

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 7

Developer/Owner: Mike and Irene Greenfield

Land/site name: Slides Farm

Possible issues	Key indicators	Notes
Are you landowner and/or developer?	Ownership	Yes, owner.
Are there multiple ownerships?	Boundary	No – one married couple
Is the site identified in the SHLAA?	Evidence/location	No
Is the entire site being developed as part of one proposal?	Site capacity	No – only part of the land in their ownership is promoted for development. 1.3 ha for consideration.
How many units are being proposed?	Scale of development	Additional 1.5 acres for additional housing or green areas. 45 houses based on 30 houses per hectare plus an additional 15% of which 40% is affordable.

What will the housing mix entail?	Conformity with Rother CS	40% affordable housing. The landowner would like to see a mixture of 1,2 and 3 bed housing, but this will be up to the developer.
What are the infrastructure requirements for the development?	Infrastructure	Not known but should minimise traffic through the village.
What are the physical constraints? (e.g. access, contamination, steep slopes, flooding, natural features of significance, location of infrastructure / utilities, heritage/conservation)	Site constraints	On a slight hill. Outside of the floodplain. Driveway has caused flooding on the main road.
Are there any potential environmental constraints (heritage/conservation)?	Environmental constraints	AONB. Screened from A21 by hedgeways but Pound Platt may need shielding from development to provide more privacy.
What are the energy saving measures being proposed?	Sustainability	Not explored at the moment.
How is surface water run off addressed and mitigated?	Sustainability	Existing land drainage and culverts and rain harvesting.
How is parking addressed and not impact on the rest of the village?	Impact	Not known. However, it is expected that sufficient spaces would be made available.
What employment uses if any will this development provide?	Economic development	Only housing.
What community facilities will this development provide?	Vison and objective/ Suitability	Public open space within the site or by surrounding land.
Phasing of the sites will be desirable for periods 2018/24/27. Would timescales for this development be aligned to this phasing?	Deliverability/viability	No discussion with any developers and willing to bring the site forward with the SRNDP.
Misc		