

# Burwash Neighbourhood Development Plan 2019-2028

## Pre-Submission Consultation

### Summary



Published by Burwash Parish Council for Pre-Submission Consultation with the local community under the Neighbourhood Planning (General) Regulations 2012 and in accordance with EU Directive 2001/42

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## Foreword

The Localism Act 2011 gives communities the ability to exercise more control over future developments by creating their own Neighbourhood Development Plan (NDP).

In January 2016, Burwash Parish Council (BPC) agreed to proceed with the NDP for the entire Parish – Burwash, Burwash Weald and Burwash Common. After three years of investigation and consultation we are pleased to present to you the consultation “draft” of the Burwash NDP.

**Burwash Parish Council now seeks your views on this draft during a six-week consultation period which ends on 11 July 2019**

**This is your chance to influence the Neighbourhood Development Plan for our three Burwash villages**

There are a number of ways to make your views known:

- We will be holding two-drop in sessions on Saturday 8<sup>th</sup> June, one at Burwash Common Playing Fields Pavilion between 10am - 12 noon and the other at the Internet Café, Bear Car Park between 1pm - 3pm.
- Online through our dedicated e-mail [info@burwashneighbourhoodplan.org](mailto:info@burwashneighbourhoodplan.org)
- Comment collection boxes in Burwash Common Playing Fields Pavilion, Jarvis the Butchers or the Parish Council post box outside the Internet Café.

This is the summary version, copies of the full Plan and Appendices are available via the Parish Clerk, e-mail [burwashparishclerk@gmail.com](mailto:burwashparishclerk@gmail.com). The full version sets out in detail the background and supporting information used to develop this plan.

**It is very important that we hear from as many residents as possible to ensure we have reflected your views correctly. This will be a key factor in obtaining approval for this Plan.**

Following this consultation, BPC will consider and respond to the comments received from the community before submitting a revised Plan to Rother District Council (RDC), after which it will be subject to consideration by an independent Examiner. If it is approved by the Examiner we aim to hold the required local community referendum on the NDP in the autumn. A majority vote in favour of the NDP will allow the Plan to be formally adopted. Thereafter it must be taken into account by developers, planners and local authorities when making or considering new developments in our Parish.

Finally, we would like to thank the many individuals and organisations who have freely given so much of their time. BPC and the Neighbourhood Development Plan Steering Group (NDPSG) wish to thank the community for their continued involvement in this important work. Without your contributions, this Plan would not have been possible.

Ian Rees and Nick Moore  
Joint Chairmen of the Burwash NDP Steering Group

## Section 1: Executive Summary

1. The Localism Act 2011 gives communities the ability to exercise more control over future developments in their area by creating their own Neighbourhood Development Plan (NDP).
2. In January 2016, Burwash Parish Council (BPC) agreed to proceed with the NDP for the entire Parish. After three years of investigation and consultation this final “draft” document has been produced.
3. The Steering Group, with guidance from Moles Consultancy, held a workshop on 7<sup>th</sup> August 2017 to discuss and formulate the draft vision and objectives for the Burwash NDP. The vision is set out here and the objectives are detailed in the full plan.

**Our vision is for Burwash Parish to be a friendly, welcoming community of three villages.**

**We will enhance and protect our rich area of outstanding natural beauty and heritage whilst being sympathetic to appropriate development which meets the needs of our community.**

**To promote and support our existing and new businesses and encourage tourism, we will seek the appropriate infrastructure to ensure a sustainable future for Burwash.**

4. The process for the ‘making’ (adoption) of the NDP requires community consultation on the Plan. We are, therefore, seeking your views over a six-week consultation period ending on 11th July 2019.
5. Following consideration of the community’s views we will submit the final document to Rother District Council (RDC) for a further six-week consultation and then to an Examiner for independent examination. If the Plan passes examination, a Parish Referendum will be held. If the majority vote in favour of the NDP it will then be ‘made’ (adopted) and its policies will be a material consideration in all future planning applications in Burwash
6. Initial consultation brought together a number of local residents who volunteered to work on specific aspects of this Plan. The NDP Steering Group was formed along with four Sub-Groups covering the following aspects of this NDP:
  - Environment
  - Infrastructure including Leisure, Economy and Tourism
  - Housing
  - Consultation and Communications

