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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

9th June 2015

19:30 – 21:30

Worksheet: Presentation 6

Developer/Owner: Divine Homes

Land/site name: Bishops Lane Site

Possible issues	Key indicators	Notes
Are you landowner and/or developer?	Ownership	The site is in the hands and control of Divine Homes
Are there multiple ownerships?	Boundary	No, single owner/developer.
Is the site identified in the SHLAA?	Evidence/location	Yes (RB13 west)
Is the entire site being developed as part of one proposal?	Site capacity	3.1 ha. Two sites divided by a hedgerow. 2 acres being promoted for developing with the additional land for landscaping/buffer owned by the owner.
How many units are being proposed?	Scale of development	Approximately 40-50 units. The layout appears to show 46 units.
What will the housing mix entail?	Conformity with Rother CS	40% affordable housing. The mix will be determined by the relevant policy or after consultation.

What are the infrastructure requirements for the development?	Infrastructure	2.4 ha public open space with a riverside walk and pedestrian links.
What are the physical constraints? (e.g. access, contamination, steep slopes, flooding, natural features of significance, location of infrastructure / utilities, heritage/conservation)	Site constraints	Flood zone – the developer argues that the developable part is outside the flood area. The flood zone will be open space. 80% of the site is developable.
Are there any potential environmental constraints (heritage/conservation)?	Environmental constraints	AONB Flood zone
What are the energy saving measures being proposed?	Sustainability	The expectation is to follow the building regulations and try to exceed them. The land was purchased at a reduced value, so there is scope to meet the aspirations of the parish.
How is surface water run off addressed and mitigated?	Sustainability	The development will not be on the flood zone land. In addition, SUDS will be incorporated into the development (as identified in a study they have undertaken)
How is parking addressed and not impact on the rest of the village?	Impact	The development will meet the standards set for parking. The developer stated that they would exceed the standards to help solve local issues.
What employment uses if any will this development provide?	Economic development	None
What community facilities will this development provide?	Vision and objective/ Suitability	Public open space with river walks and footpaths.
Phasing of the sites will be desirable for periods 2018/24/27. Would timescales for this development be aligned to this phasing?	Deliverability/viability	Short term based on the ownership. Highways work has been undertaken and the site is immediately available for development. However, the developer would prefer for it to be allocated and phased.
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