



# Battle Civil Parish Neighbourhood Plan Consultation

V2.0  
6<sup>th</sup> May 2019

This version was used at the Public Consultation on 4<sup>th</sup> May 2019, placed on the website on 7<sup>th</sup> May 2019 and also available for public viewing in the Town Hall from 7<sup>th</sup> May 2019.



# What is a Neighbourhood Plan?

- Neighbourhood planning gives the community direct power to develop a shared vision for the Civil Parish of Battle (including Battle, Netherfield and Telham).
- It enables us, the residents, to choose where we want new dwellings, shops and offices to be built, have a say on what those new buildings should look like and what infrastructure should be provided.
- Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community.



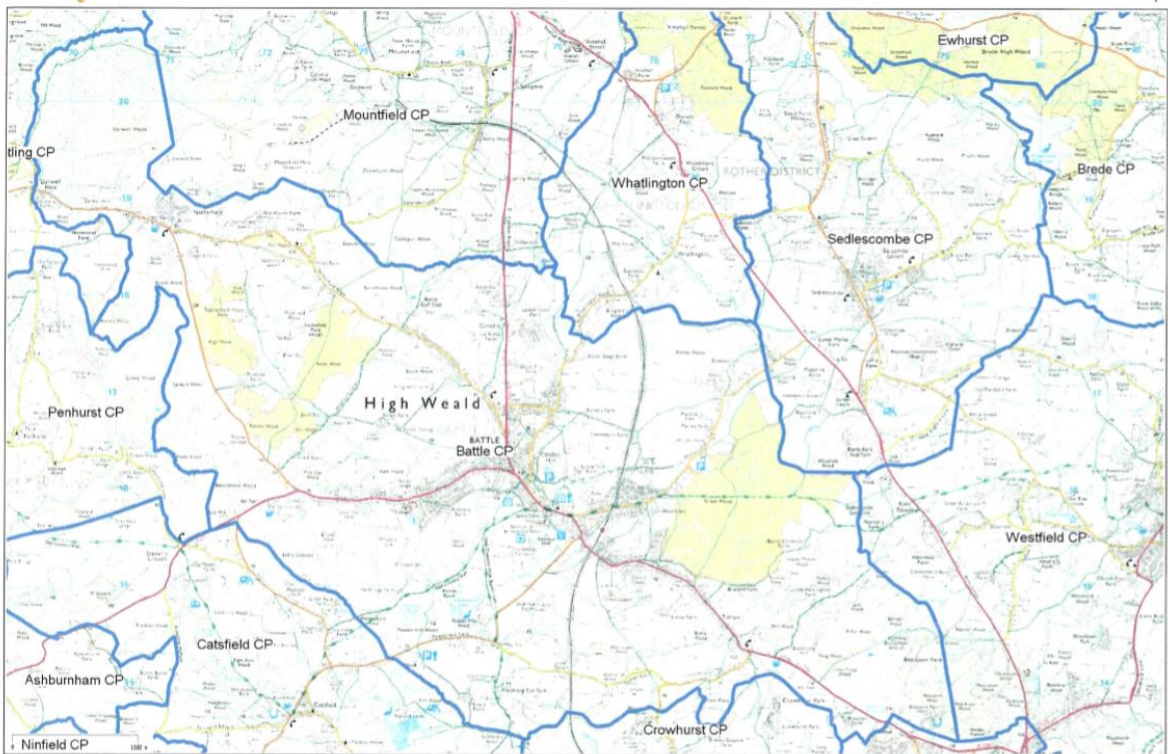
# What is benefit for Battle CP by having a Neighbourhood Plan?

- Neighbourhood planning provides the opportunity for communities to set out a positive vision for how they want their community in which they live and work, to develop in ways that meet identified local needs and make sense for local people.
- Decisions on planning applications will be made using both the Local Plan (prepared by Rother District Council) and the Neighbourhood Plan.
- Communities that take a proactive approach by drawing up a Neighbourhood Plan and secure the consent of local people in a referendum, will benefit from 25% of the Community Infrastructure Levy arising from all developments.
- We estimate that this will be a six figure sum for the larger sites to be spent in Battle Civil Parish and by Battle Town Council.



# The Civil Parish of Battle

ParishOnline



Date Created: 20-2-2015 | Map Centre (Easting/Northing): 575314 / 117092 | Scale: 1:43623 | © Contains Ordnance Survey Data : Crown copyright and database right 2015



# What is the vision of the Battle Neighbourhood Plan?

The Parish of Battle community, both in the immediate and foreseeable future, wish to create a safe and friendly environment where people want to live, work and play.

This goal will be met through engagement with the local community and should directly reflect the community's own views and aspirations.

It will secure the future through the formulation of policies and objectives, which not only support sustainability, but also development that enhances and respects the unique historic nature of Battle.

These strategies will pay particular attention to the ecological, agricultural, public enjoyment and intrinsic values of the Parish and its countryside.

*The Vision of the Battle Civil Parish  
Neighbourhood Planning Steering Group*



# Summary of the objectives of the Battle Neighbourhood Plan

- Full Accordance of Residential Development Sites
- Robust Traffic Mitigation Measures
- The Maintenance of Strategic Gaps
- Developments should meet the needs and wishes of the community
- The Protection of Open Spaces
- Protection of Heritage Assets within the Parish Conurbation
- Enhance the role of Tourism within the Parish
- The enhancement of village/town centres within the Parish
- To alleviate where possible the Traffic Congestion within the Parish



# Objectives of the Battle Neighbourhood Plan (1)

- **Full Accordance of Residential Development Sites:**
  - The community acknowledges the need for new homes. We are aiming for development sites that reflect the architectural style of the properties nearby and take full account of the overall spatial aims of the Rother Core Strategy and the aims and needs of the community as a whole.
  - Where possible the desired locations should minimise local impact on outlook, sustainability, environmental and spatial considerations, by robust assessment of all the factors appertaining to the application.
- **Robust Traffic Mitigation Measures:**
  - To require that proper traffic/movement impact study assessments are undertaken for all development proposals within the Parish in order to consider the wider implications and associated costs of traffic movements on the environment and local infrastructure with an overall aim of reduction in the impact of traffic movements.
- **The Maintenance of Strategic Gaps:**
  - To formulate a policy that not only recognises the separate identities of the villages within the Parish and their unique relationship to Battle town established over centuries, but enables them to retain those amenity characteristics and prevent urban sprawl through creative solutions within the overall strategic aims of the Core Strategy.



