

1. Welcome

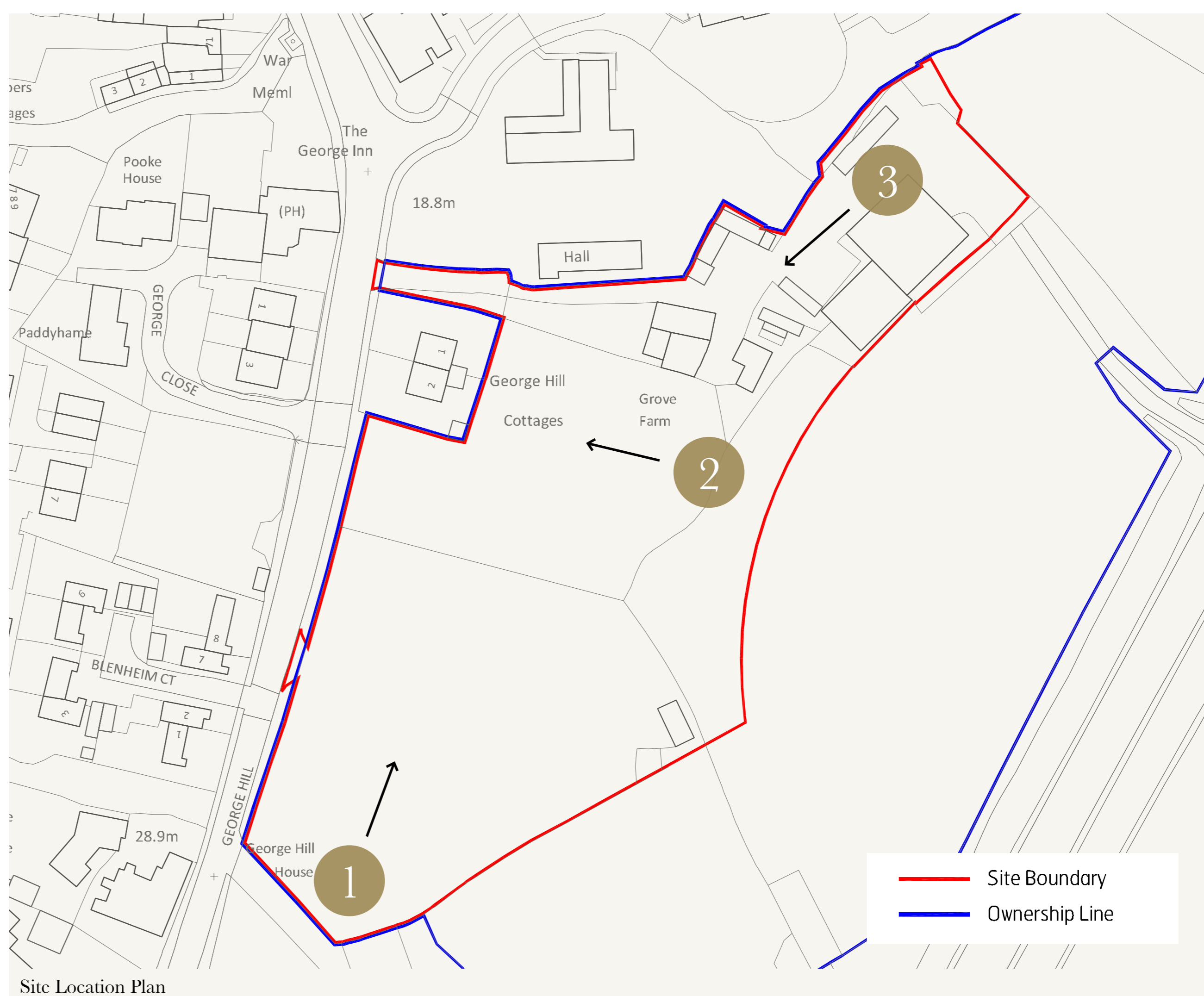
Welcome to our exhibition where you can review the draft plans for the land at Grove Farm, George Hill. The development will provide 30 residential dwellings, including 12 affordable units, employment space and a play area for the community.

Background

We are pleased to confirm that the site has now returned to the full control of the College and Croudace are no longer involved. Turnberry, as planning advisor to the College, has studied the failed applications carefully in order to develop a sensitive alternative.

In this exhibition, we explain how the new scheme has responded to the concerns raised in respect of the former Croudace proposals:

- The revised layout enhances the setting of the Listed barn, by re-providing a traditional farm yard environment in which it can be appreciated
- The setting and privacy of George Hill Cottages has been substantially improved
- Environmental concerns including ecology, archaeology, flood risk and transport (including parking) have been addressed
- Improved community benefits include commercial space, orchard, skatepark and affordable housing
- Housing suitable for elderly people



1. Panorama of site



2. View onto George Hill Cottages from site



3. View looking south onto listed barn

Once feedback from this exhibition has been considered, three planning applications will be submitted towards the end of June: two relating to the old farm yard, full planning and listed building consent, and; one outline application for the southern portion of the site. We expect a decision to be made by end of September 2017.

The exhibition is arranged as follows:

1. Welcome
2. Proposals: Layout
3. Proposals: Community
4. Proposals: Character
5. Environmental: Archaeology and Heritage
6. Environmental: Drainage and Ecology
7. Environmental: Transport
8. Summary and Next Steps

2. Proposals: Layout

The development will provide 30 residential dwellings, including six in the northern portion and 24 in the southern portion. They have been laid out sympathetically to respect the character of the village and the Listed barn.