7. Detailed investigation and consultation have been carried out over the past three years to inform the production of this document. A range of policies has been developed which reflect the views of the community on where new developments will be built, what they look like; what supporting infrastructure should be provided; and provide a framework for planning applications for the new buildings the community wants to see built in the future.
8. Options for sites for the development of new homes were looked at in order to meet the Burwash housing target set by RDC of 52 new homes by 2028. This target only relates to Burwash village as Burwash Weald and Burwash Common were not given a housing target by RDC in view of their status as hamlets and relative lack of accessibility to key facilities and services.
9. Only developments of six or more new homes count towards the Housing target set by RDC. An analysis of all planning applications across the Parish since 2002 shows that only four schemes would have met this requirement. One is the Old Rectory Court scheme which saw 18 existing units replaced by 19 new units.
10. A thorough review of all development opportunities was undertaken. This looked at the Strategic Housing Land Availability Assessment (SHLAA) carried out by RDC which informed our housing target. In addition, we asked RDC to consider two additional sites for development which they subsequently rejected.
11. We also carried out a Call for Sites which brought forward four potential development sites (three were new and one had already been considered within the SHLAA). Following presentations, detailed evaluation and consultation sessions with residents it was decided, by public opinion, that none of these sites were suitable for development.
12. The recent decisions taken by RDC on the “Denton Homes” and Strand Meadow planning applications were also considered along with residents’ views about the need to protect the High Weald Area of Outstanding Natural Beauty (AONB).
13. Further details of the review and assessments are included in Section 4 of this document under ‘Housing’ and supported by further information within the appendices.
- 14. We have concluded that there are no suitable development sites, which meet RDCs requirement of six or more homes, which will be supported by RDC and the community and for this reason we are not allocating any sites for development within this Plan.**
15. If this Plan is adopted the current housing target of 52 new homes by 2028 will still apply but all new planning applications will be assessed in the light of the policies set out in the agreed NDP. Applications which meet these requirements will generally be welcomed and supported.
16. The Parish Council is, however, committed to exploring other small schemes as exception sites like the highly successful Morris Close development in order to provide affordable housing for the community. It will also be looking into the merits of setting up a Community Land Trust to assist in the delivery of new homes.

## SECTION 2 - OUR POLICIES

### Policy list

This section sets out the policies that will support and deliver the vision and objectives for Burwash. The detailed evidence behind each one can be found in the appendices to this draft Plan.

**These are the policies that are crucial to support and deliver our vision and objectives**

The policies being proposed in the Plan are:

#### General Policies

- GP01** Development within the Area of Outstanding Natural Beauty (AONB)
- GP02** Views to and from the AONB
- GP03** Heritage
- GP04** Development boundaries
- GP05** Design standards
- GP06** Existing open spaces
- GP07** New open spaces
- GP08** Sustainable development
- GP09** Resident consultation

#### Housing

- HO01** Housing tenure and mix
- HO02** Rural Exception sites
- HO03** Local connections

#### Environment

- EN01** Land management
- EN02** Landscape protection
- EN03** Natural environment protection
- EN04** Green infrastructure: footpaths and bridleways
- EN05** Dark skies
- EN06** Air pollution
- EN07** Historic landscape environment
- EN08** Integration of landscaping

#### Infrastructure: including Leisure, Economy and Tourism

- IN01** Pedestrian safety
- IN02** Parking
- IN03** Integrated transport
- IN04** Supporting businesses
- IN05** Retention of existing business premises
- IN06** Provision of Telecommunications

Full details of these policies can be found in the following pages. The policies are shown in bold print.

