

1. Introduction

1.1. The Battle Civil Parish (CP) Neighbourhood Plan (NP) Steering Group, have prepared the following list to show a summary of a long term analysis to find development sites for housing, that fulfil the criteria that have been considered. Details of the criteria used can be found in the Battle Neighbourhood Plan Site Assessment Final Report AECOM July 2019. Local criteria were then applied and details can be found in the PowerPoint Proposed Site Selection April 2019. The document can be located on the NP website under the title “Original Site Selection Presentation April 2019”.

1.2. The sites concerned in this list are mapped and shown in <Battle CP-NP Preferred sites maps v2.6>.

1.3. The residual requirement for housing as reported by Rother District Council (RDC) at 1 April 2019 was:

Area	Target	Completions (01/04/11 - 31/03/19)	Permissions (01/04/19)		Allowances (01/04/24 - 31/03/28)		Residual requirements
			Small sites	Large sites	Small site windfalls	Exception sites	
Battle	475	34	33	158	12	N/A	238

The above figure of 238 residual requirements excludes the estimated build of 220 dwellings at Blackfriars.

Settlement	Core Strategy Large Site Requirement	Large Site Completions (01/04/13 - 30/10/18)	Large Site Permissions (01/10/18)	Residual requirements
Netherfield	48	0	25	23

1.4. It was originally intended to allocate sites in priority order to meet the actual requirement for dwellings after the capacity of Blackfriars BA11 had been confirmed. However, a decision was made to abandon the priority order after the Regulation 14 pre-submission public consultation, when feedback from statutory bodies and others indicated that this strategy would be unlikely to pass scrutiny during independent examination.. In addition the Blackfriars capacity has been confirmed as “up to” 220 dwellings.

1.5. The number of dwellings on each site has been amended to indicate an “up to figure”.

1.6. After consideration of the feedback from the Regulation 14 pre-submission public consultation, three sites have been removed from the preferred site list:

- BA NS117 Land east of and adjacent to Cherry Gardens Allotments and Mount Street car park
- BA NS118 Land to the north-east of Cedarwood Care Home
- BA NS103 Land to the east of Battle (west of Great Wood) Marley Lane

These sites also had the lowest scores in the final assessment of sites in January 2020. See “Final Site Scoring Spreadsheet 2020” on the NP website.

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2. Netherfield sites

Site Ref	Name	Number of Properties	Note on capacity	Required improvements in infrastructure and other needs. Funding may be possible through RDC s106 and CiL. RDC to action
NE06 NENS102	White House Poultry Farm, Netherfield (part of NE06 NENS102)	Up to 23	<p>Even though the SHLAA concluded that this site is not suitable for development, AECOM consider <i>“that the northern part of the site is potentially suitable. However, it should only be considered as an allocation for a ‘reserve’ or contingency site to be released if the other Netherfield sites do not come forward. If the site is allocated, the impact on the AONB would need to be carefully considered and discussed with RDC* before considering it as a ‘reserve’ site for allocation.”</i></p> <p>However, no other Netherfield viable sites have come forward so this site is now considered as contributing to the Netherfield total.</p> <p>*RDC have supported this site allocation during the pre-submission Regulation 14 public consultation.</p>	<p>Sensitive design would be required to minimise impact on the setting of the adjacent Listed Building. In addition, suitable access to the northern part of the site would need to be confirmed, so it does not affect the existing business use on site.</p> <p>Impact on AONB to be reduced by lower housing density (23 instead of 36 dwellings as calculated by AECOM), placement and screening of the site. Need for conformity with Battle CP Design Guidelines and High Weald Design Guide. Separate new access from RHS of site looking at existing dwellings will give unimpeded entry and exit and will not compromise industrial units’ access.</p> <p>Possibility of pedestrian access with adjacent development on NE01 that has planning permission for 25 dwellings. (RR/2019/921/P & RR/2017/2308/P)</p>

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Site Ref	Name	Number of Properties	Note on capacity	Required improvements in infrastructure and other needs. Funding may be possible through RDC s106 and CiL. RDC to action
NE05a & NE05r	Swallow Barn, Netherfield, off B2096	Up to 10	<p>AECOM jointly assessed NE01/NE05a/NE11.</p> <p>BCPNP originally approximated the capacity of NE05a Swallow Barn as 17 dwellings based on a visual comparison of sites on google maps. However, using the precise site areas calculated by AECOM on page 45 of their report we have calculated that 25 dwellings on NE01 which has planning permission for this number is equivalent to up to 10 dwellings on NE05a/5r. This still leaves a surplus capacity in Netherfield. *</p> <p>NE05r is now included in the site for development. Clarification has now been obtained from RDC and the landowner about the extent of TPOs and it is no longer seen as a bar to development in this additional small area as long as development is restricted near the TPOs on the northern boundary. AECOM assessment based on incorrect information in the SHLAA.</p>	<p>AECOM report (p45) states: “The Highways Authority will only accept vehicle access from north onto Darvel Down, and not southwards onto B2096 for safety reasons. Public transport provision is poor, and reaching the bus stop currently involves lengthy detour for pedestrians.”</p> <p>This issue may be addressed by new more direct pedestrian/cycle access via NE07 (LGS Children’s play area open green space located on the corner of B2096 and Darvel Down.). Permeability for pedestrians/cycles is key. Layout needs to allow access to east (school, shop, open space), north (footpaths and wider residential area) and south (bus routes, pub).</p> <p>Safe vehicular access with good visibility splays needed to overcome Highway authority concerns. A link with NE01, land at Darvel Down which already has planning permission RR/2019/921/P & RR/2017/2308/P is possible.</p> <p>Conformity with Battle CP Design Guidelines and High Weald Design Guide is required.</p> <p>Possibility of pedestrian, cycle and vehicular access with adjacent development on NE01 that has planning permission for 25 dwellings.</p>
Total Netherfield		33		
Residual Requirement		23 *	*Extra capacity has been included because of the possible reduction of the number of dwellings on the NE06 NENS102 White House Poultry Farm, Netherfield (part of NE06NENS102) due to mining by British Gypsum under this site.	

