



SALEHURST & ROBERTSBRIDGE PARISH COUNCIL NEWSLETTER

Volume 9

Issue 2

September 2015

Dates for your diary 2015/16

Parish Council Meeting Robertsbridge Hall	21st Sept
Deadline for return of N.P. Questionnaires	25th Sept
Planning Committee Youth Centre	1st Oct
Planning Committee Youth Centre	5th Nov
Parish Council Meeting Robertsbridge Hall	16th Nov
Robertsbridge Bonfire	21st Nov
Planning Committee Youth Centre	3rd Dec
Christmas Capers	4th Dec
Planning Committee Youth Centre	7th Jan

Full Parish Council Meetings take place on the 3rd Monday of alternate months. Planning Committee meetings are held monthly, generally on the first Thursday, if applications have been received.

All meetings start at 7.30 pm and a period of up to 15 minutes is allowed at the start of the meeting for public comment or questions if required.

Agendas for meetings are posted on the parish notice boards and website at least 3 days before the meeting - planning applications are on the Rother District Council web site - www.rother.gov.uk and comments on planning applications can be submitted on-line.

Welcome to this special edition of your Parish Council Newsletter, focusing on the Neighbourhood Plan, and accompanied by a questionnaire seeking your views.

To recap, in January this year your Parish Council decided to produce its own Neighbourhood Plan, a document which will set out the planning framework for the whole village up to 2028. The parish has been given a requirement to provide a minimum of 155 new dwellings during that period, as well as an unspecified but significant amount of industrial or commercial space for jobs. **So the Parish Council decided that rather than let developers or Rother District Council dictate where these should be built, we should use the new Localism Act to decide where we as a community would prefer the homes, the offices and workshops to go.**

However, the Neighbourhood Plan will cover more than just where the new houses might go; we plan to use your ideas to identify what is needed to improve life in the village for all, like getting better sports and leisure facilities, a cleaner, greener village, better transport links and better services for all, particularly the old and the young. Please play your part by completing the questionnaire; we thought this would be the simplest and most comprehensive way of finding out what you think.

You can also find out more by going to our Neighbourhood Plan website
www.robertsbridgeneighbourhoodplan.org.uk

If you have any further issues that you want to discuss, please get in touch with either:

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Chair of the Steering Group
881309

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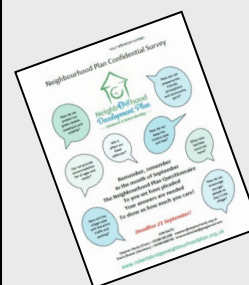
Sheila Brazier