## General Policies

### Development within the Area of Outstanding Natural Beauty (AONB)

The whole of the Parish is situated within the High Weald AONB. The community has overwhelmingly demonstrated their opposition to developments which impact on this area. The importance of protecting AONBs is a national priority which is recognised in the National Planning Policy Framework (NPPF) 2019.

#### Policy GP01 Development within the Area of Outstanding Natural Beauty

**Developments will need to be appropriate to the AONB in terms of scale, size, design, type and sensitivity of setting.**

### Views to and from the AONB

The Parish is set within the High Weald AONB and has many big beautiful views, covering wide panoramic expanses of countryside across huge distances. The views of this landscape include natural and man-made features which provide an historic and cultural context. The importance of protecting AONBs is a national priority which is recognised in the National Planning Policy Framework (NPPF) 2019.

#### Policy GP02 Views to and from the AONB

**Developments will generally only be supported if they conserve and protect the Parish setting including views into and out of the historic built and landscape setting of the AONB from any area to which the public has access.**

### Heritage

We will protect listed buildings and non-designated heritage assets together with other key buildings, or structures which are of significant local architectural and historic interest and other aspects which contribute to the distinctiveness of the Parish such as the brick pavements and lime trees in the High Street. These and other buildings within the Conservation area, will be conserved in a manner appropriate to their significance.

#### Policy GP03 Heritage

**Development proposals will be expected to complement and enhance the distinctiveness of the local vernacular, buildings, structures and their setting of historic significance.**

**Proposals for development that effect non designated heritage assets will be considered taking account of the scale of any harm or loss and the significance of the heritage asset. Applicants should clearly demonstrate that any harm is both unavoidable and justified on the basis of the public benefits it delivers.**



## Development boundaries

Burwash village, Burwash Weald, and Burwash Common are individual ridgetop settlements separated by beautiful countryside. These gaps are important to maintain a distinction between the built environment and the rural countryside.

The Parish has three well-defined development boundaries designated by RDC within which developments can take place subject to meeting normal planning criteria

### **Policy GP04 Development boundaries**

**Development proposals outside the existing development boundaries (as shown in Appendix M) will generally not be supported.**

### **Policy GP05 Design standards**

**All proposals for development must achieve a high quality of design and demonstrate how they complement local vernacular, distinctiveness and the aesthetic qualities of traditional rural settlements and buildings found in the High Weald AONB, in particular by:**

- a. Respecting/complementing in scale and form the character of existing buildings in the locality;**
- b. Respecting established building lines and arrangements of rooflines, front gardens, and boundary treatments;**
- c. Using good quality materials that complement the existing palette;**
- d. Adopting innovation to achieve sustainable energy design including the integration of renewable energy technologies, reduction in use of fossil fuels, efficient use of natural resources, recycling of resources, provision of low and zero carbon energy infrastructure and achieve best practice in sustainable drainage;**
- e. Providing sufficient external amenity space, refuse and recycling storage and car and bicycle parking to ensure a high quality and well managed streetscape;**
- f. Providing access for people with restricted mobility;**
- g. If additional power lines are required, they should all be run underground;**
- h. Applications for extensions to existing buildings will also need to comply with the relevant and appropriate standards above.**

**Applications proposing development contrary to the above will not be supported.**



### **Policy GP06 Existing Open Spaces**

**Proposals for new development will generally be supported provided they do not impact on the existing open spaces in the Parish such as Swan Meadow, Burwash Common Playing Fields, Down Meadow and Hornbeam.**

### **Policy GP07 New Open Spaces**

**Larger developments of ten or more homes should be designed to provide new green amenity space, reflecting and extending the existing provision of accessible green spaces within the Parish.**

### **Sustainable Development**

Our goals are to reduce the demand that new developments place on energy resources and to reduce the running costs of new homes.

