

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

20th May 2015

19:30 – 21:30



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Worksheet: Presentation 3

Developer/Owner: Represented by Add Architects

Land/site name: Mill Site

Possible issues	Key indicators	Notes
Are you landowner and/or developer?	Ownership	Yes
Are there multiple ownerships?	Boundary	No - one owner for the entire site.
Is the site identified in the SHLAA?	Evidence/location	Yes. It is a number of sites. The SHLAA focuses attention towards commercial uses, but allows limited residential development.
Is the entire site being developed as part of one proposal?	Site capacity	Yes A mixed use scheme; residential, social housing, employment and a museum site in the Oast House. Area of approximately 9.9 acres.
How many units are being proposed?	Scale of development	Approximately 100 4 employment units within the mill building. The developers have split the scheme into 7 zones

What will the housing mix entail?	Conformity with Rother CS	Full market, waterfront retirement flats, affordable housing on terrace areas, starter homes and self-build.
What are the infrastructure requirements for the development?	Infrastructure	Various – flooding is key as the site is partially in a flood zone.
What are the physical constraints? (e.g. access, contamination, steep slopes, flooding, natural features of significance, location of infrastructure / utilities, heritage/conservation)	Site constraints	Topography (the site topography/width varies which restricts the areas available for future development), flooding, sustainability.
Are there any potential environmental constraints (heritage/conservation)?	Environmental constraints	Heritage, listed buildings and conservation area.
What are the energy saving measures being proposed?	Sustainability	Possibility of re-using the mill to generate electricity to be researched.
How is surface water run off addressed and mitigated?	Sustainability	Flooding to be addressed through the use of an underground car park. Nothing is proposed below the flood plain and the scheme is to reduce the capacity on site.
How is parking addressed and not impact on the rest of the village?	Impact	An underground car park will be provided to accommodate at least some of the parking. Ratios TBC.
What employment uses if any will this development provide?	Economic development	The mill can be converted into employment uses for approximately 100 people. A restaurant and museum was also mentioned.
What community facilities will this development provide?	Vison and objective/ Suitability	Potential for a doctors and dentist surgery (300 sq m), a restaurant (270 sq m) and a museum.
Phasing of the sites will be desirable for periods 2018/24/27. Would timescales for this development be aligned to this phasing?	Deliverability/viability	Mill is the core of the project and affordable will be the 1 st phase. Oak avenue is the main private housing
Misc		There was reference to a self-build avenue and a footpath to the station.