# Objectives of the Battle Neighbourhood Plan (2)

- **Developments should meet the needs and wishes of the community:**

- Development objectives must reflect the wishes of the community as evidenced from survey results and demonstrable needs identified through resident's associations and discussion groups within the villages, forums and exhibitions together with comments received through letters, emails and meetings from all the various stakeholders within the Parish of Battle.

- **The Protection of Open Spaces:**

- Plans must restrict the use of land for development which is primarily already outside of the development boundaries and has been designated as an Area of Outstanding Natural beauty – all of Battle CP is within the High Weald AONB.
- In addition, information that has been gathered by the NP Steering Group on a number of identifiable green spaces which have yet to be afforded protected status, but would be lost for the purposes of sport, leisure and agricultural uses if policy decisions were to change within the Rother DC strategic aims, must also be given that protection.





# Objectives of the Battle Neighbourhood Plan (3)

- **Protection of Heritage Assets within the Parish Conurbation:**

- A community is defined by its most important assets and where there are additional historical attributes attached to those assets no major changes should be allowed that would change the character of the town or other areas of the district which enjoy such history.
- Whilst this will influence development proposals for historic as well as listed building it reflects the communities wishes and is essentially what attracts the many thousands of tourists to the area every year.

- **Enhance the role of Tourism within the Parish:**

- Diversity improves the experience of tourism, and thereby increases the number of tourists within the Parish, as it caters for a variety of experiences to be satisfied. One of the aims within the Neighbourhood Plan is to encourage the placement of public art exhibits around all areas of the Parish.
- These are being funded by public subscriptions and developer contributions.
- This initiative will lead to many permanent exhibits within the Parish.



# Objectives of the Battle Neighbourhood Plan (4)

- **The enhancement of village/town centres within the Parish:**

- The separate communities which make up the Civil Parish of Battle are being encouraged to provide the facilities – whether social, sporting or otherwise – desired by the residents and visitors alike, by careful allocation of the Community Infrastructure Levy monies which shall be used to pump the required funds needed for those facilities.
- A prime example of this objective is the wish to set up a Health Centre within Netherfield to alleviate the pressure of the Battle surgeries.

- **To alleviate where possible the Traffic Congestion within the Parish:**

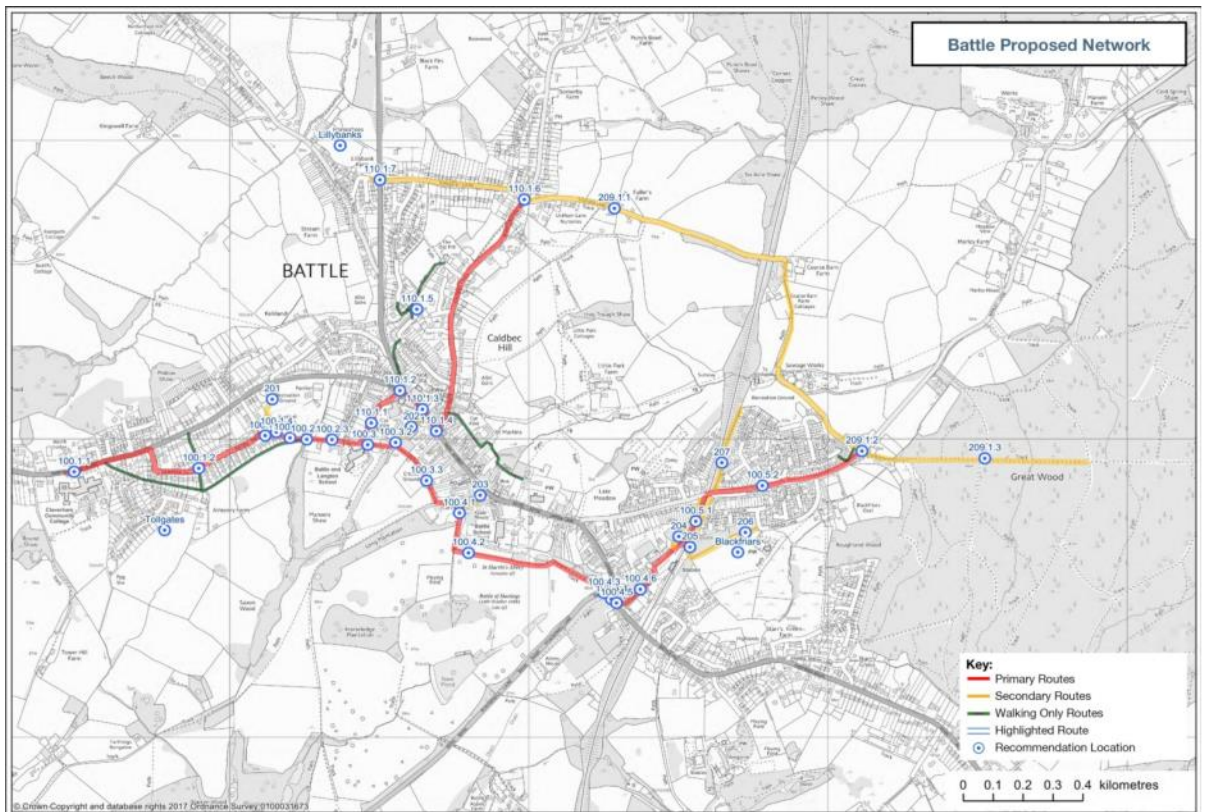
- Poor parking facilities, volumes and speeding traffic, has resulted in most residents being concerned about safety measures within the Parish.
- The Neighbourhood Plan seeks to address these concerns, not only through the use of speed restrictions in the most appropriate places but through the de-classification of the High Street in Battle, specifically to enable weight and width restrictions to be put in place via a Traffic Regulation Order.
- It will also include parking management measures which favour only the areas designated for legal parking.



## “Active Travel”- footways, footpaths and cycle paths

- The Neighbourhood Plan supports the work of Battle community groups with East Sussex County Council (ESCC) Transport Policy Unit, to identify “Active Travel” links, following the first public consultation in 2017.
- Implementation of Active Travel links, essentially west-east, including the High Street to Battle Railway Station will meet a very important local need, with emphasis on footways, footpath and cycle paths.
- ESCC commissioned Sustrans (a recognised national cycle and walking charity) to survey coastal towns with the key objective of providing better access.
- After extensive lobbying Battle was included in the first tranche of communities to be studied. ESCC has still to publish the findings for further consultation, before various projects can be funded and implemented. (Nevertheless, we are able to show the proposed network plan that Sustrans have drawn up for Battle.)