### **Policy GP08 Sustainable Development**

**All new development should seek to achieve high standards of sustainability and, in particular, demonstrate in its proposals how design, construction and operation will:**

- a. Reduce the use of fossil fuels;**
- b. Promote the efficient use of natural resources, the re-use and recycling of resources, and the production and consumption of renewable energy;**
- c. Adopt and facilitate the flexible development of low and zero carbon energy through a range of technologies;**
- d. Link the provision of low and zero carbon energy infrastructure in new developments to existing buildings; and**
- e. Adopt best practice in sustainable urban drainage.**

**Development proposals which can demonstrate that they meet the above requirements will generally be supported.**

### **Policy GP09 Resident Consultation**

**Developers will be expected to carry out open and meaningful consultation with the community about their proposals in a timely manner.**

**Planning applications where the applicant has failed to meet the above requirements will generally not be supported.**

## **Housing Policies**

### **Housing tenure and mix**

The Burwash Housing Needs Survey showed that the largest local housing needs are currently:

- a. Two and three bedroom homes for Social Renting to enable local families to remain within the community; and
- b. Single level access or accessible one and two bedroom homes for sale and rent to meet the needs of the elderly and people with disabilities, enabling them to remain independent and within the community for as long as possible.

### **Policy HO01 Housing tenure and mix**

**Planning applications within the development boundaries of the Parish (as shown in Appendix M) will generally be supported where they provide a range of property types which meet local housing needs.**

### **Rural Exception Sites**

The Morris Close development is a useful example of how rural exception sites can help to bring forward small developments of affordable housing. This scheme provided ten affordable housing units all of which were taken up by people with a strong local connection.

Rural Exception sites can play a valuable role in developing much needed affordable housing on small developments in locations which would not normally be granted planning permission

### **Policy HO02 Rural Exception Sites**

**Proposals for the development of small-scale (up to ten homes) affordable housing schemes on rural exception sites in the Parish will generally be supported.**

## Local connections

The Burwash Housing Needs Survey identified a range of housing needs for local people. A key item that came up through the consultation process was a need for new affordable homes to be made available for local people and this is reflected in Policy HO01.

### **Policy HO03 Local connections**

**All new affordable housing in the Parish will be subject to a local connection requirement on the following basis. Applicants for affordable housing must meet at least *one* of the following criteria:**

- a. Have resided in Burwash Parish for three of the last five years;**
- b. Have close relatives (mother, father, sister, brother, adult children and corresponding step relatives) who have resided in Burwash Parish for the last five years;**
- c. Be in permanent employment of at least 16 hours a week within Burwash Parish or have a confirmed offer of such or;**
- d. Must have provided a voluntary or community-based activity in Burwash Parish of at least 10 hours per week for at least the past six months.**

The above housing policies are supported by the Housing Needs Survey in Appendix H.

## **Environment**

### Land Management

Extensive areas of land within the Parish are under management e.g. by the Forestry Commission, National Trust or operating land stewardship schemes with Department of the Environment, Food and Rural Affairs (DEFRA) and Natural England.

Landowners are encouraged to work positively to manage their land and working farms with active programmes to protect and enhance the landscape and biodiversity, including active soil and water quality management and in eradicating invasive species such as Himalayan Balsam.

### **Policy EN01 Land Management**

**Development will be expected to retain well-established features of the environment, ecosystem and biodiversity, including mature trees, ancient woodland, species-rich hedgerows, watercourses and other ecological networks together with the habitats alongside them including ponds, green and wildlife corridors.**

**Proposals that would result in unacceptable loss or damage to existing land, including farmland, during or as a result of development will not be supported.**

## Landscape protection

The National Policy Planning Framework (NPPF) 2019 states that: “Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty”.

The High Weald AONB Management Plan provides a strategy to conserve and enhance the AONB designated landscape. This includes the protection of the historic patterns of settlement, ensuring the scale, design and building materials of new developments are appropriate to and respect the character of the protected landscape. Their Management Plan has been adopted by the 15 local authorities whose areas are covered by the AONB designation, including Rother District Council.

