

Battle Civil Parish Neighbourhood Plan

Strategic Gap analysis

1. Introduction

- 1.1. The Battle Civil Parish Neighbourhood Plan Steering Group (BCPNPSG), accept the Rother District Council (RDC) definition of a strategic gap (SG) as “an area of land which helps determine the separation of settlements and protect their individual character”.

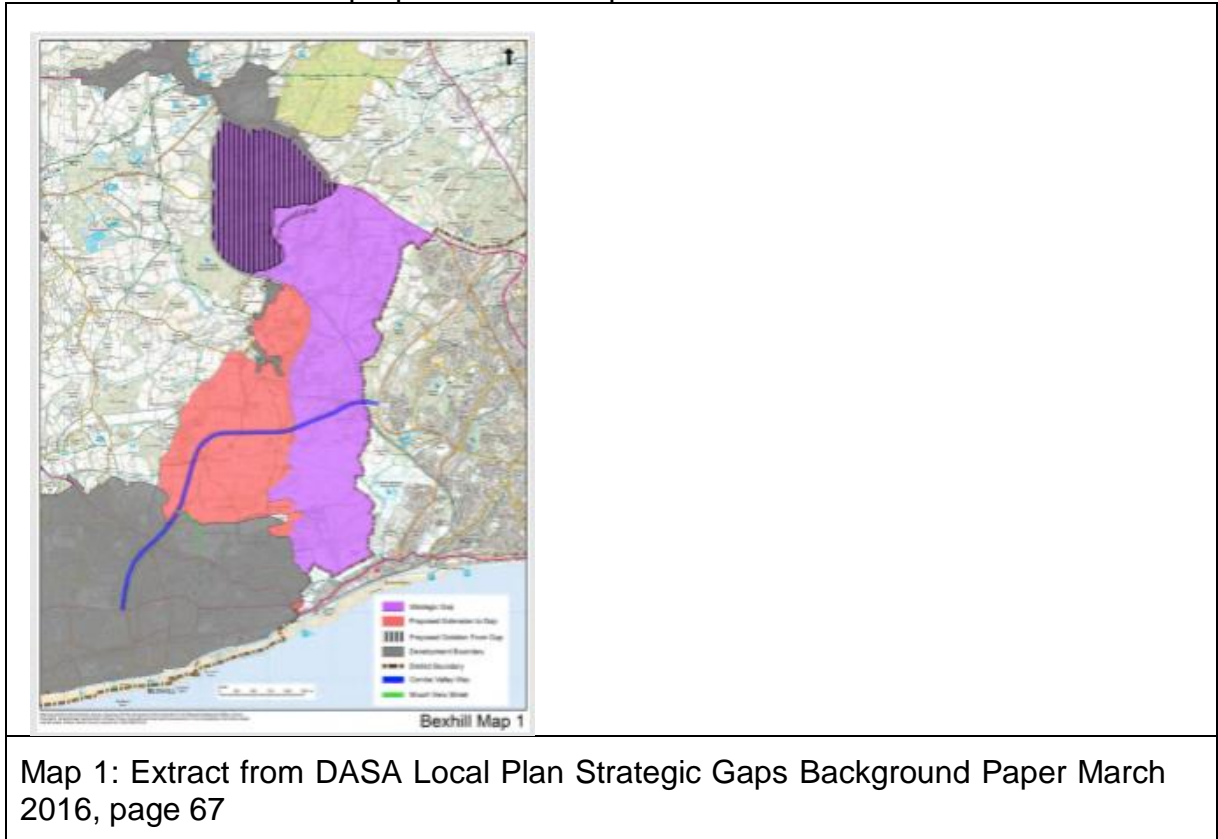
The DASA Local Plan Strategic Gaps Background Paper March 2016 states in section 1.2:

“The particular objectives of an SG are:

- a. To maintain the separate identity and distinctiveness between settlements
- b. To maintain the strategic settlement pattern
- c. To prevent the coalescence of settlements”