# Connectivity of footways, footpaths and cycle routes



NOTE. The Neighbourhood Plan Steering Group supports the inclusion of pedestrian/cycle access to Battle Railway station from the proposed Blackfriars development as a primary route, NOT a secondary route shown in yellow in the Sustrans map.



# Design Codes

- The Neighbourhood Plan SG has contracted AECOM consultancy to deliver a design code.
- A design code provides detailed design guidance for new dwellings with particular regard to the site and location.
- By following the design code future development will be well designed and will aim to:
  - Respect the scale, style and setting of the historic townscape of Battle and rural nature of Netherfield and Telham.
  - Ensure that throughout the Civil Parish, the use of building materials is in keeping with the locality and specifically in the Conservation Area.
- New developments should use materials which respect their setting and town or rural environment.
  - Be of the highest quality design.
  - New developments should include driveway space for a minimum of two vehicles.



# What is the housing target for Battle, Telham and Netherfield?

- The Government has stated that a set number of properties must be built by 2028 in each planning area.
- Rother District Council allocated **475 dwellings** in its plans for Battle Civil Parish (2011-2028).
- Currently (April 2019) developments already built or that have planning permission (see following pages) reduces this target to:
  - 25 In Battle and Telham
  - 23 in Netherfield
- The required number of dwellings in either Battle or Netherfield cannot be substituted (e.g. a lower amount in Netherfield and a higher amount in Battle).



# What developments have already been taken into account to achieve the required number of dwellings in Battle?

Site Location	Number of dwellings	Current status April 2019
Blackfriars	220*	Government grant obtained to build new link road
Lillybank farm	50	Planning permission granted RR/2016/725/P
Tollgates	63	Planning permission granted RR/2017/1259/P
Land adj to 73 North Trade Road	25	Planning permission granted RR/2017/2390/P
25 Tollgates, Martlets, Battle TN33 0JA	4	Planning permission granted RR/2018/1934/P
Beech Estate, North Trade Road	20	Planning permission granted RR/2018/2666/P
Smaller sites	18	Either completed or planning permission agreed
<b>Total</b>	<u>400</u>	<div>                     * If Blackfriars reduces to 200 the outstanding total increases to 45                 </div>
<b>Outstanding total</b>	<u>25</u>	



What developments have already been taken into account to achieve the required number of dwellings in Netherfield?

Site Location	Number of dwellings	Current status April 2019
Land south of Darvel Down	25	Planning permission granted RR/2017/2308/P
<b>Total</b>	<u>25</u>	
<b>Outstanding total</b>	<u>23</u>	





## What evaluation criteria were used for the proposed sites?

- AECOM (a planning consultancy) was commissioned to undertake an independent site appraisal for the Battle Neighbourhood Plan on behalf of Battle Town Council.
- Their work was commissioned by the Town Council and the Ministry of Housing, Communities and Local Government in July 2018.
- AECOM provided the Neighbourhood Plan SG with a detailed report in February 2019 assessing all sites that had been identified in the Rother District Council Strategic Housing Land Availability Assessment and also from the “Calls for Sites” managed by the Neighbourhood Plan SG (closed 14<sup>th</sup> April 2018).
- The criteria used by AECOM included:

<b>Context</b>	<ul style="list-style-type: none"> <li>• Type of site (greenfield, brownfield etc.)</li> <li>• Planning history.</li> </ul>
<b>Suitability</b>	<ul style="list-style-type: none"> <li>• Environmental considerations;</li> <li>• Heritage considerations;</li> <li>• Community facilities and services</li> <li>• Other key considerations (e.g. flood risk, agricultural land, tree preservation orders.)</li> </ul>



## AECOM also used the following criteria previously developed by the Neighbourhood Planning Steering Group

- Traffic Impact
- Site should have road access to the existing network
- Minimal impact on vegetation
- Minimal impact on existing views
- Environmental and historic designations
- Sites that are considered to be 'brownfield' shall be preferred for selection
- Including Strategic Gaps between the Battle town and Telham and Netherfield and neighbouring villages



The Steering Group reviewed the sites identified by AECOM against our own local criteria.

The local criteria used:

- Minimal impact on surrounding dwellings.
- In order to encourage walking and cycling, sites should be within 1.5 km of key services in the town.
- The site is accessible to public transport
- Proximity of Cultural, religious and recreational facilities. (e.g. libraries, places of worship, sports & community centres, play parks and open spaces).
- The proposed site should accommodate no more than 20 dwellings as identified in the public consultation of 2015.

