

BURWASH SITE ASSESSMENT SCORING REPORT

June 2018



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1.0 BACKGROUND

- 1.1 As part of the Neighbourhood Development Plan (NDP), Rother District Council requires the parish of Burwash to allocate housing for a minimum of 52 units throughout the Plan period.
- 1.2 The site selection process has to be carried out in an open and transparent way including consultation with the community. The Steering Group started the process with a review of the Strategic Housing Land Availability Assessment (SHLAA), followed by a local call for sites, and then presentations from all those interested in proposing sites. This presentation exercise was facilitated by an independent consultant (Moles Consultancy) who asked a series of the same questions to each participant. **See separate document Local Call for Sites Report (May 2018) for the detail of the findings.**
- 1.3 The Steering Group then objectively assessed the sites using the criteria in Table 1 of Part 1 in this document. The assessment results in this table then informed the preferred sites options in Part 2 of the process. **It is important to note that all sites that have been put forward are part of this process as no sites have been ruled out at this stage.**
- 1.4 The results of the site assessment and preferred options will then be shared with the community at a community engagement event in July 2018 as outlined in the next steps. 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 selecting 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.**

2.0 Part 1: SITE ASSESSMENT SCORING PROCESS

- 2.1 Carrying out a site assessment will provide the evidence that the sites selected for allocation are the most appropriate, that they are in the most sustainable location, they are in general conformity with the strategic policies of the Rother Local Plan and that there is a good prospect that they will be developed. **Please note this assessment process will not be the only determinant for selecting a preferred site(s) for allocation.**
- 2.2 Questions 1-22 in **Table 1** provides the criteria used to assess the site selection and to support the conclusions. These should be scored using **Yes** (suitable for development) or **No** (not suitable for development). In concluding, each potential site is assessed against these three key criteria (suitable, available and achievable).

Table 1

Site Selection Criteria	Sites identified but not in any priority order			
	Site 1 Fairview farm	Site 2 Little Dawes	Site 3 Glebe house	Site 4 102-109 R/O Shrub lane
1. Site Access: location (roads, connecting services and waste removal) - to be considered for feasibility of developing the site (Sustainability: Recycling is considered as part of waste collection).				
a) adjacent to public roads and domestic services i.e. utilities and main drainage system, accessible for waste removal and requiring no additional infrastructure.	yes	yes	yes	yes
b) access within 100m to public roads and domestic services and for waste removal, requiring some additional infrastructure to be provided and access issues to be addressed.				
c) access greater than 100m to roads and domestic services and for waste removal, requires additional infrastructure to be provided and access issues to be addressed.				
d) access difficult greater than 500m to roads and domestic services and for waste removal, involves property demolition, major excavation and will require major provision of new infrastructure and serious access issues to be addressed.				
2. Site Access: viability - to be considered for feasibility of developing the site				
a) adequate existing maintained roads	yes	Yes	Yes	Yes
b) existing road needs upgrading or widening				
c) new roads need to be built	yes	yes	yes	yes
d) new roads plus extra infrastructure to be built e.g. roundabout, bridge				