See: www.rother.gov.uk/dasa Supporting Documents

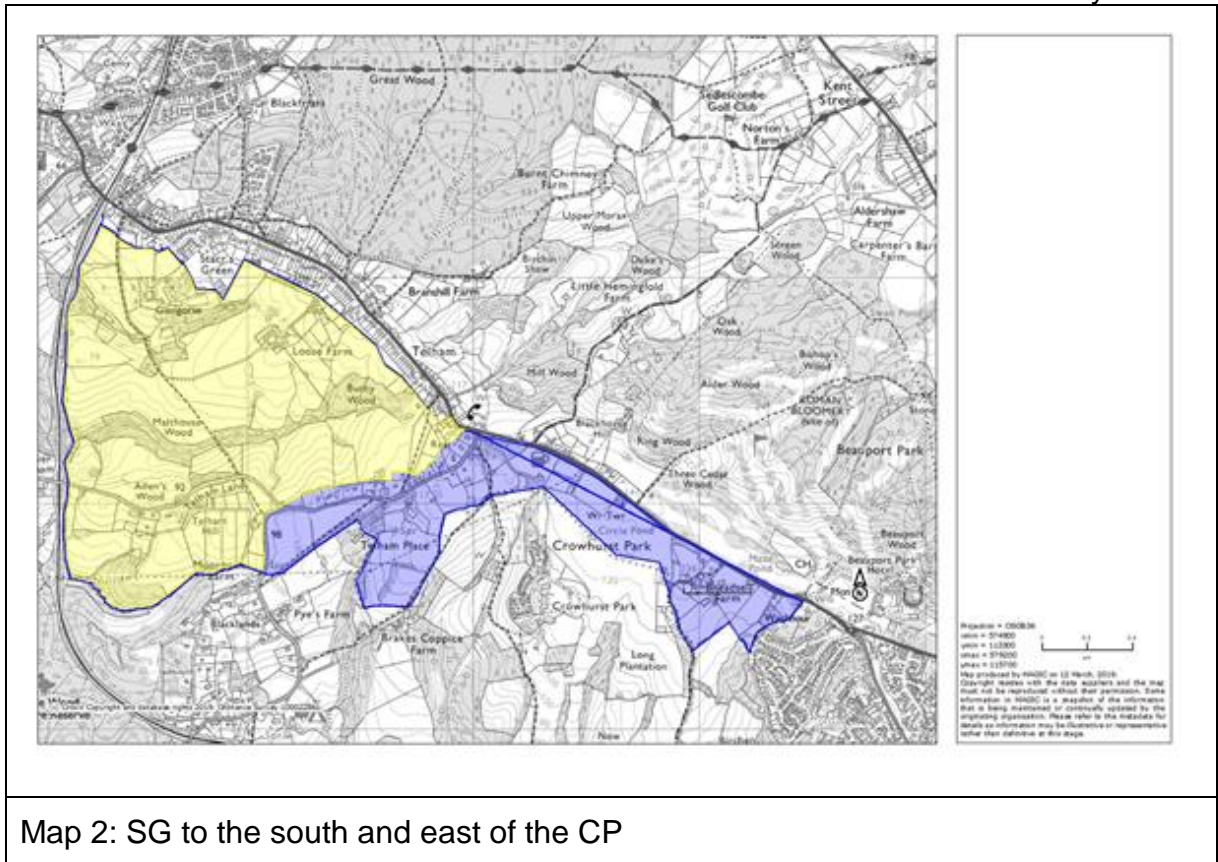
- 1.2. The preliminary Neighbourhood Plan public consultation held in April 2017 had displays which informed the residents of the intentions of RDC to amend the strategic gap between Hastings and Battle. They were informed that RDC are proposing the removal of the SG south west of Battle in the area bounded by the railway line, the Hastings Road, Telham Lane and Forewood Lane. See the vertical shaded purple area on Map 1.



- 1.3. The BCPNPSG have carefully considered which SG areas should be designated in order to achieve the objectives described in Section 1.1 and have taken account of the DASA proposals.

2. SG to the south-east of the Battle Civil Parish (CP)

- 2.1. The yellow area in Map 2 indicates the area of DASA proposed SG removal, while the blue area indicates the retained SG within the Battle Civil Parish boundary.



