

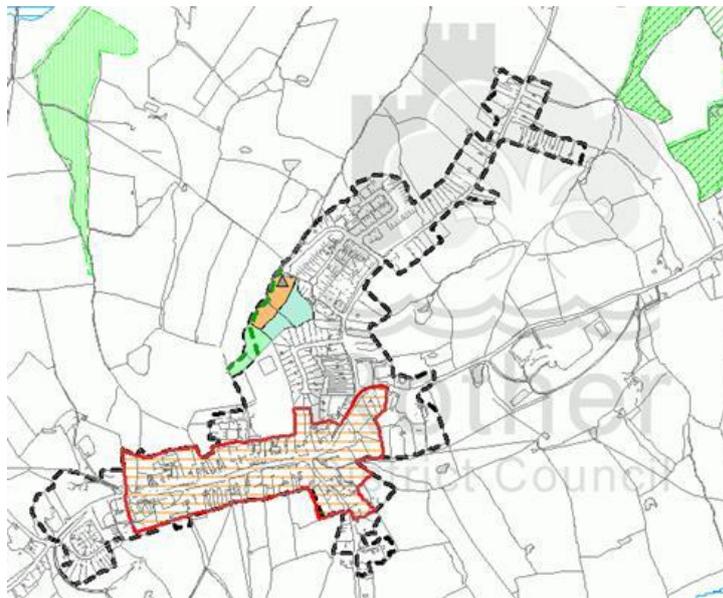
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## Introduction

This note covers the principle of development and how we have sought to adhere to the conditions in the 2013 Strategic Housing Land Availability Assessment (SHLAA) allocation.

## Proposals Map

The site is located outside of the settlement boundary of Burwash (black dotted line) and is within the High Weald Area of Outstanding Natural Beauty (AONB). There is one TPO tree adjacent to the wooded area, but none which fall within the development boundary for the proposed built form.



## The Principle of Development

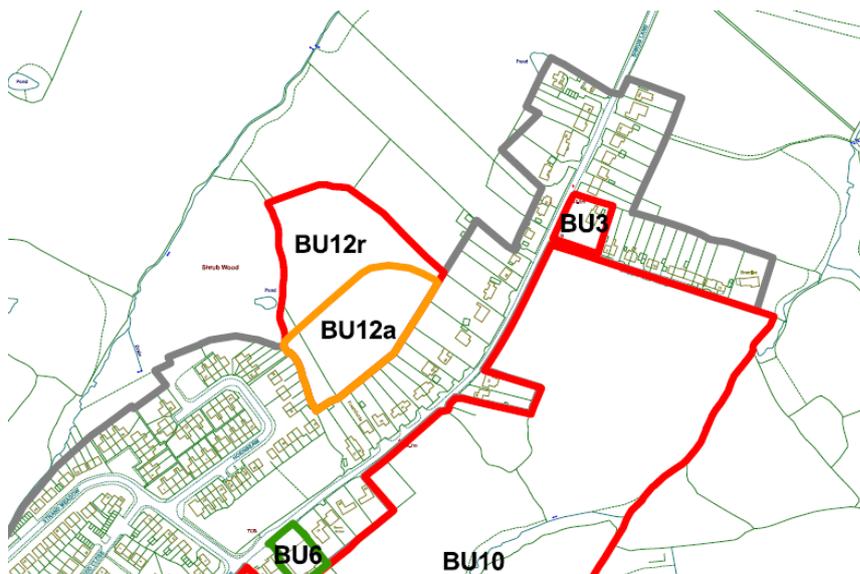
The Core Strategy sets a housing allocation for Burwash of 50 dwellings between 2011-2028. Whilst this is not a 'fixed' figure, sites in and around the village to meet this need have been identified through the 2013 Strategic Housing Land Availability Assessment (SHLAA). The Shrub Lane site has been identified within the SHLAA to help meet this target in part.

When considering the appropriateness of the site for residential development, the inclusion of the site within the SHLAA (June 2013) is a material consideration in the assessment of any planning application for the site. Whilst the SHLAA is an 'evidence-base' document which does not pre-empt or prejudice any future Council decisions about particular sites (with a positive assessment not outweighing or alter any existing policies or land use designations), the Council have identified a number of factors and options which may make residential development a more appropriate land use within this area.