A variety of accommodation is provided, including bungalows for the elderly:

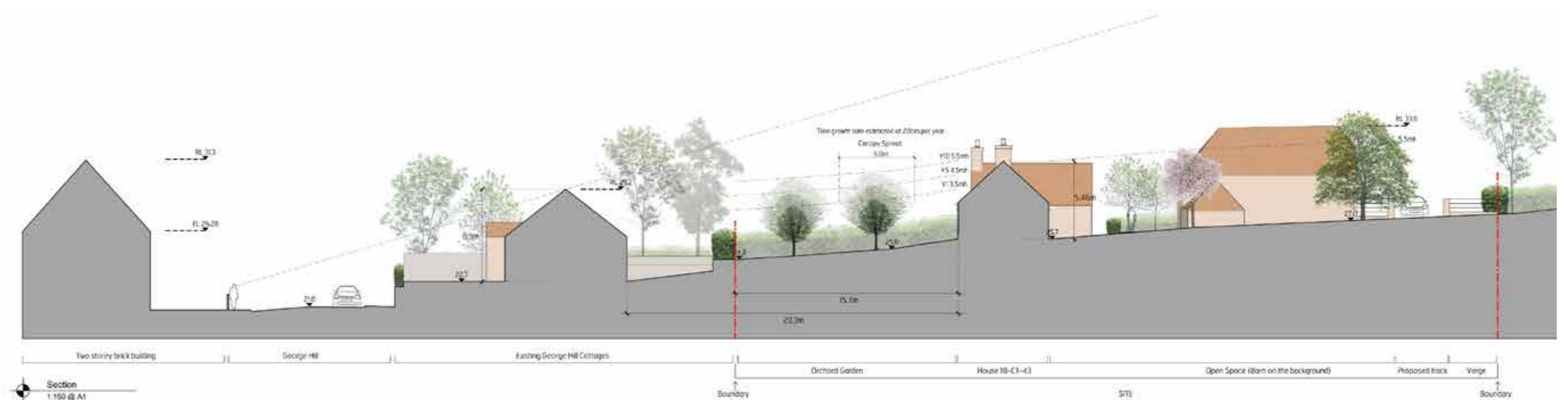
		Farm Yard	Main Site
1-bedroom	Cottage		4
	Flat		1
2-bedroom	Terraced House	3	5
	Cottage		2
	Flat		1
	Mews House		2
	Semi-Detached		2
3-bedroom	Terraced House	2	4
4-bedroom	House	1	1
	Semi-Detached		2
Total		6	24
Total Affordable (40%)		2	10

The main factors which influenced the housing layout were:

- Ensuring an attractive street scene on George Hill
- Maintaining a respectful distance from George Hill Cottages
- Creating a respectful courtyard development around the listed barn
- Allowing sufficient space for car parking to avoid overflow onto George Hill
- Ensuring the housing included bungalows for elderly residents
- Maintaining the previously approved access into the site
- Respecting the alignment of existing services



Site masterplan



A new community orchard screens the existing cottages from the new bungalows as seen in this cross section and illustrated below



Proposed building heights



3. Proposals: Community

The development of this site will provide many benefits for Robertsbridge, providing new workspaces and open spaces for the community.



There will be three commercial buildings in the northern farm yard for use as workspace within the village.

It is proposed to repair and re-use the Grade II listed barn, as well as the existing cow shed, while it is proposed to demolish the modern farm building to the east of the listed barn and erect a new commercial building.

The masterplan creates a series of spaces with different characters, ranging from private back gardens to public open spaces. All of the trees on site are proposed for retention.

The Orchard Garden will provide natural screening between the George Hill properties and the proposed new residential units, as well as a community orchard.

Hedgerows within the site will be bolstered/gapped-up with native shrubs.

The skatepark use was proposed by the Parish Council as a highly sought after community facility for Robertsbridge.

4. Proposals: Character



View 1: The bungalows overlooking Orchard Garden with the converted barn in the distance