The East Sussex Landscape Assessment 2016 (relevant extracts in Appendix I) describes the characteristics of Burwash Parish as follows: “As with most of the Wealden landscape the historic field patterns of small fields and significant hedgerows remain intact, apart from in the wider more fertile river valleys where farming is more intensive.” The area includes: spectacular long-ranging views from ridges across the valleys to the north and south, steep valley sides descend sharply from the ridge towards the Rother and Dudwell rivers, rolling, richly wooded landscape with ancient woodland and shaws, heathland and historic field boundaries, relatively open valley floors with small, winding, partly tree-lined rivers. The Rother often floods turning the valley bottom into a huge sheet of water-field and heath system of unimproved grassland, and extensive areas of extreme remoteness.

### **Policy EN02 Landscape protection**

**Any development will be considered with regard to the need to protect and enhance the AONB landscape character of the countryside. Development will only be permitted where it conserves or enhances the natural beauty and village character of Burwash Parish. In particular, development must:**

- a. Protect and, if necessary, restore the natural function of all watercourses to improve water quality, prevent flooding and enhance wetland habitats including rivers, wet ancient woods, land with ghylls, and floodplains;**
- b. Reflect the historic settlement pattern of the Parish, use local materials that enhance the appearance of the development and support woodland management;**
- c. Relate well to historic routes and not divert them from their original course or damage their rural character by loss of banks, hedgerows, verges or other important features;**
- d. Not result in the loss or degradation of ancient woodland or historic features within it and, where appropriate, contribute to its ongoing management;**
- e. Retain and, where necessary, reinstate historic field boundaries, and direct development away from medieval or earlier fields, especially where these form coherent field systems with other medieval features.**

## Natural environment protection

A Biodiversity report produced for Burwash Parish by the Sussex Biodiversity Record Centre in November 2018 shows that, apart from being entirely within the AONB, Burwash Parish contains two Sites of Special Scientific Interest (SSSIs). These are statutory sites of national importance. There are also seven Local Wildlife Sites (LWS) and one Local Geological Site (LGS). The Parish contains examples of seven significant habitats: Ancient/veteran trees, Ancient woodland, Deciduous woodland, Lowland heathland, Lowland meadow, Ghyll woodland, Wood-pasture and parkland, Coastal and floodplain grazing and Open water.

### **Policy EN03 Natural environment protection**

**Development must preserve, protect and enhance the well-established features of the environment, ecosystem and biodiversity of the Parish as recorded in the Biodiversity records maintained for Burwash Parish by the Sussex Biodiversity Records Centre. These features include:**

- a) mature trees, ancient woodland, species-rich hedgerows, unimproved and wildflower meadows**
- b) flora and fauna and ecological biomes together with their habitats such as watercourses, ponds, springs and wetland habitat and green and wildlife corridors.**

## Green infrastructure: Footpaths and bridleways

The Parish is fortunate to have an extensive network of footpaths and bridleways. These provide access across the landscape to other areas, opportunities for exercise, horse-riding, dog-walking, enjoyment of the beautiful views deep within the remote countryside and are a great tourist attraction. Walking routes include stretches of many of the country lanes, which, with their notable verges and prolific, often rare species of wild flowers, form important pollinating corridors. There are no footways present on the majority of the lanes within the parish and increasing traffic, use of lanes as rat runs and the general pattern of driving, threaten the safety, exercise and enjoyment of residents and visitors.

### **Policy EN04 Green infrastructure: Footpaths and bridleways**

**New development must ensure the continued upkeep and enhancement of existing public footpaths and bridleways.**

**Proposals will be expected to**

- a) provide improved opportunities for people and animals to use a safe network of footpaths and bridleways for leisure and exercise, and**
- b) maintain and keep safe existing links to other settlements and facilities of the Parish.**

## Dark Skies

The three villages of Burwash, Burwash Weald and Burwash Common, like other rural villages in the area, maintain a tradition of being unlit. The preservation of the dark sky is extremely important to residents of the Parish.