Map 2: SG to the south and east of the CP

- 2.2. The RDC argument is that: “This landscape is typical of the High Weald AONB and is clearly countryside outside the development area and therefore protected by countryside and AONB policies. It is recommended that the western boundary of the SG is reviewed to follow an alignment along Forewood Lane as this would not compromise the effectiveness of the gap between Battle and Hastings”. (DASA Local Plan Strategic Gaps Background Paper March 2016, section 12.5 page 27)
- 2.3. The BCPNPSG were not initially convinced this would provide adequate protection from Hastings overspill. Residents were asked to use the feedback forms to give their views on this and the avoidance of ribbon development towards surrounding villages.
- 2.4. The questions posed on the consultation held in April 2017 feedback form and responses are shown here:

2a. The distinct identities of Battle Town and the surrounding village communities should be protected by strategic gaps or wedges which would prevent further ribbon development between them?

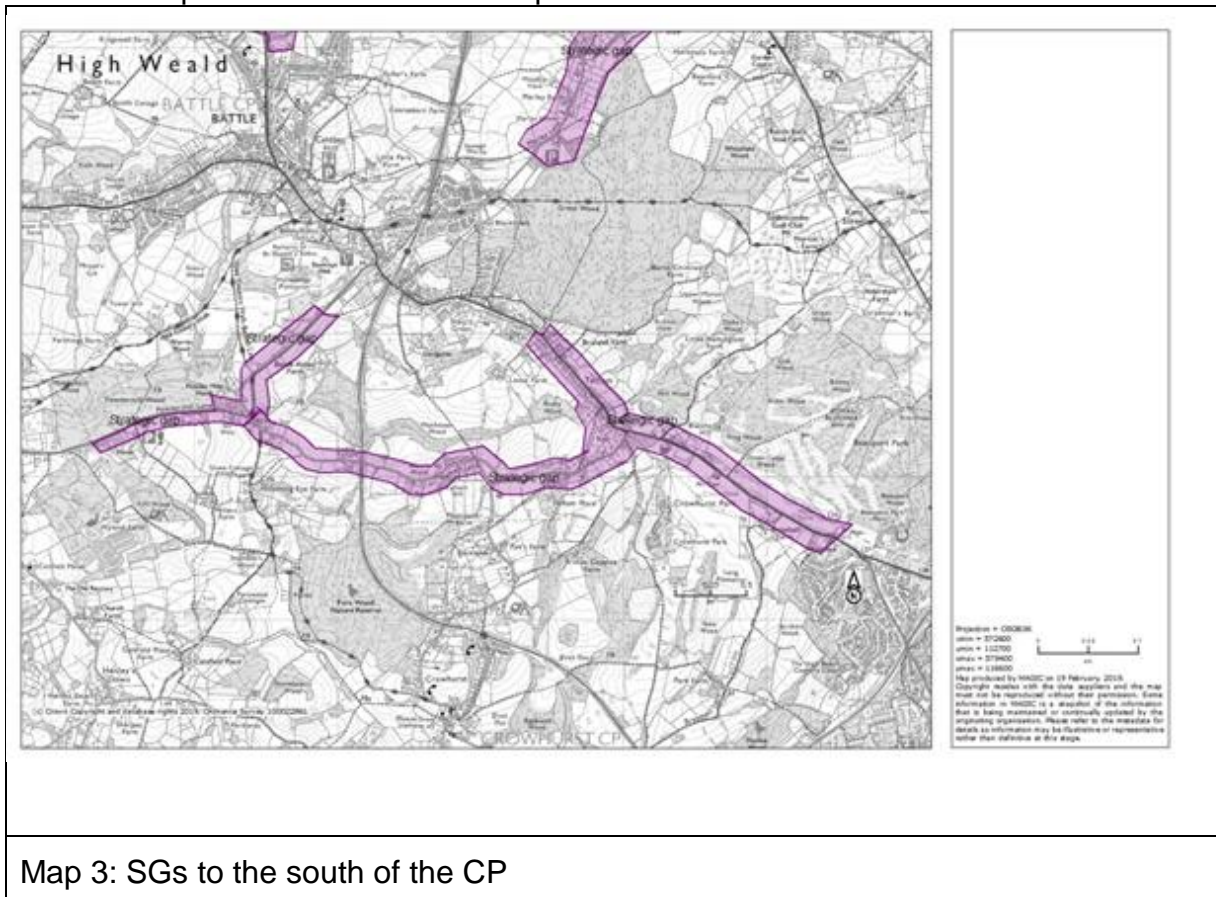
Yes=192; No=2; No response=55

2b. The distinct identity of Battle Civil Parish should be protected from urban sprawl towards Hastings?