View 2: The corner of site entrance on George Hill



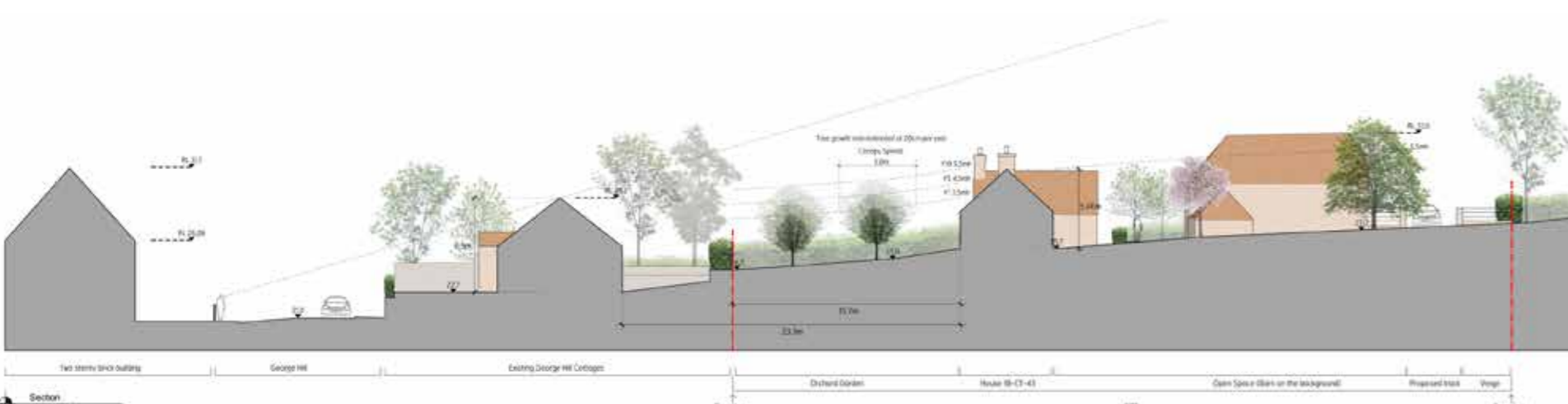
View 4: The new Farm Yard



View 3: The south west corner of the site



Street elevation



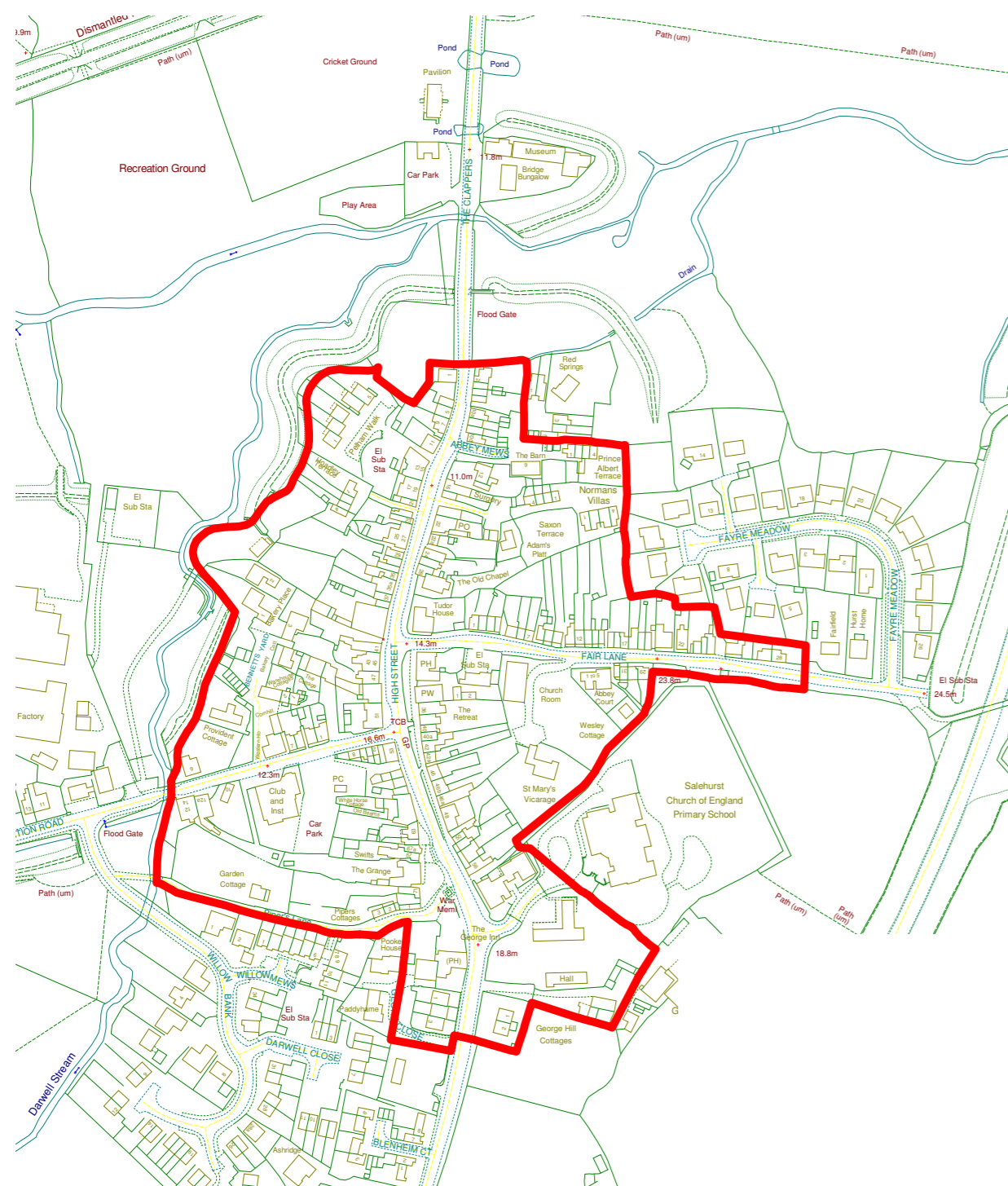
Section 1



Section 2

5. Environmental: Archaeology and Heritage

The layout of the buildings around the listed barn has been carefully considered, in order to maintain the farm yard character of the northern portion of the site.