At night, the Parish is profoundly dark compared to the bright lights of much of the south-east. The absence of street lighting allows the stars to be seen in the dark skies above and reduces the damaging impact of light pollution.

Our night skies have been monitored and are particularly dark with only a small number of places presenting significant light pollution.

There is increasing awareness of the impact that light pollution can have on wildlife, by interrupting natural rhythms including migration, reproduction and feeding patterns.

### **Policy EN05 Dark Skies**

**Development proposals which detract from the unlit environments of the villages will not be supported.**

**New lighting will be required to conform to the highest standard of light pollution restrictions in force at the time.**

**Security and other outside lighting that will adversely affect the amenities of other occupiers, neighbours or habitats or which cause unnecessary light pollution which reduces the quality of the dark night sky will not be supported.**

## Air pollution

The Parish currently enjoys relatively low levels of air pollution, despite the heavy volume of trucks and large vehicles travelling along the A265 through each village.

The Parish is determined to continue protecting this unique environment by retaining low levels of pollution and will continue to monitor and identify any deterioration.

### **Policy EN06 Air pollution**

**Development proposals will be expected to demonstrate how they retain current low levels of air pollution.**

**Where the function of any building may adversely affect air quality then a statement outlining mitigation will be required in accordance with national policies.**

#### Historic landscape environment

The character of our historic environment could be undermined and compromised by the cumulative negative impact of new development.

#### **Policy EN07 Historic landscape environment**

**Proposals that pose potential harm or threat to the historic landscape assets in our Parish will not be supported.**

#### Integration of landscaping

The East Sussex Landscape Assessment (see Appendix I) describes the types of landscape, natural, man-made and farming for Burwash which is largely unspoilt and tranquil rural landscape with few intrusive features.

Burwash Parish is located in an AONB. It is therefore critical that the design of all new landscape features is integrated into and complements or enhances the landscape setting. The design of new landscape features will happen at an early stage in the design process to ensure they are well integrated into new developments. New development proposals will have considered and correctly interpreted the landscape character of their location so as to produce the most appropriate design solution for the development.

#### **Policy EN08 Integration of landscaping**

**Developers will be required to submit an integrated landscape scheme as part of their proposal which is sensitive and complementary to the existing AONB, and to the local landscape character.**

The above Environment Policies are supported by the Burwash Environment Assessment in Appendix J.

### **Infrastructure including Leisure, Economy and Tourism**

#### Pedestrian safety

Residents across the Parish expressed a high level of concern about pedestrian safety, principally in respect of the A265 which passes through all three settlements.

#### **Policy IN01 Pedestrian safety**

**All proposals must incorporate features to assist those with mobility issues. Development proposals will be generally supported where the development:**

- a) incorporates measures to facilitate pedestrian safety;**
- b) integrates with existing or proposed footpaths, footways and cycle routes, ensuring that residents, including those with disabilities, can walk or cycle safely to schools, shops, green spaces and other Parish facilities and;**
- c) retains or improves existing footpaths and footways.**



## Parking

The extensive consultation carried out showed that parking is a very important issue for residents, visitors and for the survival of businesses in our communities. Parking is a particular issue in Burwash village with pressure on street parking. The current provision of parking in the centre of the village is often overcrowded. Similar parking pressures are being experienced by residents in Burwash Common. The Parish Council is in discussion with RDC to take over the car parks and is looking at ways to increase the options for off-street parking. This forms part of the Parish Councils Rolling Programme for 2019-2023.

Any development within the settlements must at least be self-contained in terms of the number of parking spaces it provides. No development within the settlements should result in the use of the existing carriageway or verge for residents parking. Where possible, additional parking provision should be considered as part of new development.

