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BLACKFRIARS DEVELOPMENT SITE, BATTLE

OVERALL DEVELOPMENT DESCRIPTION:

This site is being developed in phases to provide 200 new homes. The construction works are expected to complete during late summer 2027.

The new housing scheme at Blackfriars will comprise a mixture of mainly 2, 3 and 4 -bedroom houses and 1 and 2-bedroom maisonettes of high-quality, well-designed homes. 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 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 has been renewed for the next 18 months until April 27.

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, Marley Lane and Station Approach are now complete. There will be road surface improvements at the Harrier Lane entrance to site, however, these are not scheduled at this time. Likewise, Blackfriars Development will be providing certain bus stop improvements, which are currently being discussed with East Sussex County Council.

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, substructure works and brickwork to the top and bottom of site. In addition, roofs are being raised and covered and internal works have progressed to the new homes at the Spinney end of site.

The Works are due for completion in late summer 2027. First houses to complete February 2026.

CONSTRUCTION WORKS PLANNED DURING NOVEMBER 2025:

- Continuation of Retaining walls to field 1/Harrier Lane end of site.
- No current piling. Next piling circa June/July 2026.
- Substructure brickwork across site to include drainage works and ground floor slabs/construction.
- Superstructures/brickwork ongoing to top and bottom of site. To include first floor structures.
- Surface water outlet to woodland adjacent The Spinney entrance on hold.
- Continuation of roof structures and roof coverings in the top field/The Spinney end of site. 7No houses now have their roof coverings and a further 16 houses have roof structures.
- Internal works to houses at 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