Conservation plan



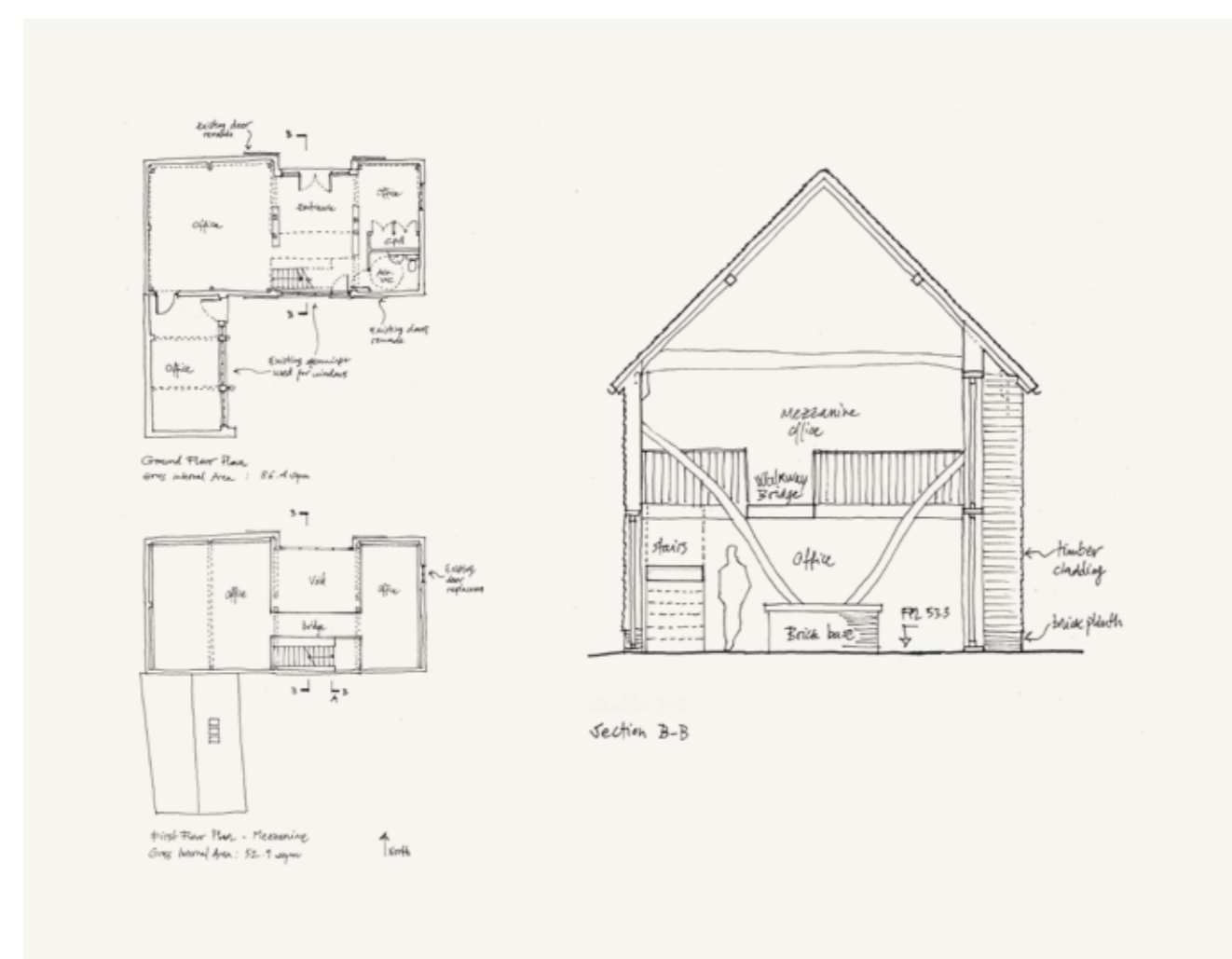
Plan showing heritage designations and buildings to be retained



1 Listed barn to be repaired and reused



2 Cow shed to be repaired and reused



Proposed Conversion of the Grade II Listed Barn to Commercial Use (indicative only) and view of repaired listed barn