In Burwash village businesses are dependent to a great extent on passing trade and loss of parking which prevents passing trade from stopping, could impact the viability of our businesses and community facilities. By requiring adequate parking in all new developments, we will reduce the pressure on existing on and off-street parking within the village.

### Policy IN02 Parking

**All development must provide adequate appropriate car parking in accordance with recognised safety standards and the local identified need to support the viability of shops, businesses and tourism.**

**Development proposals that would result in an overall net loss of existing on-street and/or off-street car parking, or which fails to provide adequately for the development itself, will generally not be supported.**

## Integrated transport

The 2011 census showed that 81% of local households own and regularly use a car. Currently the bus service does not run at weekends, is not integrated to meet train services at Etchingham and does not run to Stonegate station. This forces commuters and other travellers to use their cars as the only reliable way of travelling. As part of its rolling programme, the Parish Council is looking at the business case for running a community bus with the service tailored to meet the community's needs.

### Policy IN03 Integrated transport

**Development proposals, where appropriate, should support and promote the provision of community transport including the maintenance of a good bus service between the villages and local towns and railway stations. New developments should include a statement which outlines how this will improve and maintain public transport.**

## Supporting businesses

The community and society are changing and we need to ensure that changes in working practices support new local services and enterprise and allow existing businesses to expand and remain within our community. We have a high, and increasing, number of people working from home and new services will be needed to support this growing group. The majority of our small business owners live and work in the Parish and we need to support local people in developing new business opportunities. The Parish's landscape is exceptional and is a base to explore nationally and internationally important sites. Tourism is important to our community, allowing our retail businesses and public houses to survive.

### **Policy IN04 Supporting businesses**

**In the context of developing new and existing businesses, proposals for the change of use of premises from residential to commercial will normally be supported, subject to such proposals not otherwise being in conflict with other policies set out in this NDP.**

**Proposals for the development of new or existing businesses on isolated sites will only be accepted if the development:**

- a. makes appropriate provision for the necessary physical infrastructure (e.g., physical access, access to utilities) needed to support it where this does not already exist; and**
- b. makes a positive contribution to its setting and to the AONB.**

## Retention of existing business premises

Too many properties have obtained change of use to residential over the years and this is inhibiting the option of an expansion of new shops. In developing policy our objective is to retain retail and other business premises, including public houses, which provide for local employment and local services to our community.

### **Policy IN05 Retention of existing business premises**

**Support will be given to the creation of new and the retention of existing retail shops, public houses and other businesses against any proposals for redevelopment or change of use.**

**Planning applications that result in the loss of businesses will generally not be supported unless it can be demonstrated by:**

- a) At least two independent valuation reports that the property has been marketed at the correct valuation; and**
- b) Clear evidence is provided that a publicly active marketing campaign, for sale or rent, for a continuous period of at least eighteen months has been carried out and that the premises cannot be sold or let on any basis for either reoccupation or redevelopment for employment generating uses.**

## Provision of Telecommunications

All businesses are increasingly dependent on reliable and fast electronic communications - for marketing, for communicating with customers and for essential back-office functions. New classes of business have evolved in the last decade which do not depend on physical communications infrastructure and services (e.g., roads, trains, buses) but on reliable access to very high speed broadband and the internet. These are the types of business that Burwash, with its attractive location, is potentially well placed to host.

### **Policy IN06 Provision of Telecommunications**

**Development proposals (including proposals designed to encourage home working) which offer improvements in the speed, quality and connectivity of the local communications infrastructure, particularly as this relates to the provision of superfast and ultrafast broadband, will in general be supported provided reasonable steps have been taken to:**

- a. Reduce to a minimum any additional physical equipment (e.g., masts, dishes, cabinets) needed to support the development; and**
- b. Ensure that such physical equipment is as far as possible designed (e.g., masts that mimic trees) and sited in a way which minimises its impact on the character and appearance of the local environment, particularly the Parish Conservation Area.**

The above Infrastructure policies are supported by the Burwash Infrastructure Assessment in Appendix K.