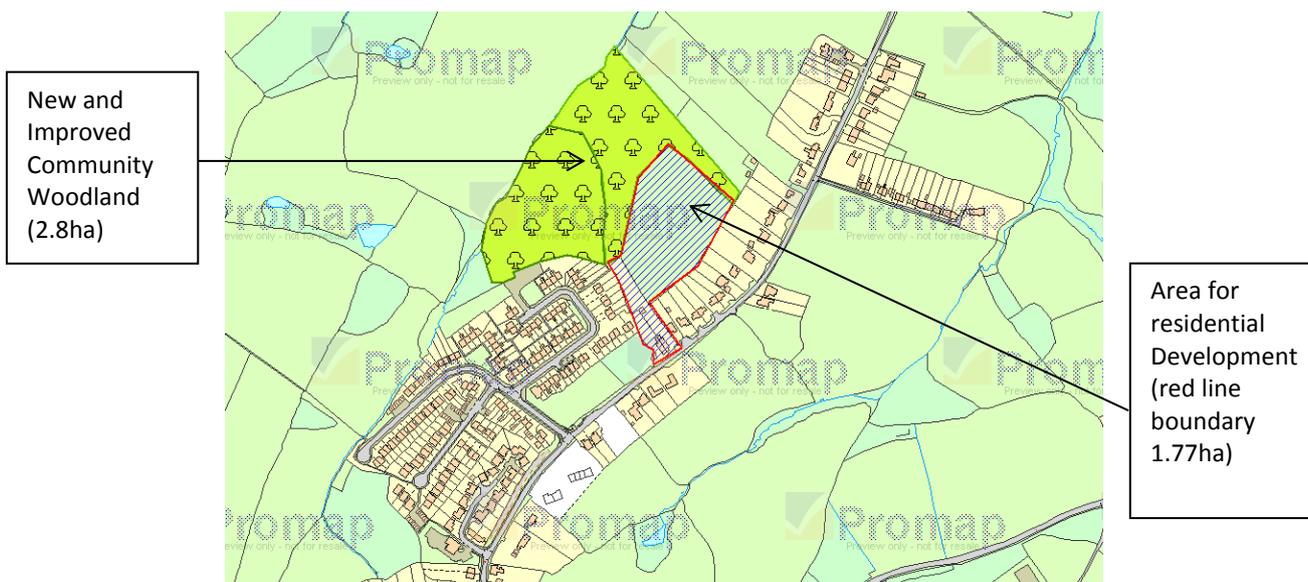
**Compliance with SHLAA criteria BU12a and BY12r**

Site BU12r/BU12a was submitted by the landowner in response to the Council's call for sites. BU12a was subsequently considered suitable and developable subject to more detailed investigations. Site BU12r was not considered suitable for residential development due to the need to include a 1ha buffer to screen the new development from the AONB.

The map extract from the SHLAA is below:



In addition to the land put forward as part of the call for sites process (BU12e/BU12a), the draft scheme includes 3 further land parcels to the north, east and west (Shrub Wood). The incorporation of these additional land parcels means that a significantly larger area of public open space can be incorporated into the proposals.



Whilst we appreciate that the proposed site area is different to that which was previously assessed within the SHLAA, we believe it is still possible to apply the various suggested principles to the larger site area.

BU12a currently suggests an estimated capacity of 30 dwellings on just under 0.8 hectare of land. This equates to approximately 37dph. The new developable area of 1.71ha currently proposes 45 residential dwellings, which equates to 26dph. The current proposal is therefore lower in density than the SHLAA recommendations.

This next section sets out how we have sought to comply with the other SHLAA criteria.

***South side of field (BU12a) could potentially be suitable (just under 1 HA), subject to the following conditions/mitigation measures:***

***1) extensive new broad-leaved woodland (mix native species) planting across northern and eastern one hectare of the site (BU12r).***

***This will have the following purposes:***

***1.1 A community resource, linked to woodland management agreement/commitments and access arrangements/through route to Gelngorse via neighbouring Shrub Wood (supporting policies CO3 and EN5).***

Policy CO3: (Improving Sports and Recreation Provision) states that the provision of sufficient, well-managed and accessible open spaces, will be achieved by permitting proposals for the provision of new facilities. Policy CO3 also seeks to increase access to the countryside by promoting improvements to the rights of way network. Policy EN5: (Biodiversity and Green Space) states that Biodiversity, geodiversity and green space will be protected and enhanced, by multi-agency working where appropriate, to maintain and develop a district-wide network of green infrastructure where possible linking areas of natural green space.