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3. Battle and Telham sites

Site Ref	Name	Number of Properties	Note on capacity	Required improvements in infrastructure and other needs. Funding may be possible through RDC s106 and CiL. RDC to action.
BA31a	Land to east of Glengorse (part of BA31a)	Up to 20	<p>AECOM reported that the site is potentially suitable for allocation within the Neighbourhood Plan, combined with BA23. Access would require a more detailed investigation. However, the site would represent a large incursion into AONB. A smaller portion of the site, adjacent to the existing settlement, may be more suitable as it would minimise the impact on these constraints. Therefore we recommend that the capacity should be lower than the SHLAA figure of 70 dwellings (combined with BA23). NB. After consultation with landowner/developer BA23 is not available for development. A lower figure of 20 dwellings is recommended given the above.</p> <p>The rest of the site is included in nominations for local heritage listing which has been sent by BTC to RDC for consideration.</p>	<p>Footway access from all dwellings on to existing Glengorse development.</p> <p>Need for conformity with Battle CP Design Guidelines and High Weald Design Guide..</p>

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Site Ref	Name	Number of Properties	Note on capacity	Required improvements in infrastructure and other needs. Funding may be possible through RDC s106 and CiL. RDC to action.
BA36a	Land at Caldbec House, Caldbec Hill (part of BA36)	Up to 9	The capacity was assessed as 10 on the brown field part of the site but the landowner only wants to build 9 dwellings.	<p>Only the existing built area of the site is considered suitable for redevelopment to accommodate additional housing.</p> <p>The remaining part of the site including Procession Field has limited existing access. Development here would represent a departure from the historic morphology of the surrounding area.</p> <p>Need for conformity with Battle CP Design Guidelines and High Weald Design Guide.</p>
BA11	Blackfriars site	Up to 220	<p>Rother District Council's cabinet accepted an increased Homes England grant of £8.7m (up from £3.24m) to deliver the infrastructure needed to build out the 220-home Blackfriars development near Battle. (January 13, 2020), (RR/2019/604/P)</p> <p>Cabinet members also signed off on preparations for using Compulsory Purchase Orders (CPOs) to take the full site into council ownership, as a result of conditions tied to the grant funding.</p>	<p>A direct footway connection with Battle Railway station from the site is essential.</p> <p>All vehicular roads should have associated footways. Roads should be cycle friendly with manageable inclines and open view corners or bends.</p> <p>A few disabled parking bays should be provided for wheelchair access to the station directly from the Blackfriars site. No other parking should be permitted.</p> <p>Need for conformity with Battle CP Design Guidelines and High Weald Design Guide.</p> <p>A site specific design has been put forward by AECOM on behalf of Battle Town Council, which should be adopted by developers.</p>
Total Battle and Telham		249		
Residual Requirement		238 *	*Extra capacity has been included because of the possible reduction of the number of dwellings at Blackfriars or other sites.	

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4. Annex: Sites Removed / demoted from preferred listing

Site Ref	Name	Number of Dwellings	Notes 1	Notes 2
BA03	Sunnyrise	14	Technical problems with access.	Possible late inclusion if technical issues resolved. Originally second Battle priority in preferred list for development.
BA NS116 / BA28	Land north of Loose Farm	0	Landowner does not support development.	
BA NS103	Land to the east of Battle (west of Great Wood) Marley Lane	2		This site had the lowest score of all the sites when considered against local criteria. See "Final Site Scoring Spreadsheet 2020" on the NP website. The two sites below had higher scores but were removed after Regulation 14 public consultation. This site was then removed for consideration for development under the NP.
BA NS117	Land east of and adjacent to Cherry Gardens Allotments and Mount Street car park	16		This site was removed after representations made during Regulation 14 public consultation.
BA NS118	Land to the north-east of Cedarwood Care Home	4		This site was removed after representations made during Regulation 14 public consultation.

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Revisions / Versions:	
Date	Item
2019-10-28	Maps were drawn (AR/BM) and considered at NP SG meeting on 2019-11-07. This list agreed in parallel considerations.
2019-11-11	This document, a culmination of many previous versions, now given cover sheet – v1.1 [AR/BM]
2019-11-11	Site names correlated with maps names – v1.2 [BM]
2019-11-12	BA NS117 title corrected by meeting 2019-11-11 – v1.3 [BM]
2019-11-16	Introduction: edits added – v1.4 [AR]
2019-11-21	Minor edits and additional introduction paragraph - v1.5 [AR]
2020-01-06	Minor edits to layout column 1, text and document heading - v1.6 [AR]
2020-01-08	Title and sites order changes, as determined by SG meeting on 2020-01-08 – now v1.7 [BM]
2020-07-02	Following the Reg 14 consultation review, sites NS103, NS117 and NS118 removed. Minor text amendments & errors corrected – now v1.8 [BM]
2020-07-07	Major text changes and additions to reflect removal of priority order and changes above – now v1.9 [AR/BM]
2020-08-21	2 typos fixed – v1.10