# What AECOM sites did the Steering Group consider in Battle?

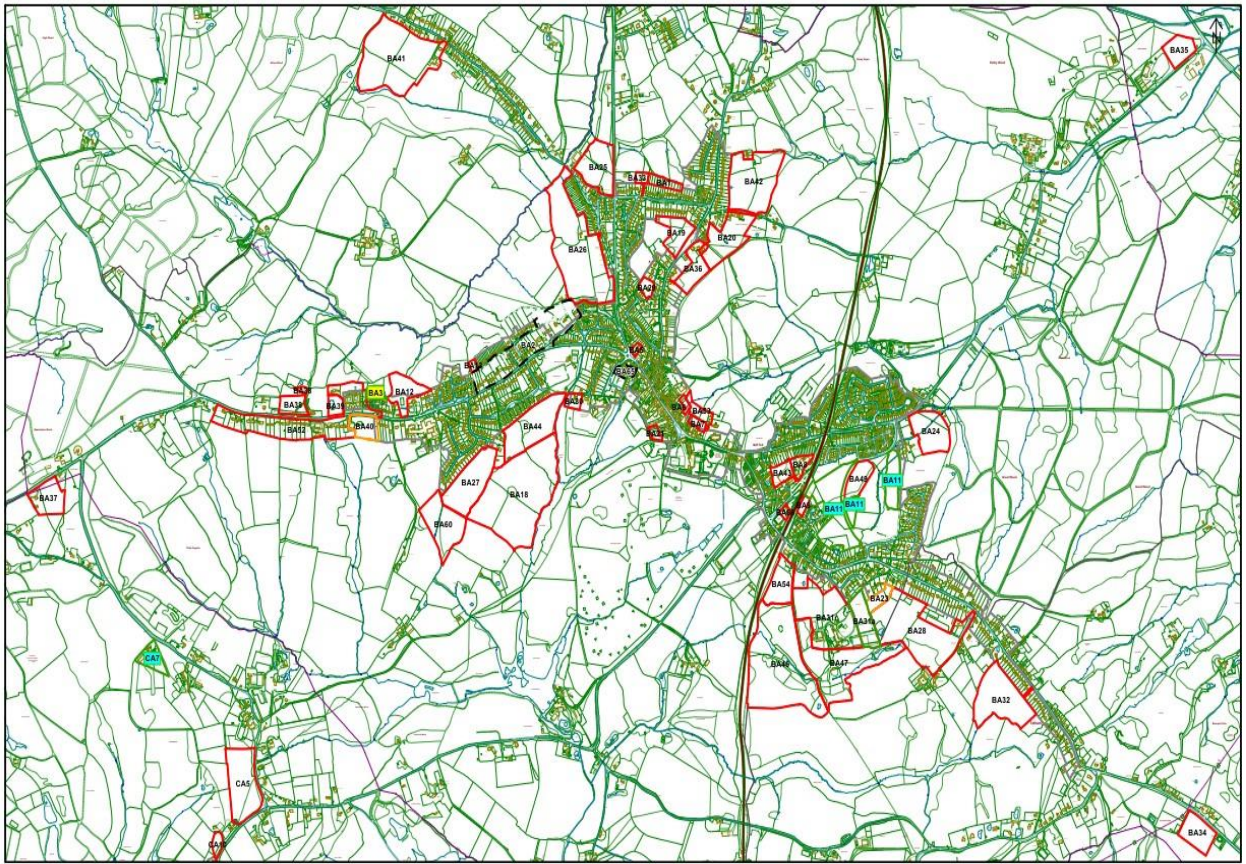
Site Ref	Name	Proposed number of dwellings
BA31a	Glengorse	35
BA23	Land rear of 26 Hastings Road. (Next to BA31a)	35
BA NS117	Land adjacent to Cherry Tree Allotments and Mount St Car Park	16
BA3	Sunnyrise, North Trade Road	14
BA36	Land at Caldbec House, Caldbec Hill	10
BA NS116/BA28	Land North of Loose Farm	8
BA NS118	Land to the SW of Cedarwood Care Home	3-4
BA NS108	Land at Chain Lane between Watchoak House and Stone Cross	3
BA NS103	Land to the east of Battle (west of Great Wood) Marley Lane	1-2

# What sites did the Steering Group consider in Netherfield?

Site Ref	Name	Proposed number of dwellings
NE06	White House Poultry Farm	24-36
NE05a	B2096 entrance from Swallow Barn	17
NE11	Darvel Down Playground	6

All sites in Battle and Netherfield have a number of dwellings as advised by AECOM except those sites where a range is given. The lower figure is possible if a case can be made for restricted use of the site.

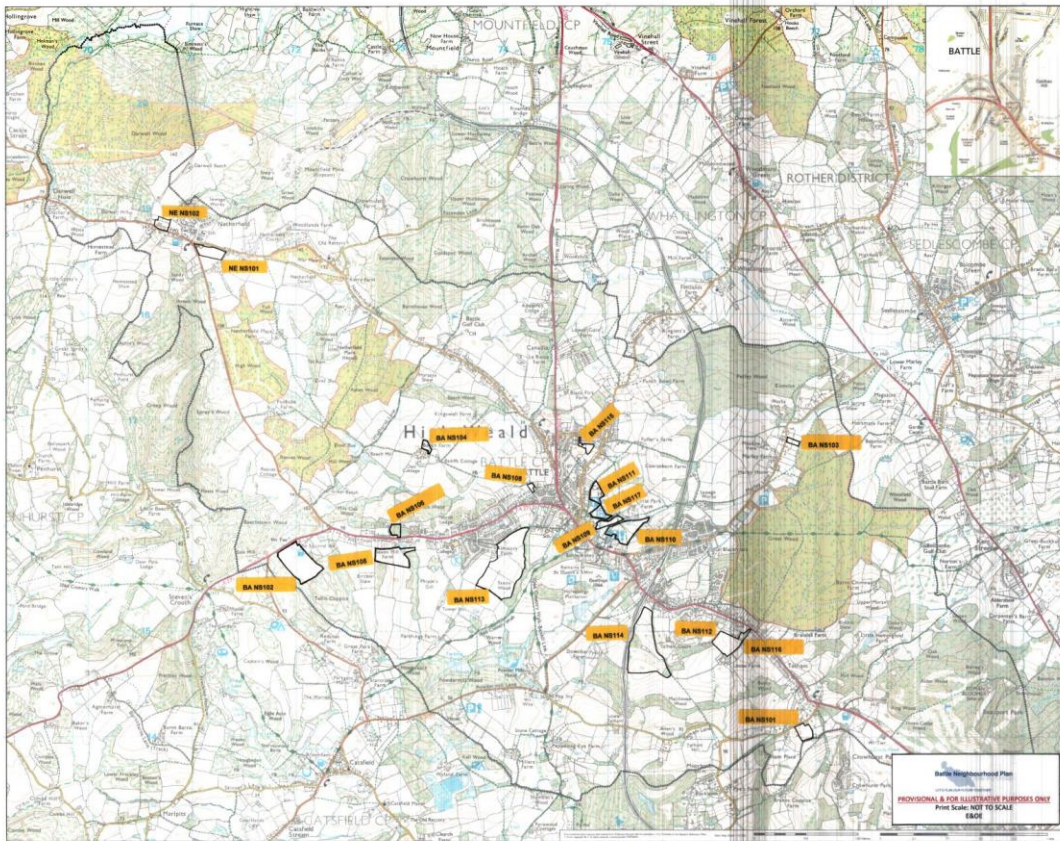
## Maps of Battle Sites



**Figure 1-3: Battle Sites considered in the SHLAA report (June 2013) as per AECOM Site Assessment Final Report page 15**

