

BURWASH LOCAL CALL FOR SITES REPORT

May 2018



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1.0 INTRODUCTION

- 1.1 As part of the Neighbourhood Development Plan (NDP) production and Rother District Council's (RDC) housing requirement for Burwash, the Parish Council has started this process with a local call for sites. The call for sites will follow the broad suggestions in the Planning Practice Guidance (PPG). It is intended to meet the requirements of the guidance and to establish the scope and nature of any additional housing land resource, but is not intended to be a binding or definitive search for additional sites at this stage.
- 1.2 The 'Call for Sites' is an early opportunity for individuals and organisations to suggest sites within Burwash for development. The site suggestions received by us will be used to inform the preparation of the Allocations of Land and Site Development document. The call for sites exercise will not in itself determine whether a site should be allocated for development
- 1.3 The call for sites consultation was open for 6 weeks.
- 1.4 Following the close of this period, the next step was to invite those interested (potential owner or developer) to present their proposals to the group. This was done on 30th April 2018 and facilitated by Moles Consultancy as an independent moderator. The outcomes section of this document gives the summary of this exercise.

2.0 BACKGROUND

- 2.1 Rother District Council did a full SHLAA exercise in 2013 which identifies their selection and judgement of sites. The primary role of the Strategic Housing Land Availability Assessment (SHLAA) is to identify sites with potential for housing development, assess their housing potential and estimate when they are likely to be developed.
The SHLAA is a useful evidence base document to use as a baseline but neighbourhood development plans will review these and also look at other sites which locally become available and build upon this, prior to assessing all the reasonable alternatives as part of the site allocation. **Please note, that no decision has been taken to allocate any sites at this stage.**
- The process**
- 2.2 The Burwash Parish Council carried out a 2018 'Local Call for Sites' for housing within the parish boundary of Burwash. This invitation is part of the NDP addressing the housing requirement as allocated in the RDC Local Plan. The NDP will use this information along with the Strategic Housing Land Availability Assessment (SHLAA), to identify a pool of potential housing sites. We invited agents, developers, landowners, businesses, relevant local interest groups and others to tell us of any sites, land or buildings across the Parish that could have the potential for housing. Putting forward a site for assessment does not mean it will necessarily be put forward by the Parish Council for inclusion.
 - 2.3 Whilst the objective assessment of housing need (OAN) may indicate a need for more new homes, PPG makes clear that the SHLAA is an important evidence source to inform plan making but does not, in itself, determine whether a site should be allocated for development. This is because not all sites considered in the assessment will be suitable for development or necessary to meet the requirement.

3.0 OUTCOME

- 3.1 This work has been independently and impartially facilitated by Moles Consultancy and the findings of the presentation event, are summarised in the **Table 1**.
- 3.2 The aim was to engage with owners and developers to understand their aspirations for particular sites. This exercise is a key part of assessing land availability which is suitable, available and achievable for housing and economic development uses over the plan period. It is important to note that these discussions are not binding and any commercial sensitivity will be treated as agreed with the parties.
- 3.3 This does not represent the final outcome of consultation with stakeholders and there will be further opportunities to ratify inconsistent information gathered through this exercise and ensure all potential sites that could come forward have been identified.

Table 1

Site ID	Summary of site
Fairview Farm	This greenfield site that has straight road frontage along the south side of the A265 between Foot's Lane and Vicarage Road. It is flanked in the north-east corner by a group of cottages on the corner of the A265 and Foot's Lane, including one recently built. Adjoining the south side are houses in Foot's Lane, and to the West are the various houses and cottages along Vicarage Road. To the north, on the other side of the A265, there are houses all along, mostly facing the main road, with recent development behind some of them. The landowner is keen to bring this site forward for affordable housing. The site can accommodate approximately 6 units. The anticipated timescale for delivery of this site is years 1 - 5 of the plan period.
Little Dawes	The greenfield site is in joint ownership. It has a site entrance opposite to Batemans Lane on the A265. The site can accommodate approximately 6 units. The timescale for this site is in the first 5 years of the Plan.
Glebe House	This greenfield site is currently agricultural land and in single ownership. The site can accommodate approximately 15-20 units. The timescale for this site is at the end of the plan period.
102-109 R/O Shrub lane	This greenfield site is currently agricultural land with fields that have a frontage onto Shrub Lane. This site is in multiple land ownership. The site can accommodate approximately 60 units. The timescale for this site is in the first 5 years of the Plan.

4.0 NEXT STEPS

- 4.1 All the initial site investigation work being done by the group aims to identify as many sites with housing potential in and around as many settlements as possible in the study area. As a minimum, the aim is to identify sufficient specific sites for at least the first 10 years of a plan, from the anticipated date of its adoption, and ideally for longer than the whole 15 year plan period.
- 4.2 The next step is for the steering group to objectively assess the sites. The results of the assessment will be presented in a separate document – **Site Assessment Scoring Report**.
- 4.3 The Assessment is an important evidence source to inform plan-making, but does not in itself determine whether a site should be allocated for housing development. The Assessment findings will be particularly relevant at the issues and options stage of plan preparation.
- 4.4 Following this, the results of the site assessment and preferred options will then be shared with the community at a community engagement event in July 2018. The results will be presented as a range of options so that the community are able to express a preference and that they understand why the preferred options are being proposed. The steering group will then review the comments and the site assessment with a view to select the sites to be included in the Plan. **A full site assessment document will also be produced as an evidence base document to support the Plan.**