

THE DOCTORS FIELD –DEVELOPMENT INFORMATION.

See on map, 'Potential Residential Site,' written below and slightly to the right of the arrow.



2nd Document.

The following document was circulated internally among people who became CIC Directors once it became incorporated and is dated November 2020, just 6 months after the site was purchased and not long after the UK came out of the first lockdown period. This was hidden from other councillors and was only discovered, quite by chance, only recently.

Summary of ad-hoc SF development meeting

Reason for meeting

A member of the public was involved with the SFF project at the start, advising the chairman on possible use of the land and helping to fight off the original proposed large development on the Blue Cross site. In that context, he recently received a letter from Rother District Council, letting him know that RDC are conducting a Housing & Economic Land Availability Assessment (HELAA). This invites landowners to flag up parcels of land that might be suitable for development

Attendees

As a consequence of receiving this letter, a meeting was called;

Summary of discussions

1. There are three potential sites that could, in theory, have been included in the HELAA survey:
 - 'Doctors Field' (adjacent to Main Street, where the lay-by currently is) – potential affordable housing site (this is in existing development boundary but considered not suitable for housing previously due to access issues)
 - Site behind Clench Green in Beales Lane – potential affordable housing site but would need to be an 'exception site' as not within existing development boundary
 - Central social and commercial hub based on existing buildings (ie the oast and kennels)

However, it was unanimously decided that it would be best at this stage NOT to have the sites included in the survey as we would lose a degree of control over them.

2. Instead, it was proposed that, once an outline development strategy is in place for the whole site, a 'pre-application submission' is made to RDC. Part of this would establish an approach to change of use for future developments detailed in the outline strategy. This, in turn, should make the subsequent process of applying for planning permission smoother.

3. Other action points were also raised:

- The chairman will research the amount of traffic that was generated by the Blue Cross during its last full-time three years on the site as that information may prove useful when applying for planning permission for any further housing outlines in the CIC's development strategy.

- Should it be decided that the Doctors Field site should be pursued, access would be dependant on the willingness of Jennifer Owen Construction to allow access in one form or other via Highfields, so the chairman will make an opening approach to establish that as a possibility (or not).

- Almshouses could be a possible way to provide affordable housing. There is a development in Benenden that has been established along these lines, and Jonathan is looking into this.

- Suggested timescales to be considered for business plan:
 - Short: 1-2 years
 - Medium: 2-10 years
 - Long: 11 years plus

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