

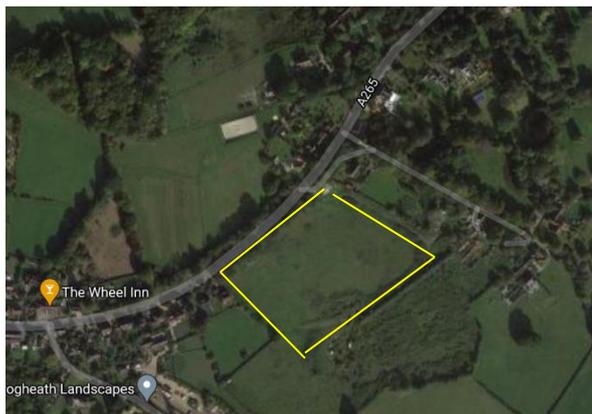
**BURNT HOUSE FARM SITE VISIT**  
**Report by Cllr B Wraight 27.08.20**

A site meeting was arranged for Thursday 27 August to view land that the owner had in mind to develop.

In attendance

Ian Rees	Chair - Planning Committee	Peter Etherington	Owner of land
Berry Wraight	Planning Committee member	Louise Sadler	Employee of Peter Etherington
Julian Kenny	Parish Councillor		

Satellite view of the plot of land is shown below



Courtesy Google maps

It was made clear from the start that we could not give any assurances, of any kind, that planning permission could be granted. Our visit was mainly to view the site and flag up any issues that he would need to consider before discussing further with the planning authority which is Rother District Council.

Mr Etherington stated that he had spent a vast amount of money over the years applying for planning permission for various schemes from a chicken farm to an equestrian centre but all schemes had been turned down flat. He has since turned his efforts into 'rewilding' the land. He now wanted to build a small number of houses that would be suitable for people like his children who could not afford to live in the area. He was unable to give any idea as to how many he had in mind. He claimed he was not interested in getting a developer to execute this idea but he also said he was not a developer.

In terms of the site, the first thing that struck us immediately was the outstanding view, and it was flagged up to Mr Etherington that that in itself would be a major issue as it was clearly stated in Rother policy that this was not accepted. In addition it was not in an area with sufficient village facilities for it to be considered sustainable living and also outside the development area. Ribbon development was also mentioned but it may or may not be considered an area of sufficient rural character to qualify. In addition, it was subsequently noticed that the land was adjacent to a quite fast stretch of road ie 50mph with no pedestrian pathway on either side. Another point that was mentioned was that due to site being outside the development boundary, any housing that might be allowed would not count towards the housing target for the Parish.

[From the Glebe House project, I pulled these two points out - 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).]

In conclusion it was again suggested that he may wish to take advice from Rother planning department, particularly in respect of the housing potential and the effects of the new planning laws that were being considered. The NFU was also suggested for looking at agricultural uses. He stated that an NFU rep had been due this morning but cancelled. Application for a Lund Grant was also mentioned as something to look into.