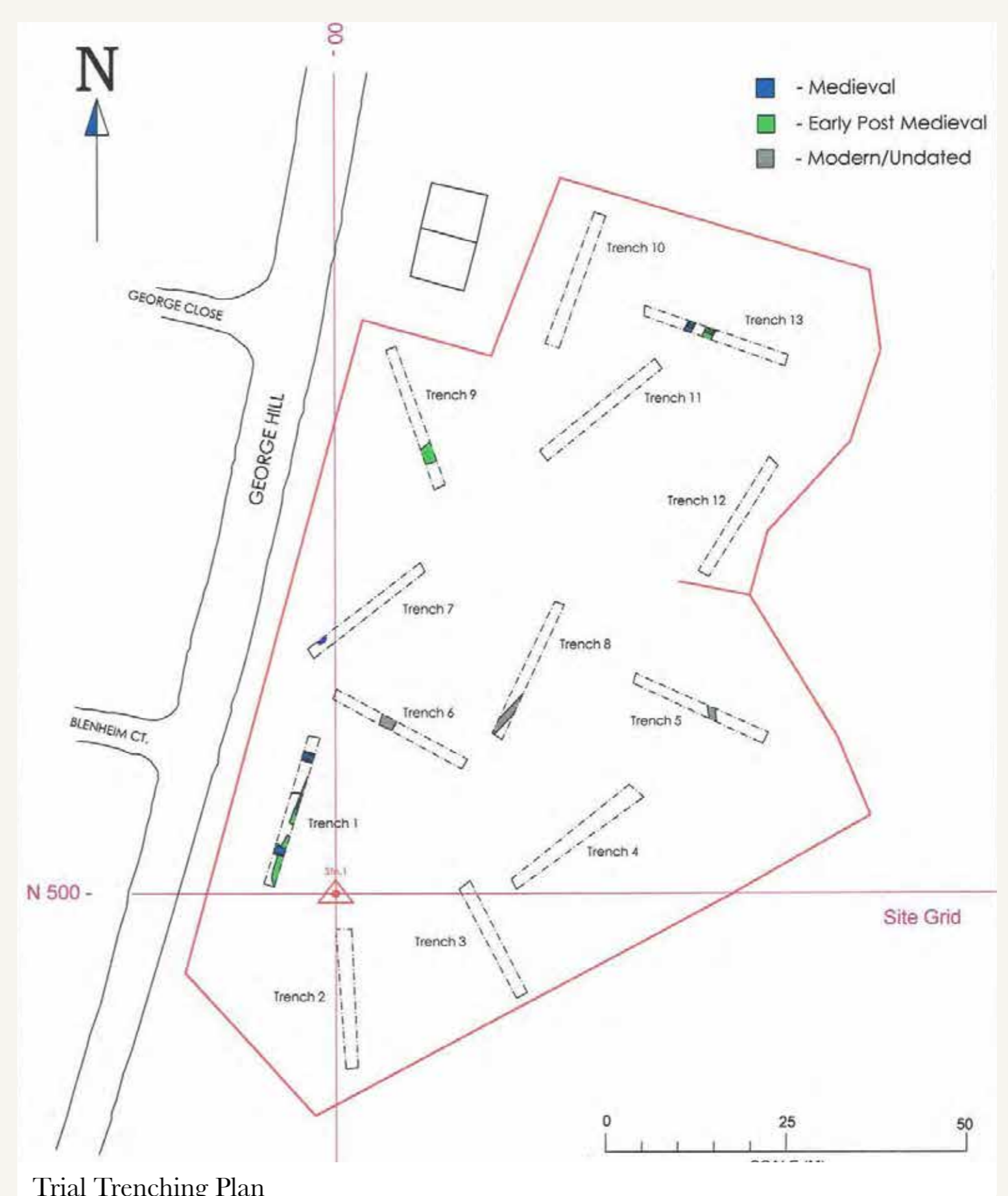


Historic maps show that there were previously cottages on the site marking the earlier built-up extent of Robertsbridge. Subsequent to that there were a series of farm buildings. What exists now in the Listed barn is the lone survivor and much diminished extent to a larger farmstead.

The proposals have been informed by an understanding of the history of the site and seeks to reintroduce the sense of a cluster of buildings around the Listed barn, reflecting its former use as part of a farm and its connection to the land

This proposal represents a sympathetic development that would deliver new much needed housing and, at the same time, enhance the setting of the Listed Barn by bringing the farm yard area back into use and re-integrating it with the local village.

Substantial archaeological investigations on site has uncovered evidence of occupation and activity on site dating to the Medieval and post-Medieval periods. These are shown in the adjacent plan. These remains will be fully investigated and recorded in accordance with the recommendations of the county archaeologist.



Trial Trenching Plan

6. Environmental: Drainage and Ecology

The existing site is made up of several fields, currently drained by small drainage ditches and a pond. The relatively impermeable soils and steep topography means rainwater runs off rapidly. The site will therefore find ways of retaining and storing rainwater on site for longer.

To minimise the risk of flooding on the site (and within the surrounding area), the development proposals will retain the existing ditches and the pond, whilst incorporating a new Sustainable Drainage System (SuDS). Rain landing on the existing site will be intercepted by the proposed SuDS, which will comprise permeable paving and underground storage tanks. This water will be stored onsite and released at a slower rate, reducing the risk of flooding under the design rainfall event (1 in 100 year storm including an allowance for 100 years of climate change).



