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BLACKFRIARS DEVELOPMENT SITE, BATTLE

OVERALL DEVELOPMENT DESCRIPTION:

This site is being developed in phases, the current programme is expected to complete during 2027, to provide 200 new homes.

The new housing scheme at Blackfriars will compromise a mixture of mainly 2, 3 and 4 -bedroom houses and 1 and 2-bedroom maisonettes of high-quality, well-designed living accommodation for all future inhabitants. The Housing Company will now deliver 130 of the 200 dwellings as affordable housing, to include 46 affordable rented homes and 84 low-cost home ownership properties (shared ownership) for residents unable to access the housing market to meet their needs.

Further details of the development can be found on the Rother DC Housing Company webpage: www.rotherdchousing.co.uk/blackfriars

PLANNING

- Outline Planning Application (reference RR/2019/604/P)
- Reserved Matters planning approval (ref RR/2020/2307/P)
- Section 73 planning application (RR/2023/1487/P)
- Emmanuel Centre Slope regrading planning application (RR/2024/729/P)

PUBLIC FOOTPATH

The route of Public Footpath 76 across the site is currently closed to the public for health and safety reasons during the heavy construction activity on site. Our aim is to reopen the footpath as soon as it is safe to do so, with protected public access during the ongoing housebuilding activity. We will keep you informed on specifics of the reopening of the footpath and its route. This is currently proposed for September 2027 however, efforts will be made to improve upon this. The temporary closure is in the process of being renewed for the next 18 months.

WOODLAND MANAGEMENT

Rother DC Housing Company have commissioned further works to progress the Woodland Management Plan, required as part of the Planning approval to provide tree and woodland mitigation. This work is taking place at Roughland Wood, Knights Meadow and woodlands surrounding the construction area. Woodland management has to date included removal of laurel, tree planting and maintenance of the 500 newly planted whips over the spring/summer months of 2024. Once established, these trees will provide a valuable habitat for native species in decline, including the dormouse. Woodland glades have also been created to help improve ground flora diversity, and dead hedges provide connectivity features. Woodland management over this winter will include management of newly managed areas, and ongoing laurel control.

SITE ARRANGEMENTS (from April 2025)

Greymoor are appointed by Rother DC Housing Company to construct the houses and associated external areas (driveways, gardens, landscaping etc) on this scheme. Greymoor are the main/principal contractor at site. Greymoor still retain responsibility for silt management and surface water discharge control.

OFF-SITE FOOTWAY IMPROVEMENTS

Section 278 improvement works on the footway crossings at Langton Close, Shirlea View, Norman Close and Station Approach are now complete. The crossing to Marley Lane has been delayed due to ongoing discussions with Network Rail and is likely to be completed during Autumn 2025 in conjunction with other planned railway works. There will be road surface improvements at the Harrier Lane entrance to site, however, these are not scheduled at this time.

HOUSING CONSTRUCTION PROGRAMME:

The detailed design process is now substantially complete. Greymoor continue to progress works across the entire site at this stage to include services works, levelling works, piled foundations, substructure works and brickwork to the top and bottom of site.

The Works are due for completion in late summer 2027.

CONSTRUCTION WORKS PLANNED DURING SEPTEMBER 2025:

- Continuation of Retaining walls across site.
- Continuation of piling to Harrier Lane end of site and commencement of last units in top field adjacent Kingsdale Close
- Superstructures/brickwork ongoing to Harrier Lane end of site
- Complete surface water outlet to woodland adjacent The Spinney entrance
- Commence road formation to last roads at bottom of site, backing onto Abbotts Close/Knights Meadow, with associated scrub and tree clearance. Note approval for this has been provided by RDC and ESCC and works will be supervised by an ecologist.
- Continuation of super structures/brickwork to top field/The Spinney end of site.
- Commencement of roof structures and roof coverings in the top field/The Spinney end of site.

For any queries related to the works on site, please contact Greymoor Project Manager, Anthony Skelly, at 07572 157651. Alternatively, Richard Norris at 07956 713706. For any general queries about the housing scheme please contact rotherdchousingcompany@rother.gov.uk