

Planning Committee Draft Resolution on Glebe House site For submission to full council

Proposed by Cllr Nick Moore,

Resolution

Resolve to provisionally oppose the development, **as presented in outline to date**, on the Glebe House Site based on the recommendation agreed by the Planning Committee pending a full public consultation when pandemic restrictions are lifted.

The Planning Committee agreed following the virtual consultation at the planning meeting 21.4.2020 and discussion at its subsequent meetings to recommend to Full Council that they provisionally oppose the development due to the following issues:

- The site is outside the development boundary
- Sets a dangerous precedent for moving the development boundaries
- AONB impact
- Traffic and Pedestrian Safety
- Accessibility to village
- Doesn't **fully** meet local social housing needs
- Doesn't address the heritage issue in accordance with the National Planning Policy Framework.

Glebe House Site

Burwash Parish Council was approached for pre-application consultation regarding possible development on a field on the Glebe House site. This had been suggested on the basis that the draft Burwash Neighbourhood Development Plan (BNDP) had not come up with specific sites to meet the housing target.

However the further development of parts of the Glebe House site was considered and rejected as part of the BNDP process.

Prior to that the site had been considered by Rother District Council for the SHLAA (Strategic Housing Land Availability Assessment – 2013) and rejected. The SHLAA said regarding the suitability:-

'No, landscape exposed to long views from multiple directions within AONB (contrary to EN1). Ribbon development in area of rural character (contrary to policies, including RA1, RA2, OSS1, OSS3, OSS4, OSS5). Fast busy section of A265 with lack of footways, effectively limits pedestrian/cycle access (contrary to TR2 and TR3).'

During the Neighbourhood Development Plan (BNDP) call for sites process this site was put forward. This was a more tentative submission than the current one. The site was assessed in a process independently facilitated by Moles Consultancy (the consultant advising on the BNDP). It was also subsequently consulted on publicly. It was rejected in both processes for similar reasons as the SHLAA and for being outside the development boundary.

The draft BNDP outlines the community priorities as follows

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

The Current Proposal

This matter was the subject of a public consultation as could be managed with the covid restrictions. 33 people attended a virtual planning meeting on 21/4/2020.

Unlike the previous applications there has been some support. The majority though, in terms of both written submissions before the meeting and the comments at the meeting were against.

22 houses are proposed of which 7 would be affordable and 15 would be market price. (The expectation of new developments is that 40% of new units should be affordable which should be 9 rather than 7 affordable.)

Further Consultation

Due to the difficulties in having a full public consultation at the current time the council offers the possibility of a fuller public consultation to the landowner and his agents should they wish it when restrictions are lifted.