Proposed Development Surface Water Strategy

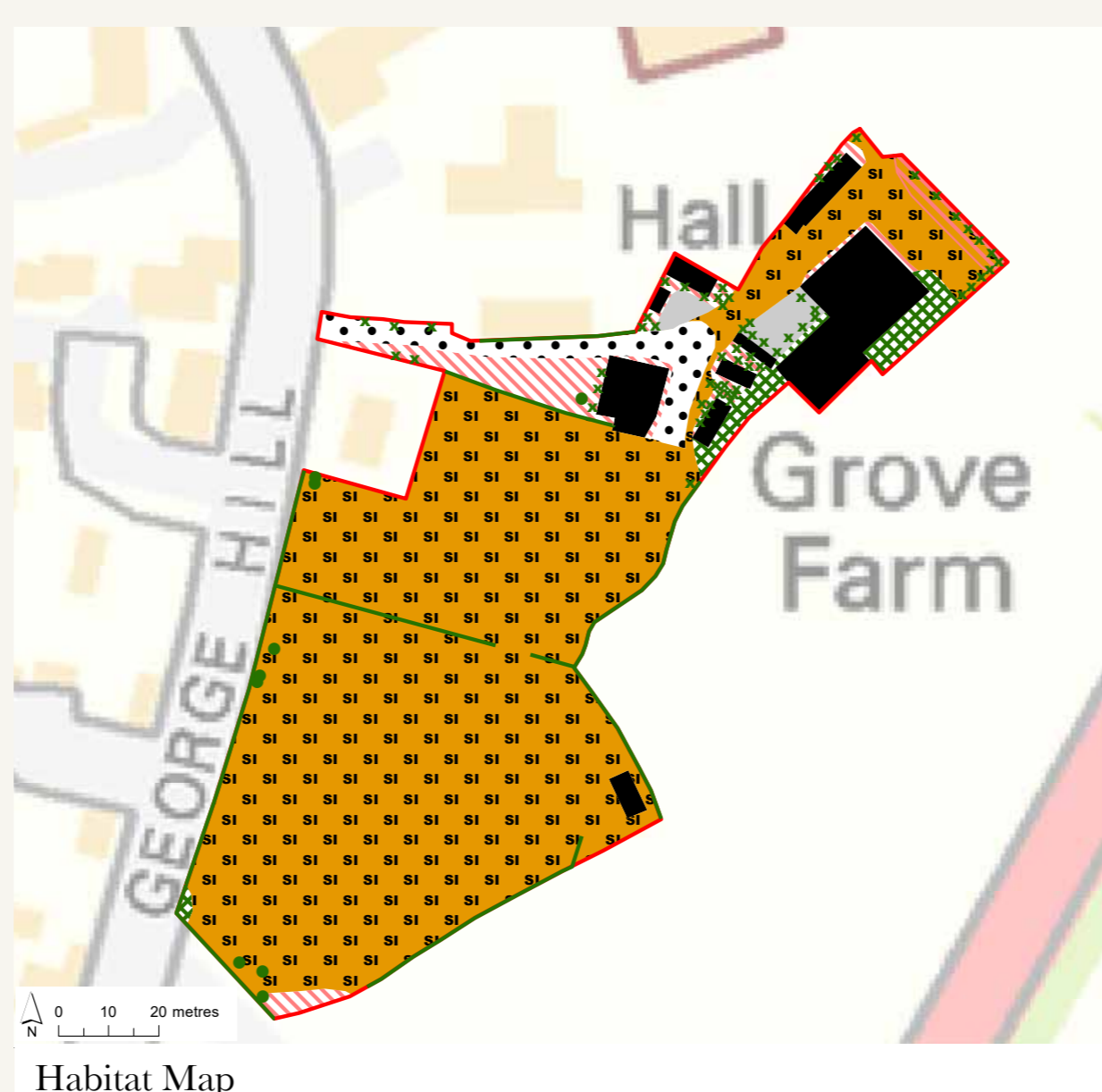
Permeable paving

Hardstanding areas within the development will be made from permeable paving / surfacing. Beneath this paving will be an approximately 300mm deep open graded sub-base material used to store storm water before it is discharged into large storm water tanks, the water will then be released gradually into the storm weather sewer.



A site walkover survey was undertaken in April 2017, which did not identify any protected species on site.

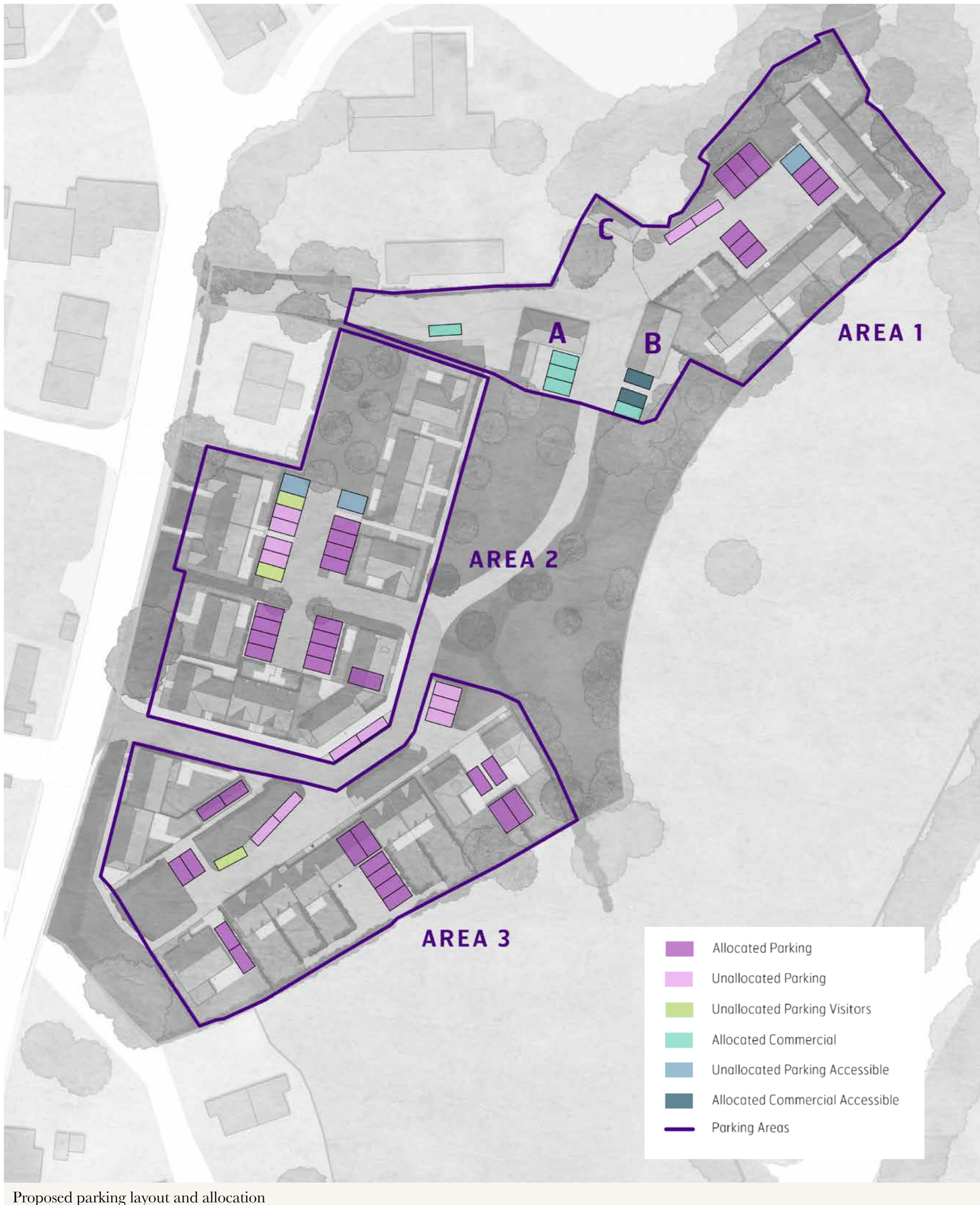
Monthly bat surveys throughout the summer are currently being undertaken to ensure that any impacts on bats are minimised and where roosts are discovered that they are suitably removed / re-accommodated by licenced personnel and that this will be done in close liaison with Natural England.



