

**Salehurst & Robertsbridge Neighbourhood Development Plan (SRNDP)**

**Site Presentations to the SRNDP Steering Group**

Independent moderator: Donna Moles (Moles Consultancy)

@ The Youth Centre, George Hill, Robertsbridge

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19:30 – 21:30



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**Worksheet: Presentation 4**

**Developer/Owner: Croudace**

**Land/site name: Grove Farm**

Possible issues	Key indicators	Notes
Are you landowner and/or developer?	Ownership	Developer. Croudace have an option on the land – planning permission triggers. A college owns the land.
Are there multiple ownerships?	Boundary	No
Is the site identified in the SHLAA?	Evidence/location	Yes – various sites Part of the site is already allocated within the Core strategy for housing. An application is being prepared this year for 35 homes.
Is the entire site being developed as part of one proposal?	Site capacity	The entire site is being promoted by one developer. However, it is promoted in two phases. Phase one consists of a small number of units (0.9 ha). Phase two is much larger (3.4 ha)
How many units are being proposed?	Scale of development	Phase 1: 35 units (site in the 2006 LP) Phase 2: 67 units (SHLAA RB2, RB5, RB4, RB7a, RB7r and RB3).
What will the housing mix entail?	Conformity with Rother CS	The mix will reflect that identified in the Core Strategy. Sheltered and assisted housing, 40% affordable housing and full market housing were mentioned.

What are the infrastructure requirements for the development?	Infrastructure	New access and traffic management measures. A potential BMX park was discussed.
What are the physical constraints? (e.g. access, contamination, steep slopes, flooding, natural features of significance, location of infrastructure / utilities, heritage/conservation)	Site constraints	There is a listed barn on the site. Also AONB issues. Footpath link issues.
Are there any potential environmental constraints (heritage/conservation)?	Environmental constraints	Listed barn and landscape buffer to A21 issues.
What are the energy saving measures being proposed?	Sustainability	Not identified.
How is surface water run off addressed and mitigated?	Sustainability	There will be an engineered solution provided as part of any proposal. SUDS will be the starting point. An underground storage facility may be provided on site.
How is parking addressed and not impact on the rest of the village?	Impact	It was identified that enough spaces will be provided for each house. The developer wishes to avoid on-street parking. Traffic measures would be introduced on the road leading to the development.
What employment uses if any will this development provide?	Economic development	Seems to be entirely residential based.
What community facilities will this development provide?	Vison and objective/ Suitability	BMX park was identified. Space for the local school to expand. Provision of LEAP and medical centre.
Phasing of the sites will be desirable for periods 2018/24/27. Would timescales for this development be aligned to this phasing?	Deliverability/viability	Phase 1 – Planning application this year. Phase 2 – alongside the SRNDP
<b>Misc</b>		Potential extension to school playing field.