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	Site 1 Fairview farm	Site 2 Little Dawes	Site 3 Glebe house	Site 4 102-109 R/O Shrub lane
3. Designation – Site choice to ensure the most efficient & effective use of land and the use of previously developed land and buildings; also to consider feasibility of developing the site and conserve and where possible enhance the landscape of the Area of Outstanding Natural Beauty.				
a) brownfield uncontaminated	No			
b) brownfield some contamination	No			
c) brownfield heavy contamination	no			
d) greenfield	yes	yes	yes	yes
4. Topography – site choice to be suitable for building works to ensure the most efficient & effective use of land; to be environmentally sustainable; to avoid the hazard of unstable land slippage.				
a) ground is mostly level	No			
b) between 5 and 15 degrees of slope	Yes	yes	yes	yes
c) over 15 degree slope	No			
d) requires a great deal of landscaping or levelling	no			
5. Rights of Way – to be considered for feasibility of developing the site				
a) No rights of way on or accessing the site that are apparent from a visual inspection	yes	yes		
b) potential rights of way on or accessing the site require investigation and may involve legal access issues being addressed				
c) limited rights of way on or accessing the site require investigation and will involve some legal access issues being addressed			yes	yes
d) major rights of way on or accessing the site require investigation and will involve some legal access issues being addressed				
6. Features of site that are unlikely to be re-sited or removed - To be considered for feasibility of developing the site. Pylons and electrical power lines are considered very unlikely to be re-sited or removed. Telephone lines, telegraph poles, and street lamps are considered to be more feasible to re-site. Other features to be judged per site.				
a) there are no features which have to be re-sited or removed from the site.	yes	yes	yes	yes
b) there is a feature (or features), which it is feasible to re-site or remove from the site.				
c) there is a feature (or features), which may be feasible to re-site or remove from the site after further research.				
d) there is a feature (or features), which is unlikely to be re-sited or removed from the site.				
7. Unneighbourly sites - to be considered for feasibility of developing the site and for promotion of healthy life styles.				
a) there are no unneighbourly factors affecting this site.				

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	Site 1 Fairview farm	Site 2 Little Dawes	Site 3 Glebe house	Site 4 102-109 R/O Shrub lane
b) the site is situated within 300m from an electricity pylon/line, a source of industrial, highways or otherwise pollution (e.g chemical, air, noise or light resulting in nuisance or ill effects).				
c) the site is situated less than 100m from an electricity pylon/line, a source of industrial, highways or otherwise pollution (e.g chemical, air, noise or light, resulting in nuisance or ill effects).				
d) the site is situated less than 50m from an electricity pylon/line, a source of industrial, highways or otherwise pollution (e.g chemical, air, noise)	yes	yes	yes	yes
8. Flood Risk: ground water saturation and surface water drainage – avoidance of flood risk on sites, adjoining and other areas in order to protect people and property from the risk of flooding.				
a) well drained soil				
b) mostly drained soil	yes	yes	yes	yes
c) poorly drained soil saturated after any rain				
d) no drainage of soil				
9. Flood risk: fluvial – avoidance of flood risk on sites, adjoining and other areas in order to protect people and property from the risk of flooding.				
a) no risk				
b) flood zone 1 (low risk 1000 to 1 chance per annum)	yes	yes	yes	yes
c) flood zone 2 (medium risk between 1000 to 1 & 100 to 1 fluvial)				
d) flood zone 3 (high risk 100 to 1 chance fluvial)				
10. Impact upon archaeological sites - site choice should seek to protect, maintain and enhance the historic environment and archaeological assets.				
a) no evidence known of archaeological features, groundworks or deposits	yes	yes	yes	yes
b) possibility of archaeological features, groundworks or deposits				
c) some evidence of archaeological features, groundworks or deposits				
d) strong evidence of archaeological features, groundworks or deposits				
11. Impact on the historic environment and heritage buildings - negative impact to be avoided to preserve historic environment.				
a) enhance a conservation area or an historic/ heritage area, or historic/ heritage building(s) with a positive impact, e.g. improve derelict or run down site				
b) no impact on a conservation area, nor on an historic/ heritage area, nor on historic/heritage building(s)	yes	yes	yes	yes
c) some impact on a conservation area or on an historic/heritage area or historic/heritage building(s)				
d) major impact on a conservation area or on an historic/heritage area or on historic/heritage building(s)				