- site boundary
- dense scrub
- semi-improved neutral grassland
- tall ruderal/neutral grassland mosaic
- tall ruderal
- bare ground
- hard standing
- buildings/structures
- species-poor intact hedge
- individual tree (indicative location)
- scattered scrub

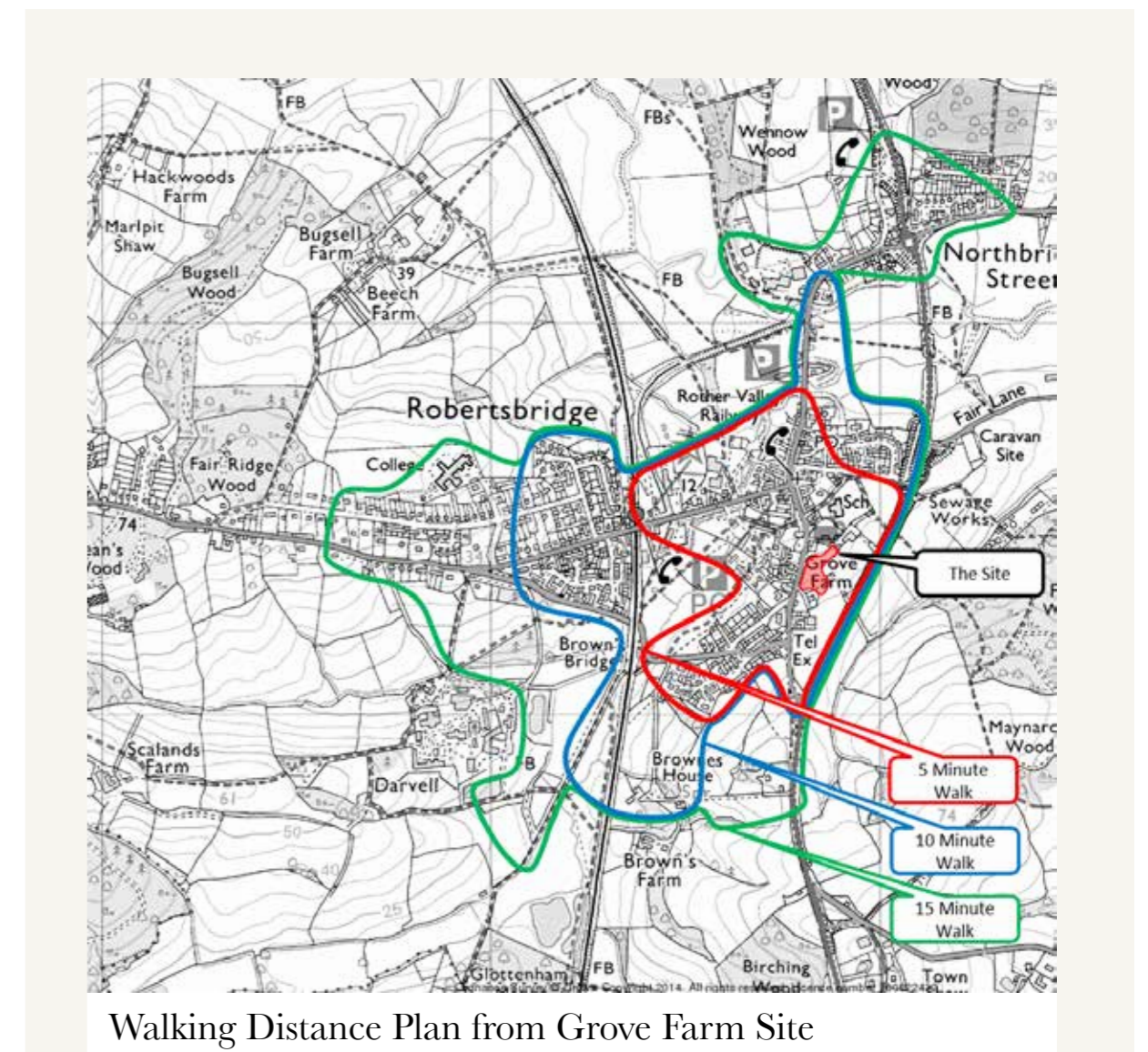
7. Parking & Accessibility

The proposed development will fully accord with County car parking standards and will contain both allocated and unallocated parking spaces. There will be two access points along George Hill, utilising both the existing access to the northern part of the site and creation of a new access to the southern portion.