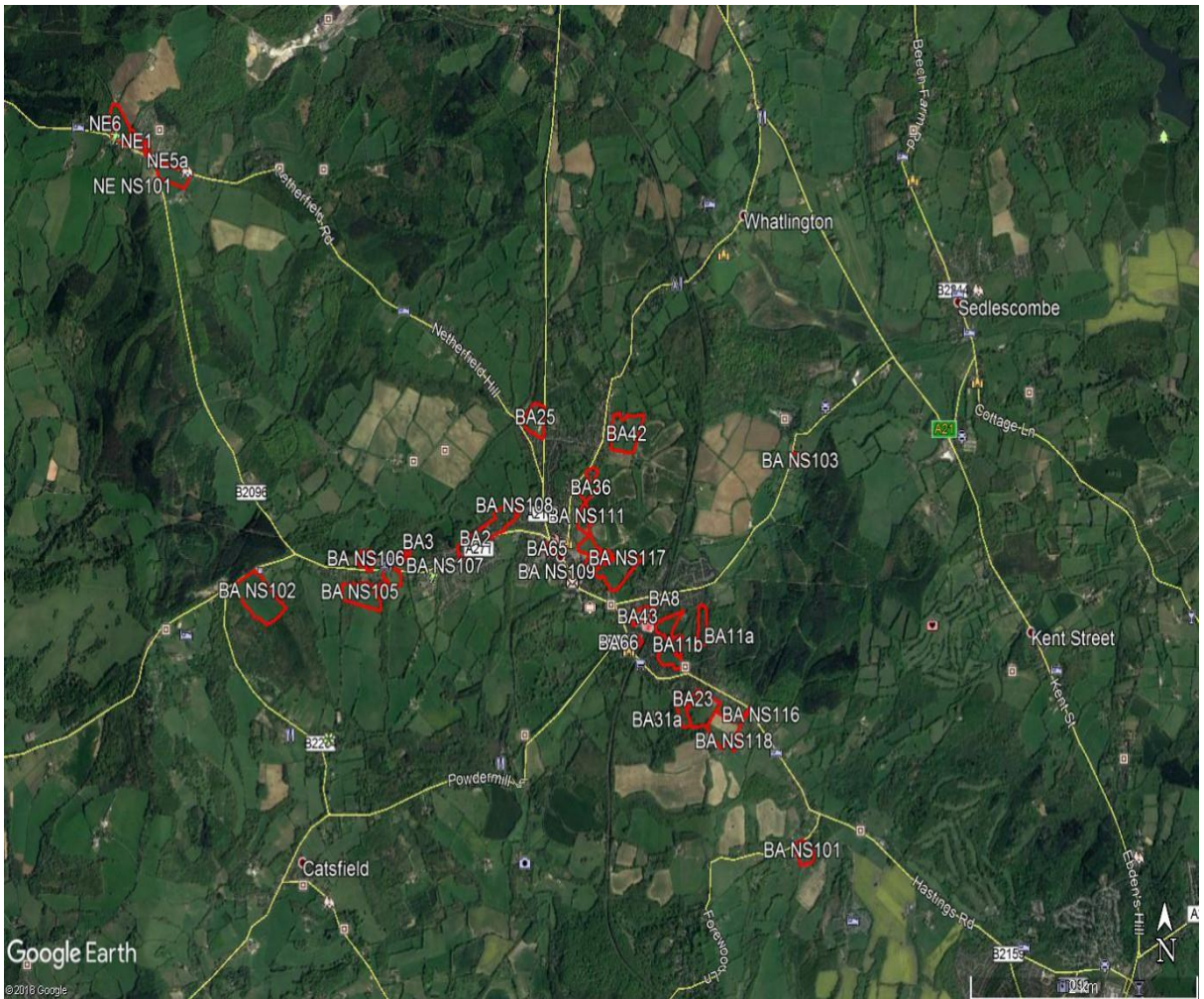
*(Original Source: Rother District Council Website)*





**Figure 2-1: Sites offered in Battle's Call for Sites as displayed by AECOM Site Assessment Final Report page 20**

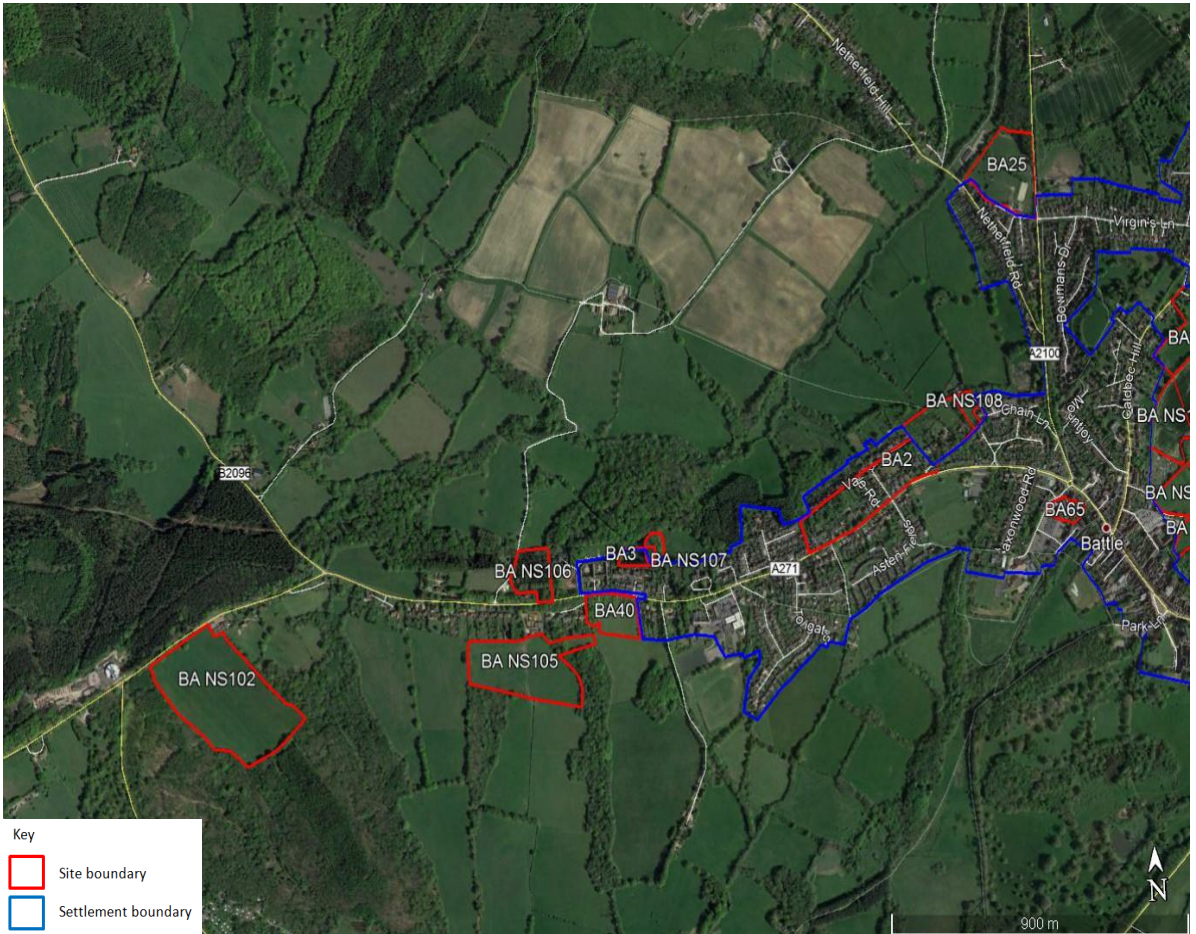
*(Original Source: Battle Town Council)*



