

Agenda item no.	
Report to	Burwash Parish Council
Subject	Neighbourhood Plan update report
Date	13 th November 2018
From	Cllr Moore

1. Meeting with Rother District Council

- 1.1 After many weeks of waiting we finally held our meeting with Rother District Council (RDC) to set out the difficulties we are facing with finalising the Neighbourhood Plan. The Parish Council was represented by Cllrs. McBride and Moore and the NP Steering Group was represented by the Vice Chair, Nick Moore. We met Frank Railings (NP Liaison Consultant) and David Marlow (Planning Policy Manager) from RDC. District Councillor Eleanor Kirby- Green who kindly arranged this meeting was also present.
- 1.2 We set out the position reached on housing numbers which in outline is as follows :
- The Call for Sites brought forward four sites however all four were compromised in one way or another (being within the AONB, being outside the Development Area, three in particular being very distant from Burwash Village and the local facilities etc) We carried out public consultation and none of these received sufficient support to put forward into the draft Plan.
 - The Land Study we carried out only identified two parcels of land already rejected by RDC when raised by us in 2016 and one other small site (Oakleys) which is on the market but has current planning use as a car repair and sales showroom - this could produce 6/8 homes.
- 1.3 The dilemma is that we have a housing target of 52 units. Currently there are two major applications at different stages in Burwash Village.
- 1.4 The Denton Homes site was refused planning permission by RDC because of its impact on the AONB. This is for 42 homes being built on two adjoining fields which were both in the SHLAA, one as an Amber site and the other as a Red site. This has now gone to appeal and the Public Inquiry is scheduled for 8 days commencing in January 2019. The community put in hundreds of objections to this application and their view about the unsuitability of this site is shared by the Parish Council who will be providing evidence against the granting of the appeal at the Inquiry.
- 1.5 The second site is in Strand Meadow which is just off Shrub Lane This scheme had an outline planning permission granted last year for 30 homes (up from 17 homes which were included in the original housing target of 52 homes). This increase was overwhelmingly opposed by the community and this was also the view taken by the Parish Council. Now the full application has been submitted with a viability report which says that aside from the CIL payments no other S106 items can be included and the full scheme will be 30 market sales with no affordable homes. This has resulted in considerable opposition locally. We understand this is likely to go to Planning Committee in the new year.

- 1.6 Given the position reached on these schemes and their unsuitability we have not included these within our draft Plan and are therefore nowhere near the housing target.
- 1.7 RDC were unable to given us any assistance aside from saying that we can submit an NP without housing numbers however this risks the Inspector either rejecting the Plan or providing guidance that certain sites should be included.

2. NP Steering Group considerations

- 2.1 Following the meeting with RDC, the NP Steering Group met to consider the outcome and where to go from here. Having considered a number of options it was the view of the Steering Group that we should look to complete the Neighbourhood Plan in all aspects except the identification of the 52 units and await the outcome of the two major developments in 2019. This will determine whether or not we have sufficient housing numbers.
- 2.2 Our Consultant has been advised of this and is looking to prepare the draft Neighbourhood Plan with policies by 7th December. The Steering Group will meet on the 10th to work through this draft Plan and provide comments back to the Consultant. This draft will also be passed to each Parish and District Councillor for their comments and we will seek the views of our neighbouring Parish Councils.

3. Matters for resolution

- 3.1 The Parish Council are asked to note this report.