The proposal incorporates a significant area of public open space. The proposed new broad-leaved woodland across the northern and eastern section of the site extends to over 1ha in accordance with the requirements of the SHLAA. The buffer created between the woodland and the built development contains meadow grass, a path and occasional fitness equipment. This linear green feature leads to a new play meadow with natural play equipment set within it.

In addition to the new woodland, Shrub Wood is proposed to be opened up and enhanced to further enrich this new 'community resource'. The combined space (a total of 2.8ha) has been carefully designed to benefit the existing residents of Burwash as well as the future residents of the scheme. The existing woodland will be retained with footpaths set within it along existing desire lines. These paths link to Hornbeam and existing paths beyond the site boundary. Please see the draft design and access statement for further information.

***1.2 A new defined strongly landscaped 'village edge' screening the site permanently in AONB landscape (to promote compliance with EN1)***

Policy EN1: (Landscape Stewardship) seeks to protect and where possible enhance the distinctive identified landscape character, ecological features and settlement pattern of the High Weald Area of Outstanding Natural Beauty. The strong village edge proposed as part of the proposals has been designed to screen the site permanently in the AONB landscape. The proposal will retain the existing conifers in the first instance, locating the new dwellings adjacent to the existing built form. It is envisaged that when the new village edge boundary planting has established the conifer hedge will be removed.

**1.3 An ecological value as an extension of Shrub Lane ancient (and BAP habitat) woodland - this should include a pond/woodland glade (which may have a multiple purpose as sustainable drainage) with seating (supporting policies CO3, EN5, EN7). Upon the woodland reaching maturity, conditions should ensure the removal of existing boundary conifers.**

In accordance with Policy EN5, we will seek to ensure that development retains, protects and enhances habitats of ecological interest, including the ancient woodland (Shrub Wood). The proposal will help to link areas of natural green space and provide opportunities for management, restoration and creation of habitats. The proposal incorporates a swale for sustainable water management, a pond/woodland glade and many other complimentary features.

**Development suitability is also subject to demonstration of suitable access, which should preferably be via far SW corner of site onto Shrub Lane.**

We have undertaken speed and volume surveys for traffic along this length of the highway to determine the most suitable location for the access point and to ensure appropriate visibility splays are incorporated in accordance with the principles of Manual for Streets 2.

The access point is proposed to be located via the SW corner of the site and is located centrally through the existing houses numbered 37 & 38 (due for demolition). The access point is provided with 10m radii and 80m visibility splays in both directions.

We will be undertaking separate pre-application discussion with the highway authority, namely West Sussex County Council (WSSCC) to ensure that all reasonable design matters have been considered in the creation of the proposed access point and if required will undertake a Stage 1 Safety Audit.

**Developers contributions will also be required for enhance footway provision SW on Shrub Lane towards the bus service and village centre (to comply with TR2 and TR3) and allotments and sports pitched to meet need in Burwash (in accordance with Policy IM2),**

We would be happy to agree suitable development contributions towards the infrastructure requirements set out above.

**Development suitability will be considered subject to the above conditions. In the event of the development not being able to deliver the above community, landscape and biodiversity benefits, the planning authority will work with the local Parish to look at alternative sites within the village.**

We believe that the proposal addresses all of the conditions in the SHLAA and therefore the site should still be considered suitable for development.

## Conclusions

The proposal has been designed to respect and be subservient to the AONB landscape setting in which it is located, with due care taken to ensure that the proposal adheres to the various conditions of the SHLAA allocation. Due to the sensitive nature of the site, the built form has been designed to sit discreetly within its landscape setting, with significant ecology features incorporated into the scheme to conserve and enhance the ecology value of the site and nearby Shrub Wood.

The significant element of high quality, accessible open space, designed to ensure that the local community can enjoy the amenity of the area for informal recreation is considered a significant benefit of the proposals. The new public open space will provide a well distributed network of walkable, attractive open spaces and natural areas that provide for a variety of recreational, play and social needs of the Burwash community.

We look forward to discussing our development proposal with you in due course.