**Figure 3-1: Sites considered by AECOM Site Assessment Final Report page 30**

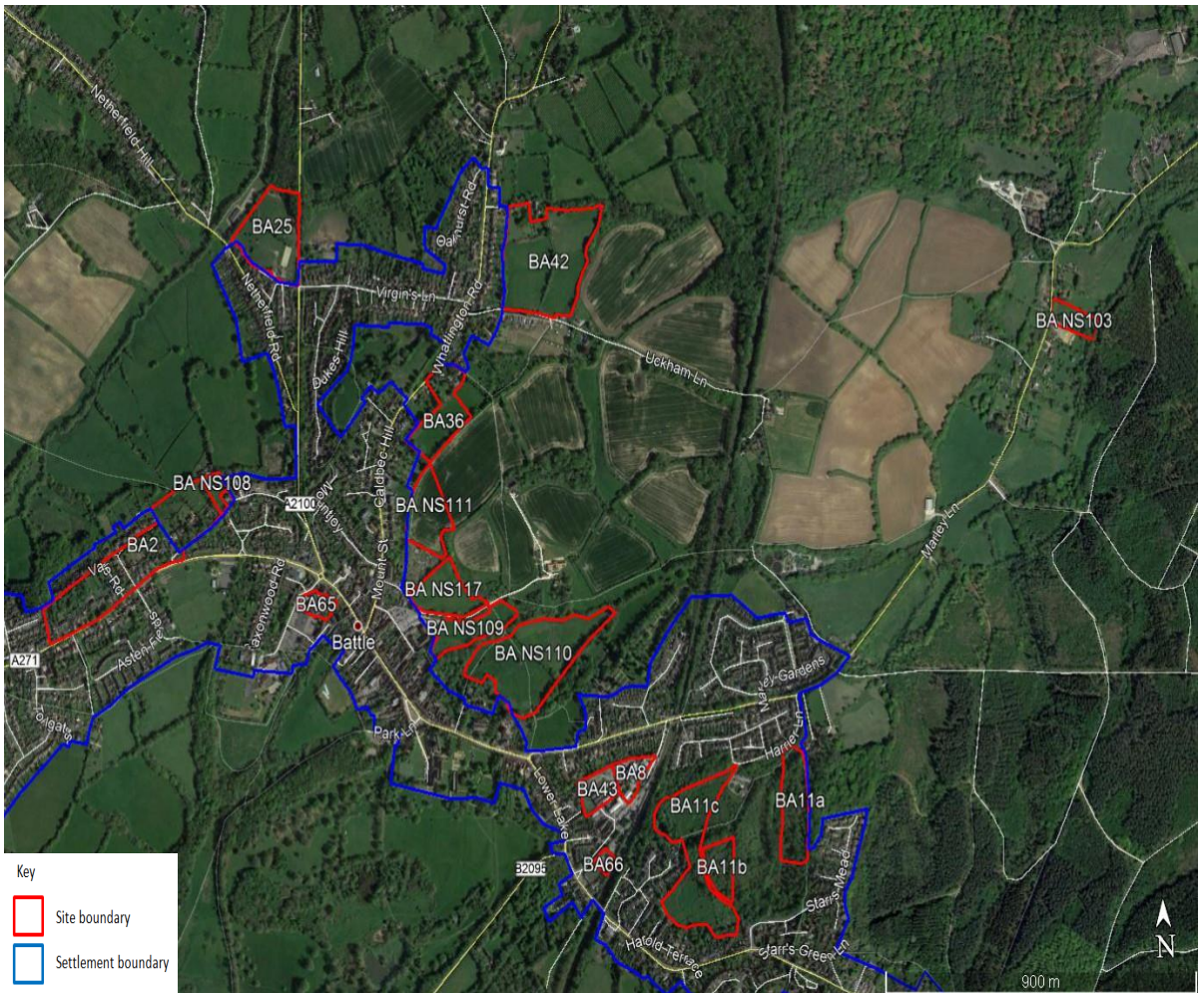
*(Source: Google Earth and AECOM)*





**Figure 3-3: Sites considered in Battle west by AECOM Site Assessment Final Report page 32**

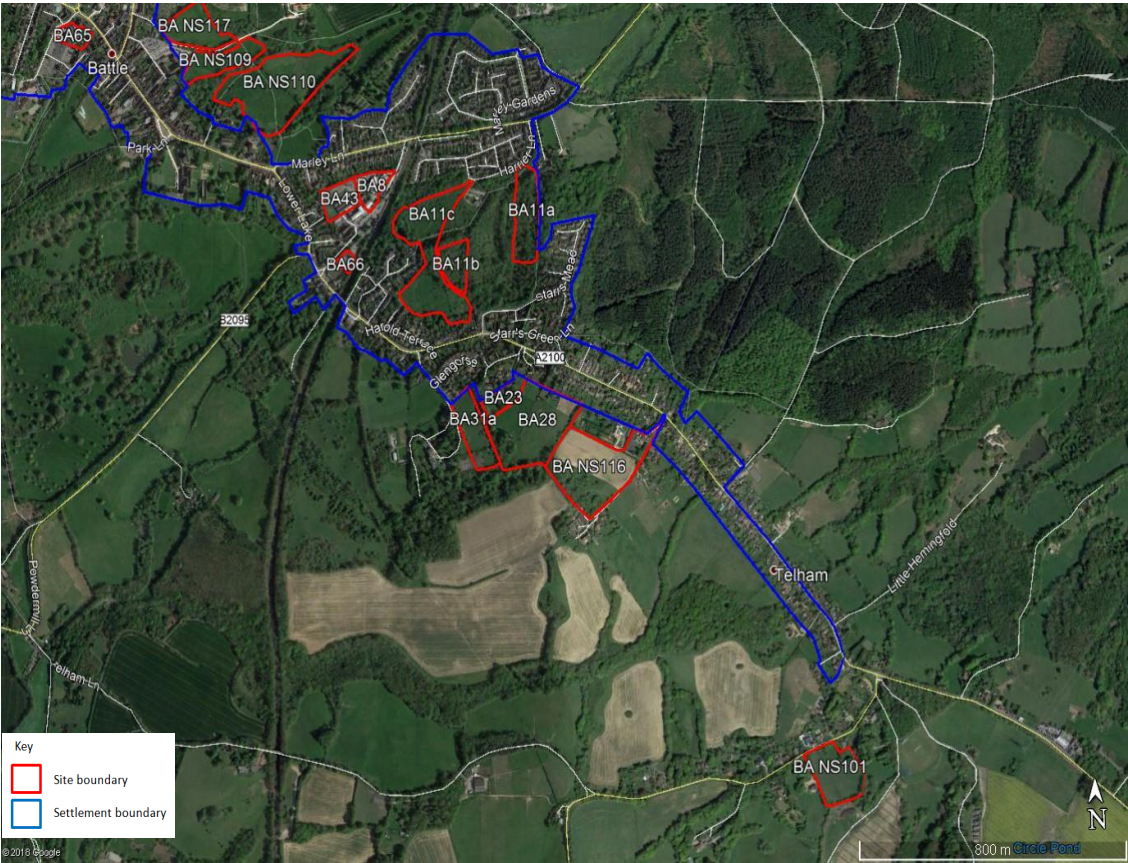
*(Source: Google Earth and AECOM)*



**Figure 3-4: Sites considered in Battle east by AECOM Site Assessment Final Report page 33**

*(Source: Google Earth and AECOM)*



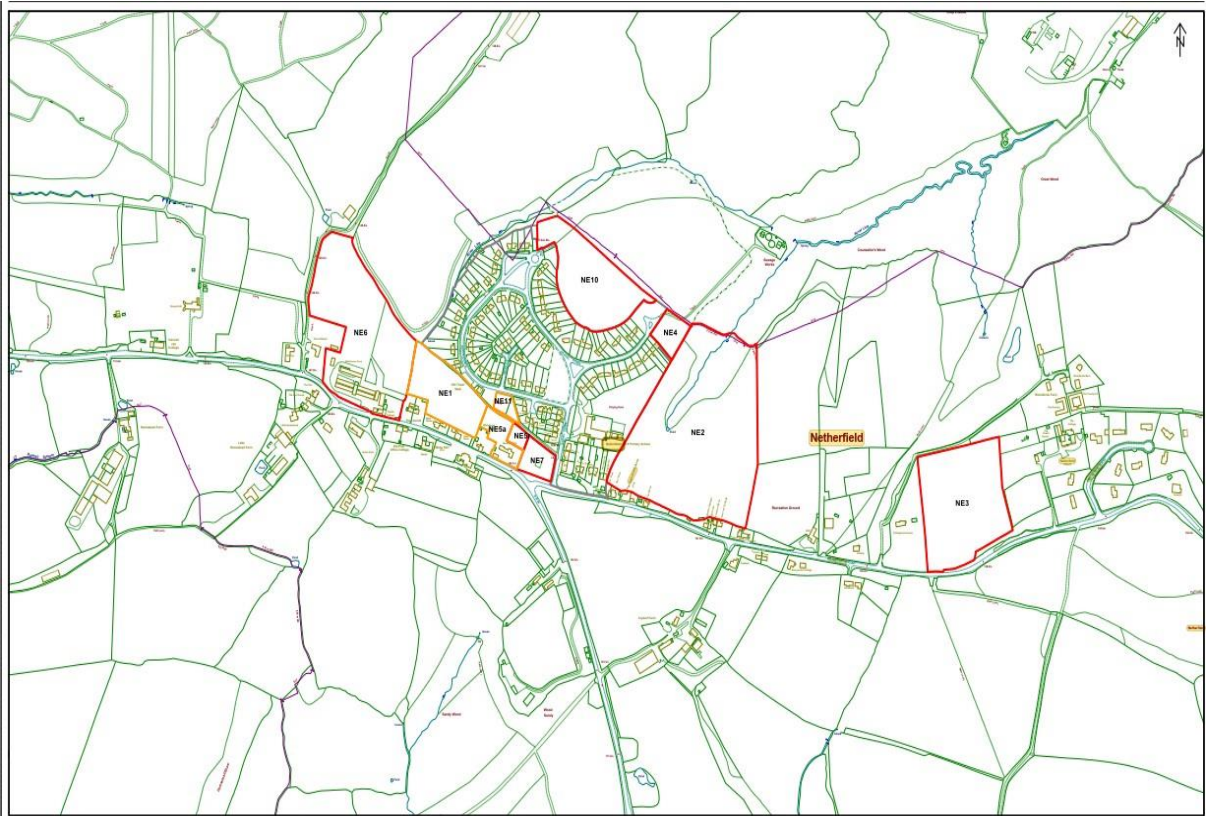


**Figure 3-5: Sites considered in Battle south by AECOM  
Site Assessment Final Report page 34**

*(Source: Google Earth and AECOM)*



# Maps of Netherfield Sites



**Figure 1-4: Netherfield Sites considered in the SHLAA  
(June 2013) as per AECOM Site Assessment  
Final Report page 16**

*(Source: Rother District Council Website)*





**Figure 3-2: Sites considered in Netherfield inset by AECOM Site Assessment Final Report page 31**

*(Source: Google Earth and AECOM)*

# Which sites form part of the Battle Neighbourhood plan?

Following the Neighbourhood Plan Steering Group review, the following sites were considered suitable for Battle to meet the required dwellings number.

Priority order	Proposed number of dwellings	Rationale
Glengorse	20  (Reduced from max possible of 70 when combined with BA23)	Using the criteria, a development at this site was determined to be acceptable for only 20 dwellings. The reasons for this are: <ul style="list-style-type: none"> <li>• The narrow road access to the site.</li> <li>• Balancing development across the whole town area</li> <li>• Environment impact</li> <li>• The south eastern part of the town is likely to have a large development on the Blackfriars site.</li> </ul>
Sunnyrise	14	Balancing the development geographically across the town area.