Secretary of the Steering Group
880740

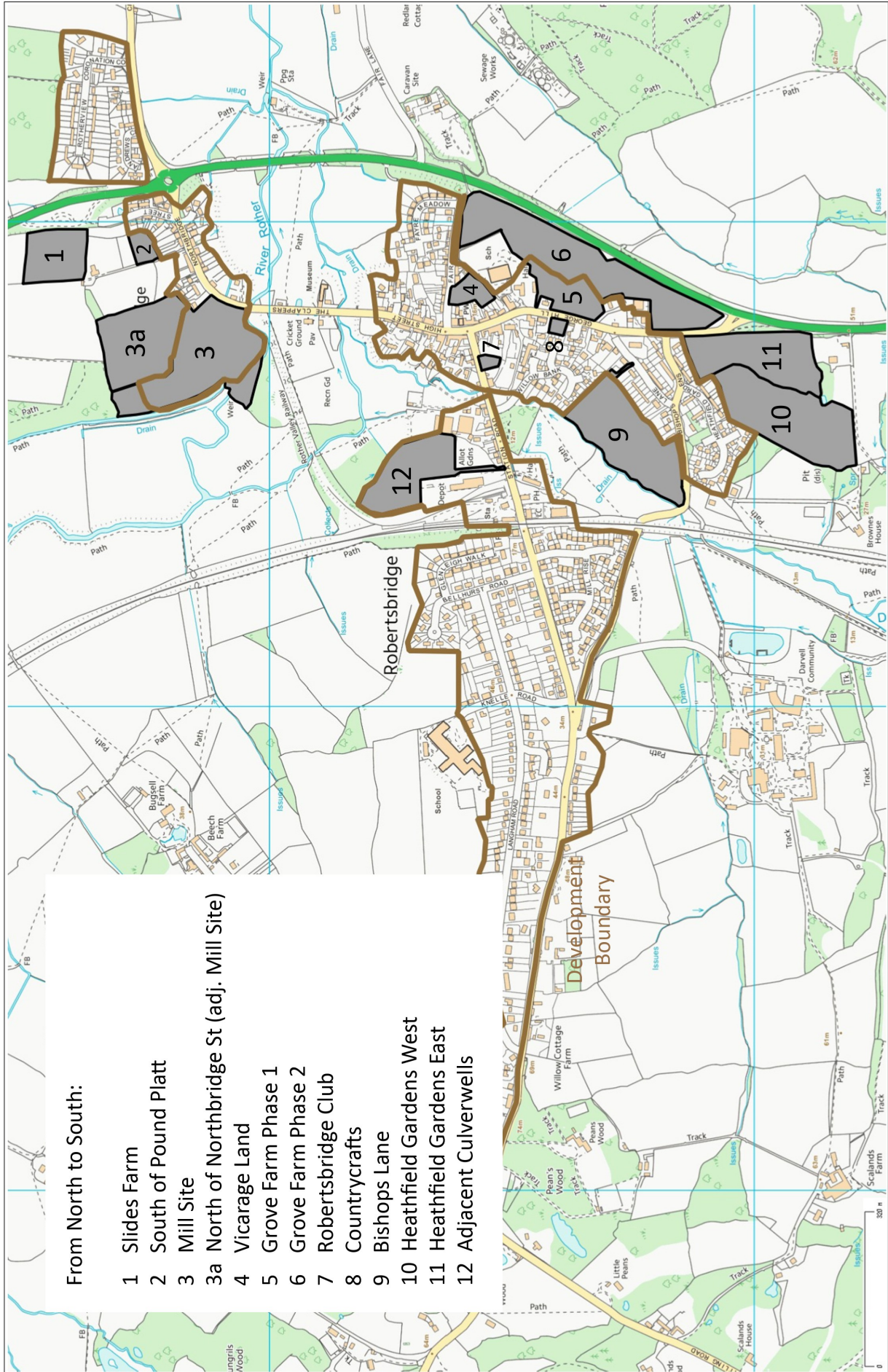
brianandsheilab@googlemail.com

QUESTIONNAIRE

*Please take a few moments
to complete the questionnaire
delivered with this newsletter.*



*Help is
available
with this if
required —
details are
on the form*



Marked on this plan are the sites which have been proposed so far by owners and/or developers for some of the 155 houses to be built in our parish by the end of 2028.

We want your views about the sites that have been put forward to meet our minimum housing requirement of 155 new dwellings by 2028. To help you identify them, all the sites have been numbered, and are shown on the map (page 2).

You will see on the map that there is a border line around the main built-up areas of the village (grey in the black and white map in this newsletter, brown in the colour map in the questionnaire). This is the Development Boundary, which was set by Rother in their 2006 Local Plan, to determine the limit of where people could build. This can also be seen on Rother District Council's website:

<http://www.rother.gov.uk/article/531/Inset-Maps>

These boundaries are reviewed periodically, as part of the strategic planning process; in this case as part of the Neighbourhood Plan. This is to ensure that sufficient land is allocated to meet the required number of 155 houses by 2028.

Rother planning officers, in their preparation for the revision of their Local Plan, undertook a survey in 2013 of what were considered, at that time, to be possible development sites. This information can be found on their website: <http://www.rother.gov.uk/SHLAA>. Additional sites have now come forward for inclusion in the discussion process, as a result of the Neighbourhood Plan's invitation to landowners issued in March this year.

