

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

Proposed by Cllr Ian Rees,

Resolution: *Resolve to provisionally object to the development, as presented in outline to Burwash Parish Council to date for 22 houses on the Glebe House Site, based on issues agreed by the Planning Committee and pending a full public consultation when pandemic restrictions are lifted, should the landowner and his agent wish this.*

Background to the Glebe House Site

Burwash Parish Council was approached for pre-application consultation in March 2020 for 22 homes 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.

During the BNDP call for sites process the Glebe House site had been put forward as a tentative submission. It was assessed in a process independently facilitated by Moles Consultancy (the consultant advising on the BNDP) and subsequently consulted on publicly. It was rejected in both processes for similar reasons to those set out in Rother District Council's SHLAA (Strategic Housing Land Availability Assessment – 2013) and for being outside the development boundary. The SHLAA concluded:

'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).'

A virtual consultation took place at the planning meeting 21.4.2020, attended by more than 30 members of the public, and letters were submitted to the council. There were some supporters of the outline proposal but most have expressed concerns about or opposition to building on the site.

The Planning Committee discussed the outline proposal at subsequent meetings and agreed 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 both with distance views and from the footpath

- Traffic Safety emerging onto A265
- Accessibility to village for pedestrians
- Insufficient detail regarding how it will meet local/social housing needs
- Doesn't address the heritage issue in accordance with the National Planning Policy Framework.

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.