- These combined sites provide 34 additional dwellings which if Blackfriars is at 220 meets the required number of dwellings (9 over).
- Should Blackfriars reduce to 200, then the following sites should be considered next:
  - Land north of Loose Farm (BA NS116 / BA28), brownfield section only – 8 dwellings
  - Cedarwood Care home (BA NS118) - 3 dwellings

# Proposed priority order for sites in Battle Town

Site Ref	Name	Proposed number of dwellings
BA31a	Glengorse	20
BA3	Sunnyrise	14
<i>If any of the above sites are not confirmed by land owners as being available with the number of dwellings cited, then allocation would need to made in order of priority below</i>		
BA NS116/ BA28	Land to the NW of Loose Farm	8
BA NS118	Land to the SW of Cedarwood Care Home	3-4
BA36	Land at Caldbec House	10
BA NS 117	Land adjacent to Cherry Tree Allotments and Mount St Car Park	16
BA NS 103	Land to the east of Battle (west of Great Wood) Marley Lane	1-2
BA23	Land r/o 26 Hastings Road. Next to BA31a	35






# Which sites form part of the Battle Neighbourhood Plan in Netherfield?

Following a review by the Neighbourhood Planning Steering Group the following site was considered suitable for Netherfield to meet the required housing number:

- **White House Poultry Farm** (NE06) brownfield section of the site only with a maximum of 23 properties and with a footway leading to the centre of the village.



# Proposed Priority order in Netherfield



Site Ref	Name	Proposed number of dwellings
NE06	White House Poultry Farm	24-36
NE05a	B2096 entrance from Swallow Barn	17
NE11	Darvel Down Playground	6

# Site 1: Glengorse

## Site Map



### Site location:

This site is located at Glengorse

**Original site ref:** BA31a only

**Number of dwellings:** 20

### High level rational for acceptance of this site into the plan:

This site was originally part of a combined sites assessment by AECOM with a total of 70 dwellings. Given the likely development of Blackfriars, the Neighbourhood Plan SG considered that this too large a development in a similar location and therefore propose that any development should be no greater than 20 dwellings

## Site 2: Sunnyrise

### Site Map



### Site location

This site is located at Sunnyrise, North Trade Road

**Original site ref:** BA3

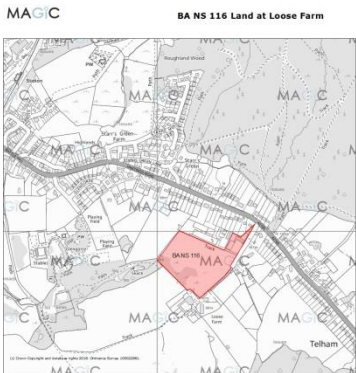
**Number of dwellings:** 14

### **High level rational for acceptance of this site into the plan:**

This is an extension to the existing development where a spur road already exists. Whilst accepting the development on the south side of North Trade Road and the development of Beech Farm, this development balances the number of dwellings across the whole town (Blackfrairs to the south east, Tollgates to the west, Lillybank to the north).

## Site 3: Land north of Loose Farm

### Site Map



Above- AECOM View: The portion of land that is existing brownfield (one dwelling and garden) may be suitable for redevelopment to accommodate up to 8 dwellings.

### Site location

This site is located to the north of Loose Farm.

**Original site ref:** BA NS116 / BA28

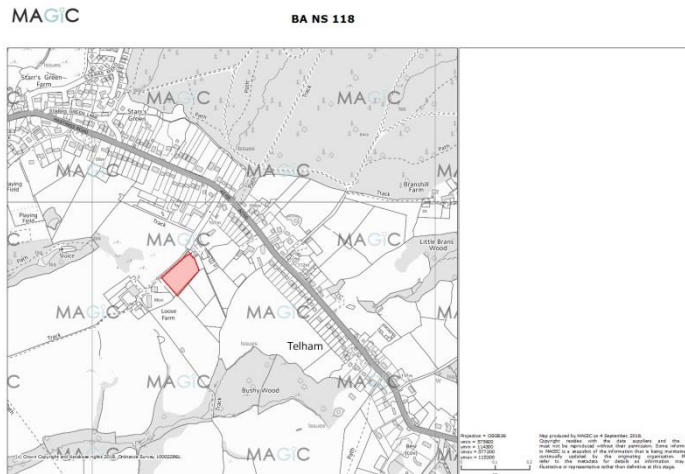
**Number of dwellings:** 8

### High level rational for acceptance of this site into the plan:

The Neighbourhood Plan SG reviewed this site and concluded that only the brownfield section of the site should be developed. This site will only be needed should the Blackfriars site be reduced from 220 to 200.

# Site 4: Land to the South West of Cedarwood Care home

## Site Map



## Site location

This site is located south west of Cedarwood Care home.

**Original site ref:** BA NS118

**Number of dwellings:** 3

## High level rational for acceptance of this site into the plan:

This small development would only be needed should the Blackfriars site be reduced from 220 to 200.

# Site 5: White House Poultry Farm

## Site Map



## Site location

This site is located to the west of Netherfield.

**Original site ref:** NE06

**Number of dwellings:** 23

## High level rational for acceptance of this site into the plan:

The Neighbourhood Plan SG propose that the development at White House Poultry Farm (NE06) be only on the brownfield section of the site (nearest to the road), with 23 properties. There should also be an appropriate pedestrian access from the site to the village shop and school.

## Next steps

- Thank you for taking the time to review the work of the volunteers who form the Battle Civil Parish Neighbourhood Plan Steering Group.
- We welcome your feedback on our proposals. A feedback form is available.
- We accept that not everyone will be happy with our proposals in full, but we have attempted to develop a Plan that meets the community vision and guiding principles of the Neighbourhood Plan Steering Group.
- Following this consultation we will review the feedback and where appropriate amend the Plan.
- The Plan will then be subject to review by Rother District Council and then an independent examiner.
- Following approval by the examiner the Plan will be submitted again to the local community and will be voted for in a referendum.
- This presentation will be available at [www.battleneighbourhoodplan.co.uk](http://www.battleneighbourhoodplan.co.uk) from Tuesday 7<sup>th</sup> May. All feedback forms must be returned to The Almonry by Tuesday 21<sup>st</sup> May.

## The broad timetable is as follows:

Month	Event
<b>May</b>	• Community consultation preferred sites:
	• Developer meeting
	• Final sites document with allocation
	• Working draft of Plan to Steering Group
	• Working draft of Statutory Environmental Assessment to Steering Group
<b>June</b>	• Meeting to discuss Regulation14 consultation
	• Review and refine plan
	• Battle Town Council meeting to sign off Plan before Regulation14
<b>July</b>	• Pre submission Regulation14
<b>September / October</b>	• Submission Regulation15
<b>December</b>	• Referendum