Question 16 of the questionnaire shows a list of the 12 possible sites; if you were not able to attend the public display of site proposals in July, the details set out below may help you understand more about them; these were drawn up by the Moles Consultancy, an independent firm of planning advisers engaged by the Neighbourhood Plan Steering Group to ensure that we act in a completely fair way to all the sites. Further detailed information is available on the Neighbourhood Plan website:

www.robertsbridgeneighbourhoodplan.org.uk

Please bear in mind that we will also have to find space for offices and workshops, and you may wish to think about where these might be.

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|---|
| 1) Slides Farm - This is 1.3 hectares (3.2 acres) for development, with the possibility of 45 homes, of which 40% could be affordable. |
| 2) South of Pound Platt - This is 0.2 hectares (0.5 acres), with the possibility of six starter homes. |
| 3) Mill Site - 4.0 hectares (9.9 acres) with the possibility of approximately 100 homes including affordable housing, some employment space being created in the old Mill building, and a possible museum in the old Oast House. |
| 3a) North of Northbridge St (adjacent Mill Site) - This is 2.8 hectares (7 acres) which could only be developed if access to Northbridge Street is created over another landholding. |
| 4) Vicarage Land - This is 0.3 hectares (0.7 acres). No housing numbers indicated so far by the developer. |
| 5) Grove Farm Phase 1 - This is 0.9 hectares (2.2 acres) with the possibility of 35 homes and the refurbishment of a listed barn. There is the possibility of 40% affordable homes being built. A planning application for 35 homes was submitted by Croudace on 30 July 2015, which is currently under consideration by Rother District Council. |
| 6) Grove Farm Phase 2 - This is 4 hectares (9.8 acres) located behind, and accessed through, site 5. There is the possibility of 35 homes being built on 2.3 hectares of developable area with a total area of 1.7 hectares (4.2 acres) at the north and south remaining as open space. (A total of 70 homes on Grove Farm over Phases 1 and 2.) |

Contd. on next page...

SALEHURST & ROBERTSBRIDGE PARISH COUNCIL

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The Parish Office is open to the public at the following times:

Tuesday	2pm to 4pm
Thursday	2pm to 4pm

Rother District Council

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7) Robertsbridge Club - This is a site of 0.08 hectares (0.2 acres). There is the possibility of four housing units on the site, together with a new social club, or possibly more housing if the club were to be redeveloped elsewhere.

8) Countrycrafts - This is a site of 0.11 hectares (0.3 acres). The developers have indicated they will be proposing seven residential units for the site.

9) Bishops Lane - This is a site of 3.1 hectares (7.7 acres) with the possibility of approximately 40 – 50 houses, with 40% affordable units.

10) Heathfield Gardens West - 0.8 hectares (2.0 acres) of this site is proposed for development, with no specific number of houses being proposed so far. Access would be via Heathfield Gardens.

11) Heathfield Gardens East - This is a site of 2.5 hectares (6.2 acres) with no specific number of houses being proposed so far by the owners. Access would be via Heathfield Gardens.

12) Adjacent Culverwells - This is a site of 2.0 hectares (4.9 acres) with planning permission granted for up to 17 homes, with 40% (i.e. 9) affordable units, and 1300m² of commercial and industrial floor space. As the permission was granted on 29 June 2015, the site will no longer be part of the formal process for consultation, but these homes would count towards the 155 minimum requirement for the village.



MOBILE LIBRARY:

The mobile library will be near the George Inn between 09:45 and 10:15 every 3rd Thursday, ie: 17th Sep, 8th & 29th Oct, 19th Nov and 10th Dec.

LOCAL HISTORY GROUP PUBLICATIONS:

The following are available in book form to buy in the Floral Boutique, priced between £4.50 and £13 per copy: A Salehurst Notebook, Hodson's Pocket Notebook, and three 'Who Lived Here...' books: Robertsbridge, Salehurst and Northbridge Street. The Parish Council is making these available at cost price via the shop.