## SECTION 3 OUR FUTURE

### Future Projects

1. The community engagement undertaken as part of this plan identified numerous projects which the community would like to see implemented. Some of these aspirational projects are long term and others short to medium term.
2. Following discussions over the latter half of 2018 Burwash Parish Council (BPC) developed a strategy to undertake a range of projects and improvements across the parish. Aspirations for new initiatives were added to the BPC's programme and a rolling plan agreed which includes a number of these projects. The rolling plan is intended to be delivered within the next four-year Parish Council term (2019-2022).
3. The rolling plan and potential longer-term projects are set out below.

### Parish Council Rolling Plan

#### Community and Communications

- Establish a Community hub, reviewing siting options
- Continuing support for an Internet Cafe
- Develop communications – including website, social media presence, Business Directory and Burwash Village Magazine articles
- Partnership working – Bateman's, Burwash School, Fairfield Surgery, Police Community Support Officer [PCSO], local groups and neighbouring parish councils
- Parish Events including:
  - Love Burwash
  - Burwash in Bloom
  - Parish Assembly
- BPC presence at local fairs and festive evenings
- Coordination and support for vulnerable older residents
- Develop a Welcome Pack for new residents
- Develop a Parish Promotion Plan – including tourism and businesses
- Community Safety

#### Environment and Maintenance

- Planning and development issues, including AONB
- Neighbourhood Plan – actions arising
- Open Spaces including Down Meadow and Hornbeam
- Ecology
  - Wild flowers
  - Wildlife Protection
  - Dark skies
  - A Parish planting programme
- Parish maintenance:
  - Verges

- Grass cutting
- Bins (litter/dog/grit)
- Lime Trees
- War Memorials
- Allotments
- Seek listed status for village pavements, rights of way and footpaths

## Traffic and Transport

- Update and deliver on strategy 20mph pinch point (A265 between Flower shop and car park), bollards, crossing points
- A265 speed limits in Burwash Weald and Common
- Village gates
- Speed-watch programme
- Take over the two village car parks
- Look at key parking issues and identify new parking options
- Look into footways and cycle paths
  - Linking Burwash/Burwash Weald and Burwash Common
  - Linking Burwash and Etchingham (for station)
- Business case for a Community Bus

## Finance and Administration

Identify potential funding opportunities, including:

- Grant applications
- Local fundraising
- Crowdfunding
- Sponsorship

## Aspirational Capital Projects for the Future

4. Alongside the aspirations arising from the public consultations, the Steering Group considered some of the issues the village may face in the future. As a result of this a number of large-scale capital projects for the upgrade or replacement of existing Parish facilities were identified. These include:
  - Create all weather playground areas, including zip wires
  - Create more places, spaces and leisure pursuits for children and young people e.g. indoor venues, multi-use games area, wildlife areas
  - Create a community cafe
  - Upgrade or replace Swan Meadow Pavilion
  - Upgrade or replace GP surgery
  - Upgrade or replace pre-school and primary school
  - New Village Hall.
5. At some time in the future when these buildings and facilities reach the end of their useful life they will need to be replaced.
6. A coordinated collaboration between the stakeholders, community, local organisations

and the Parish Council will enable these ideas to be taken forward. Proposals for consideration by the Parish Council would be subject to assessed need and the availability of relevant funding. At this stage these are not included within the Parish Councils' rolling plan programme, and no discussions have been held with the owners, trustees or other relevant parties. These are simply a look ahead to what might be our future challenges in order to meet the aspirations and needs of the community.

### **Funding for the Rolling Plan**

7. Funding for the Rolling Plan will be provided through a mixture of grants, the Parish precept, fund-raising and developer contributions. These contributions are collected primarily through the Community Infrastructure Levy (CIL). CIL allows local authorities to set a fixed rate charge per square metre of new development which is shared between RDC and the relevant Town or Parish Council.