

**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

20<sup>th</sup> May 2015

19:30 – 21:30



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**Worksheet: Presentation 5**

**Developer/Owner: Social Club**

**Land/site name: Robertsbridge Working Man's Club**

<b>Possible issues</b>	<b>Key indicators</b>	<b>Notes</b>
Are you landowner and/or developer?	Ownership	Yes, landowner who owns the freehold of the entire site. No developer interest
Are there multiple ownerships?	Boundary	No
Is the site identified in the SHLAA?	Evidence/location	No
Is the entire site being developed as part of one proposal?	Site capacity	Yes, although it may only accommodate a number of units below the SHLAA threshold. The club would also remain on the site. The site is approximately 800 sq m.
How many units are being proposed?	Scale of development	Possibly 4 residential plus a new social club.

What will the housing mix entail?	Conformity with Rother CS	Affordable housing was identified.
What are the infrastructure requirements for the development?	Infrastructure	Contributions towards services etc.
What are the physical constraints? (e.g. access, contamination, steep slopes, flooding, natural features of significance, location of infrastructure / utilities, heritage/conservation)	Site constraints	Size of site, access constraints, parking.
Are there any potential environmental constraints (heritage/conservation)?	Environmental constraints	The existing unit, which is about 100 years old.
What are the energy saving measures being proposed?	Sustainability	Not currently reviewed by willing to work alongside the SRNDP.
How is surface water run off addressed and mitigated?	Sustainability	Not currently reviewed by willing to work alongside the SRNDP.
How is parking addressed and not impact on the rest of the village?	Impact	There is a public car park to the side of the property and parking for 4/5 cars to the front.
What employment uses if any will this development provide?	Economic development	No new employment.
What community facilities will this development provide?	Vison and objective/ Suitability	A facility for local people to watch the sports or hire a room for social events. A community hub.
Phasing of the sites will be desirable for periods 2018/24/27. Would timescales for this development be aligned to this phasing?	Deliverability/viability	Not currently reviewed by willing to work alongside the SRNDP
<b>Misc</b>		