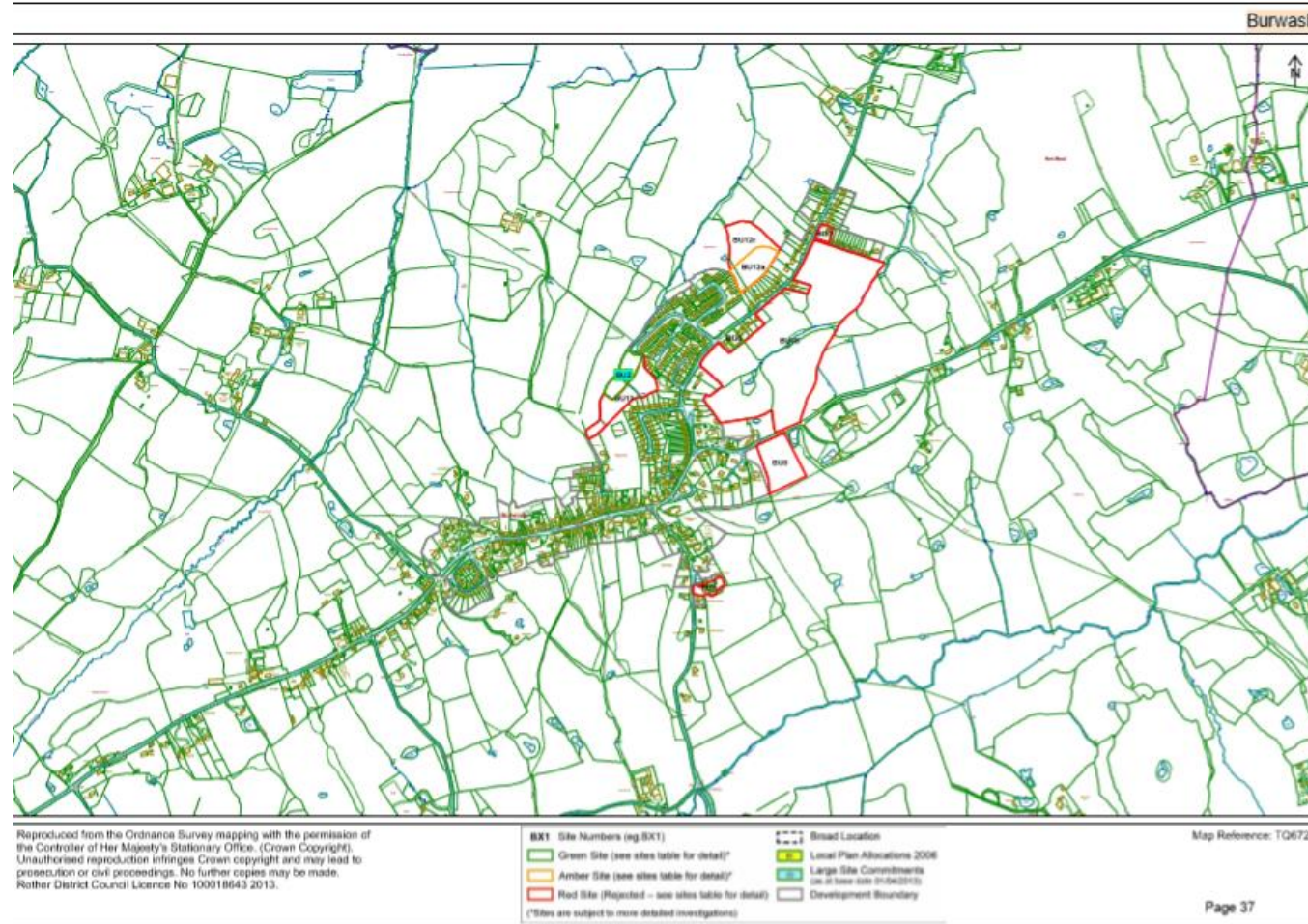


Extract from Strategic Housing Land Availability Assessment (SHLAA)