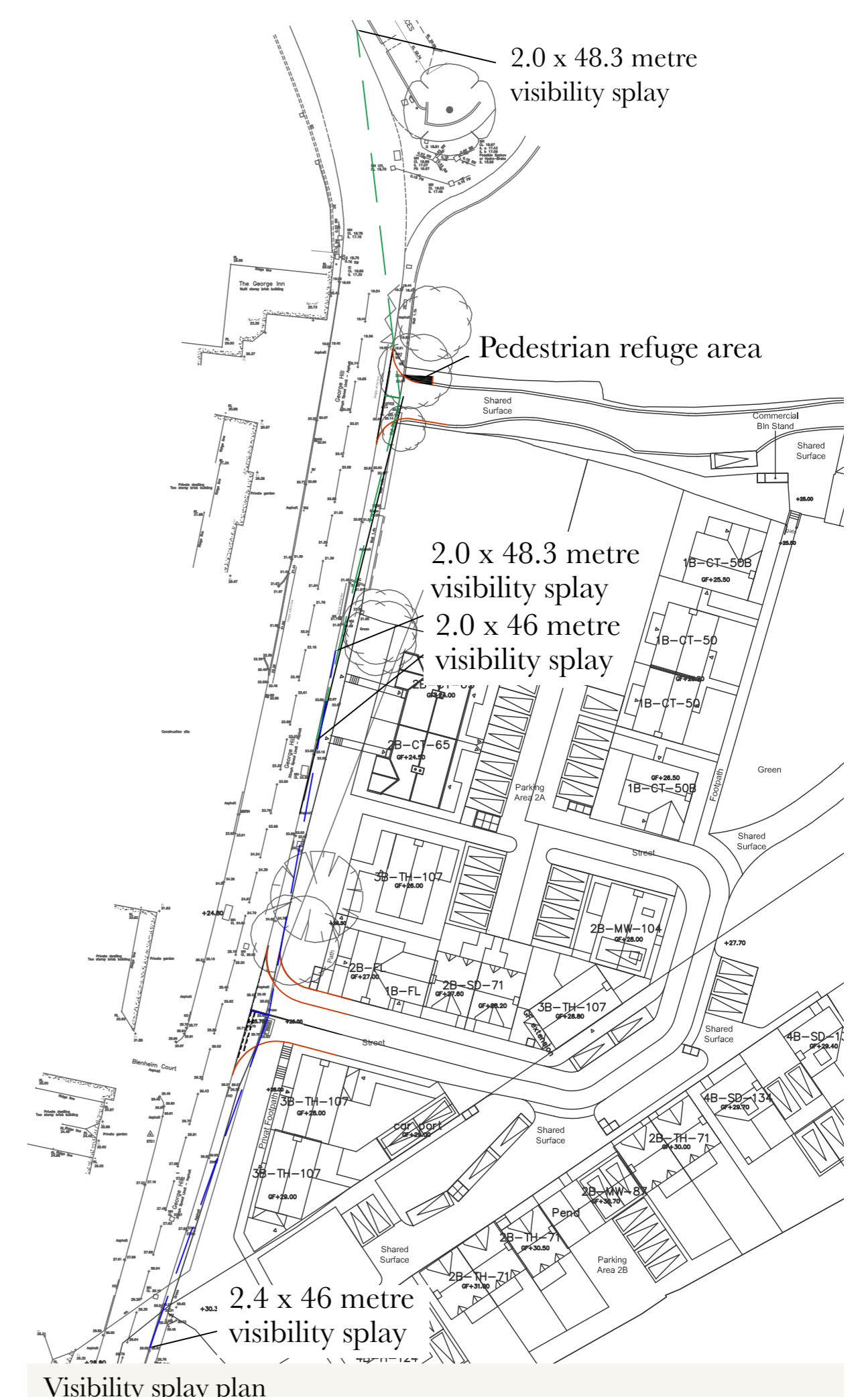
Proposed parking layout and allocation

Total Parking Provision	
Area	Proposed Car Parking Spaces
Area 1 (residential)	12
Area 1 (commercial)	7
Area 2 (residential)	23
Areas 3 (residential)	22
Total	64



Walking Distance Plan from Grove Farm Site

The site is located within close proximity of the village centre with easy walking distance to Robertsbridge train station (i.e. 5 mins). Therefore, from a sustainable transport perspective, the site is considered to be located in a highly sustainable location.



Visibility splay plan

The two access points will have adequate visibility splays.

8. Summary and Next Steps



To summarise our proposals, the key features are set out below:

- 30 residential units
- 40% affordable housing
- Single storey properties for elderly housing
- Setting of listed barn and preservation of farmstead character
- Proposed re-use of an historic farm building for employment use
- Respectful relationship with George Hill Cottages
- Play area
- Community orchard

Thank you for attending this exhibition. If you have any comments, please complete a feedback form or email planning@turnberryuk.com by Thursday 15 June, 17:00.

Once this exhibition has concluded, we will review all feedback and seek to finalise the detailed designs ahead of submission of planning applications to the Council at the end of June 2017.