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12. Urban sprawl – to avoid the loss of the green corridor of land around the town/villages, to protect from urban sprawl.				
a) the site is wholly within a built-up area of a village or town				
b) the site adjoins a built-up area of a village or town	yes	yes		
c) the site is in the region of a built-up area, does not adjoin and but is close to a village or town			yes	yes
d) the site does not adjoin and is not near a built-up area and stands alone apart from a village or town				
13. The natural environment: landscape settings, views and natural features - site choice should ensure protection and enhancement of all biodiversity, geo diversity and landscape features where possible and avoid irreversible losses and should seek to protect and enhance the quality of the rural and urban landscapes plus maintain and strengthen local distinctiveness and sense of place.				
a) no impact on surrounding natural landscape setting and views of landscape including river and water courses, wooded areas and other natural features				
b) minor impact on surrounding natural landscape setting and views of landscape including river and water courses, wooded areas and other natural features				
c) medium impact on surrounding natural landscape setting and views of landscape including river and water courses, wooded areas and other natural features	yes			
d) major impact on surrounding natural landscape setting and views of landscape including river and water courses, wooded areas and other natural features		Yes (views of the AONB)	Yes (views of the AONB)	Yes (views of the AONB)
14. Scale of the potential development on the site - site choice should seek to protect and enhance the quality of the rural and urban landscapes plus maintain and strengthen local distinctiveness and sense of place.				
a) in scale and no impact on surrounding housing, built area or locale	yes			
b) small impact on surrounding housing, built area or locale due to scale of development				
c) medium impact on surrounding housing, built area or locale, due to scale of development				
d) major impact on surrounding housing, built area or locale, due to scale of development		yes	yes	yes
15. Sustainability: public transport, buses - site choices should wherever possible reduce the need to travel and promote more sustainable transport choices, promote healthy life styles and improve air quality (reduce air pollution) by encouraging use of public transport rather than use of private cars.				
a) there is an existing bus route with easy access on site.				
b) there is an existing bus route within 5 minutes walk.	yes	yes		

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c) there is an existing bus route within 10 minutes walk.			yes	yes
d) there is an existing bus route more than 10 minutes walk away or there is no bus link available.				
16. Sustainability: cycle paths - site choices should wherever possible reduce the need to travel and promote more sustainable transport choices, promote healthy life styles and improve air quality (reduce air pollution) by encouraging use of public transport rather than use of private cars				
a) there are cycle paths/ roads for cycling accessing the site.				
b) there are cycle paths/ roads for cycling within 50m of the site.				
c) there are no cycle paths but a new cycle path could be made to meet existing roads.				
d) there are no cycle paths/ safe roads for cycling accessing the site and a new cycle path could not be made to meet existing cycle paths/ roads.	yes	yes	yes	yes
17. Sustainability: footpaths - site choices should wherever possible reduce the need to travel and promote more sustainable transport choices, site choices should be located close to footpaths, in order to promote sustainability and to reduce car usage and congestion within the town; also to improve air quality (reduce air pollution) by encouraging people to walk rather than use the car.				
a) there are existing footpaths/ pavements or roads edged for pedestrians accessing the site.				
b) there are existing footpaths/ pavements or roads edged for pedestrians within 10m of the site.	yes	yes		
c) no existing footpaths/ pavements or roads edged for pedestrian use but can create a walkway to a road edged for pedestrians use.				
d) no existing footpaths/ pavements or roads edged for pedestrian use and a walkway to a road edged for pedestrians use cannot be created.			yes	yes
18. Sustainability: access to retail amenities - site choices should wherever possible reduce the need to travel and promote more sustainable transport choices and promote healthy life styles. Site choices should be located within close walking distance (approx 5 mins) to shops and other retail amenities, in order to promote sustainability and to reduce car usage and congestion within the town; also to improve air quality (reduce air pollution) by encouraging people to walk rather than use the car.				
a) the Site is within 5 minutes walking distance of local shops and/ or amenities.	yes	yes		
b) the Site is within 10 minutes walking distance of local shops and/ or amenities.			yes	
c) the Site is within 20 minutes walking distance of local shops and/ or amenities.				

