate to their scale, nature and location development proposals should incorporate design features to assist with</p>	IN01 Pedestrian Safety

	<p>pedestrian movement and safety in the parish. In particular development proposals should address the following matters:' At this point insert a)-c) from the submitted policy with the following grammatical modifications:</p> <p style="padding-left: 40px;">In a) replace 'Incorporates' with 'the incorporation of'</p> <p style="padding-left: 40px;">In b) replace 'Integrates' with 'their integration'</p> <p style="padding-left: 40px;">In c) replace 'Retains or improves' with 'the retention or improvement'</p>	
<p>7.90</p>	<p>Replace the first part of the policy with: 'Development proposals should provide well-designed off street parking arrangement in general, and within the Burwash Conservation Area in particular'</p> <p>In the second part of the policy replace 'fails' with 'fail' and delete 'generally'</p>	<p>IN02 Parking</p>
<p>7.94</p>	<p>Replace the policy with:</p> <p>'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.</p> <p>Proposals for the development of new businesses outside the three development boundaries will be supported subject to the following criteria:</p> <p style="padding-left: 20px;">the development will sustain the local economy;</p> <p style="padding-left: 20px;">b. the development is in keeping with the character of the area and minimises visual impact through sensitive siting and design;</p> <p style="padding-left: 20px;">c. the development does not have an unacceptable impact on the amenities of neighbouring properties;</p> <p style="padding-left: 20px;">d. the development minimises its impact on the wider character of the High Weald AONB; and</p> <p style="padding-left: 20px;">e. the development can be satisfactorily accommodated in the local highway network and will promote sustainable transport'</p>	<p>IN03 Supporting businesses pg.33</p>

7.97	Replace the first part of the policy with: ‘Development proposals which would sustain existing retail premises, public houses and other businesses or contribute towards their ongoing viability will be supported’ Delete the second part of the policy	IN04 Retention of existing businesses