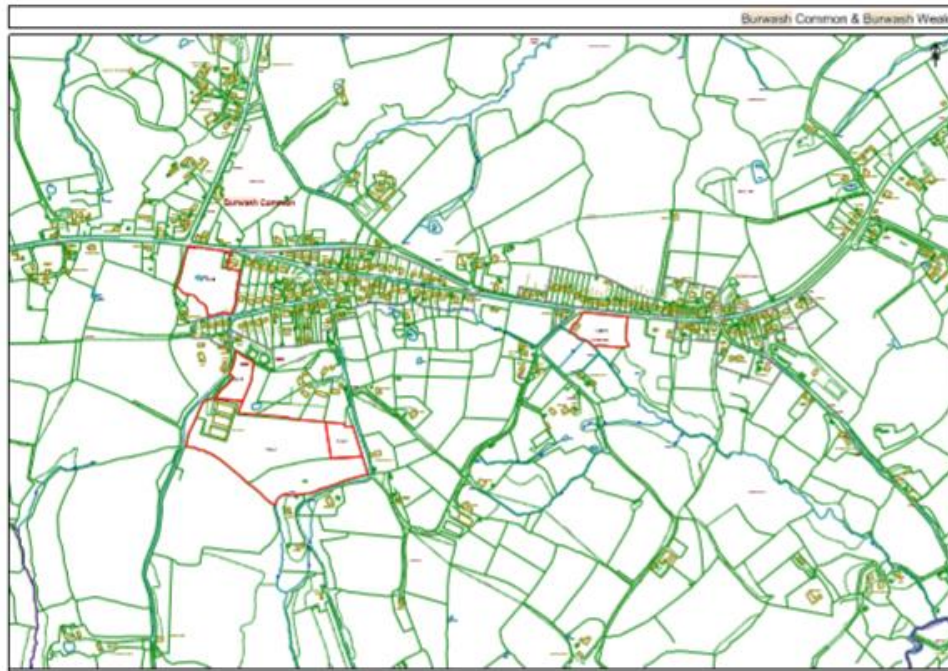
Rother District Council, June 2013

The full version of the SHLAA is available on-line at www.rother.gov.uk



ID	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
BU6	Laundry, Shrub Lane, Burwash	Currently vacant and being marketed for B8 use. Proximity to residential curtilages would suggest harm to local amenities (contrary to Policy EC3). Therefore whilst Policy EC3 generally seeks to secure existing premises in employment use, there is a case to be made to allow this site to change to residential use. Potentially suitable for 6 dwellings in Mews/Courtyard layout. Potential contamination issues to be resolved, EHO advise "additional risk assessment would probably be needed by the developer, possibly requiring further ground exploration and sampling especially if the ground needs to be disturbed – new foundations/floors/service pipes etc. With any remediation found to be necessary approval could be given provided conditions were attached." S106/CIL contributions required for improved footway provision up Shrub Lane to Village Centre, for enhanced bus service, and for allotments and sports pitches in Burwash (in accordance with policies TR3 and IM2).	6 possibly achievable (smaller units in mews/courtyard layout)	Suitable and developable, subject to more detailed investigations (green site).
BU12a	Shamrock Field, Land north west 40-49 Shrub Lane, Burwash	South side of field (BU12a) could be potentially suitable (just under one hectare), subject to following conditions/mitigation measures 1) extensive new broad-leaved woodland (mix native species) planting across northern and eastern one hectare of the site (BU12r). This will have the following purposes: 1.1 A Community resource, linked to woodland management agreement/commitments and access agreements/through route to Glengorse via neighbouring Shrub Wood (supporting policies CO3 and EN5). 1.2 A new defined strongly landscaped 'village edge' screening the site permanently in AONB landscape (to promote compliance with EN1). 1.3 An ecological value as an extension of Shrub Lane ancient (and BAP habitat) woodland. This should also include pond/woodland glade (which may have a multiple purpose as sustainable drainage) with seating (supporting policies CO3, EN5, EN7). Upon the woodland reaching maturity, conditions should ensure the removal of existing boundary conifers. Development suitability is also subject to demonstration of suitable access, which should preferably be via far SW corner of site onto Shrub Lane. Developers contributions will also be required for enhance footway provision SW on Shrub Lane towards the bus service and village centre (To comply with TR2 and TR3) and allotments and sports pitches to meet need in Burwash (in accordance with Policy IM2). Development suitability will be considered subject to the above conditions. In the event of the development not being able to deliver the above community, landscape and biodiversity benefits, the planning authority will work with the local Parish to look at alternative sites within the village.	Estimated up to 30 on southern area (BU12a) of just under 0.8 hectare	Suitable and developable subject to more detailed investigations, including of some key factors (amber site).
BU12r	Shamrock Field, Land north west 40-49 Shrub Lane, Burwash	See text accompanying BU12a above	See text accompanying BU12a above	Not suitable for residential (red site)
BU3	Land at 101 Shrub Lane, Burwash	Suitable in many ways as an opportunity to make better use of a large plot for larger number of properties and increase residential density on site that is already within the development boundary. Broadly compliant with Core Strategy policy. Site is within the development boundary (Policy OSS3), makes effective use of land within the main built up confines (OSS4). However lack of footways and rural character is a concern. In any event, owners agreement has not been forthcoming, so not a 'reasonable prospect' of coming forward and therefore not developable. Therefore in accordance with national planning guidance (NPPF para 47) it cannot form a component of the District housing supply. However it is worth noting this site as an example of the sort of 'large site windfall' that may in reality come forward over the 15 year plan period. Despite above constraints it seems likely that at least 6 would be achievable in the event of the site coming forward.	N/a	Suitable but not developable (red site). Possible large site windfall.
BU5	Land at Court Barn Farm, Burwash	No - rural character and setting, landscape visual impact to south. School Hill is narrow country lane which lacks footways. Conflicts with policies, including OSS4, OSS5, RA1, RA2, EN1 and EN3.	N/a	Not suitable (red site)
BU8	Land adj to The Brambles, Burwash	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).	N/a	Not suitable (red site)

ID	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
BU10	Land at the east side of Burwash	Not suitable. Rural setting, character of area, landscape setting and lack of footways all weigh against development. Southern sections generally have most landscape constraints, although relate better to village centre. Issues with policies, including EN1, TR3, RA1, RA2, OSS1, OSS3, OSS4, OSS5. Exception site possibility currently being investigated for which potential is limited to frontage sections.	N/a	Not suitable (red site)
BU11	Land South West of Strand Meadow	2006 Local Plan Allocation (VL1) for Proposed Landscaping, proposed amenity land & proposed footpath Link. Linked residential area of allocation now has outline permission (hence not in this table). Steep gradient restricts development potential. Maybe suitable for allotments. Retain previous allocation principles. Supports Core Strategy Policy CO3.	N/a	Not suitable (red site)
			Estimated Total (New Sites): 35	



- BX1** Site Numbers (eg.BX1)
- Red Site (Rejected - see sites table for detail)
- Development Boundary