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d) the site is more than 20 minutes from local shops and/ or amenities and it is likely that people will travel by car or bus rather than walk to them.				yes
19. Local infrastructure: schools - site choice should take into account location of Primary and Secondary schools with available places, site choice should not have a detrimental affect on existing provision or facilities; site location should encourage or promote healthy lifestyles through walking or cycling if possible.				
a) there are existing schools with available places on or adjacent to the site				
b) there are existing schools with available places within 5 to 10 minutes walk or cycle from the site.		yes	yes	
c) there are existing schools with available places within 10 to 20 minutes walk or cycle from the site.	yes			yes
d) a new school(s) will be needed.				
20. Local infrastructure: PCCs, health centres and hospitals - site choice should take into account location of PCCs, health centres and hospitals with available places, site choice should not have a detrimental effect on existing provision or facilities that encourage and promote healthy life styles and reduce health inequalities.				
a) there are existing Health Care Facilities with available places within 10 minutes walk.		yes	yes	
b) there are existing Health Care Facilities with available places within 10 to 20 minutes walk.	yes			
c) there are existing Health Care Facilities with available places within a short bus or car journey of not more than 15 minutes.				yes
d) new Health Care provision will be needed.				
21. Cultural, religious and recreational facilities: libraries, places of worship, cinemas, sports & community centres, evening classes, play parks and open spaces - site choice must take into account access to cultural, religious and recreational facilities in order to promote equality of access and assist with engagement of local community.				
a) there are existing cultural, religious and recreational facilities within 10 minutes walk.		yes	yes	
b) there are existing cultural, religious and recreational facilities within 10 to 20 minutes walk.	yes			yes
c) there are existing cultural, religious and recreational facilities within a 15 minute bus or car journey.				
d) new cultural, religious and recreational facilities will be needed.				
22. Parking provision: What potential does the site have to deliver on-site parking in excess of the relevant ESCC standard for the particular site?				
a) The site has a limited ability to deliver on-site parking for the development.				

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b) The site has a good ability to deliver on-site parking for the development.	yes	yes	yes	yes
c) The site has an excellent ability to deliver on-site parking for the development.				
d) The site is unable to deliver on-site parking for the development.				
SHLAA: Is the site identified in the SHLAA? (Strategic Housing Land Availability Assessment)	no	no	Yes BU8	no
Site capacity: How many units can this site sustainably yield?	6	6	15-20	60
Assessment conclusions				
Suitable: Is the site suitable for the type of development proposed? A site is considered to be suitable if there are no insurmountable physical or environmental factors which would restrict development. Whether or not a factor is insurmountable is a matter of judgement but often depends if it can be mitigated. Constraints which would rule out development include any potential negative impact on a national environmental designation such as a Site of Special Scientific Interest (SSSI) or the site falling within the functional floodplain (Flood Zone 3a or 3b)	yes	No views to the AONB	No views to the AONB	No views to the AONB
Available: Is the site available for development? A site is available if there is evidence that a landowner or developer is willing to sell or develop the site at a known point in the future, and within the plan period. Any legal or ownership issues should also be taken into account, such as multiple ownership.	yes	yes	yes	yes
Achievable: Is the site economically viable? A site is considered 'achievable' when there is evidence that it is economically viable and there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time.	yes	yes	yes	yes

3.0 Part 2: PREFERRED SITE OPTIONS

3.1 The assessment results have been used to inform the selection of the preferred sites options in Part 2 of the process. The summary of the preferred site options are listed in **Table 2**. **Please note, that no decision has been taken to allocate any sites at this stage and the sites are not listed in any priority order.** It is important to note that all sites that have been put forward are part of this process as no sites have been ruled out at this stage.

Table 2

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 Burwash. 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 All the gathered information and assessment results will be collated. These will be presented as a range of options and residents will be consulted (July 2018) and asked to express a preference. Once the preferred sites have been consulted on, the sites for allocation to be included in the Plan will be further assessed and allocated accordingly.