Yes=191; No=4; No response=54

3. Re-examination of the south-east of the CP

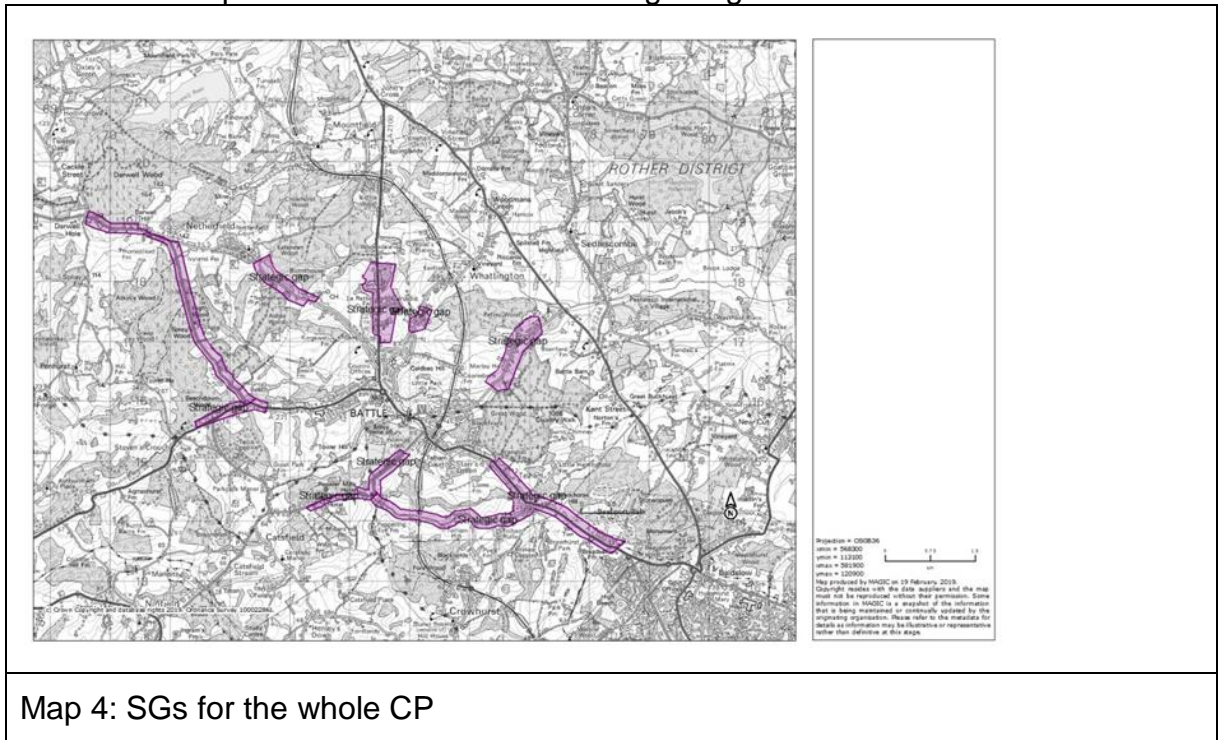
3.1. It is clear from the sample above that there is support for the concept of a strategic gaps being used to meet the SG objectives. The Steering Group re-examined the RDC proposal to remove a section of the SG shown in Map 2 and decided that the remaining SG offers sufficient protection from the sprawl of Hastings but that it did not offer adequate protection from ribbon development between Battle and Crowhurst and Battle and other surrounding villages. The Battle-Hastings SG should only be amended if protection against ribbon development between Battle and Crowhurst is provided as shown in Map 3.



The shaded purple area in Map 3 includes the Telham recreation ground which, along with the surrounding land, should be maintained without development to retain the separate character of Telham. There is already almost continuous ribbon development on the south side of the A2100 but there are gaps on the north side. These should be protected by designation as a SG. These no build areas shown in this document would also prohibit the use of existing roadways and tracks or the building of new access roads to land beyond that in the shaded areas.

4. SGs for the whole CP

4.1. In addition to the amended SG shown in Map 3, further protections are needed to maintain the separate identities of surrounding villages and Battle.

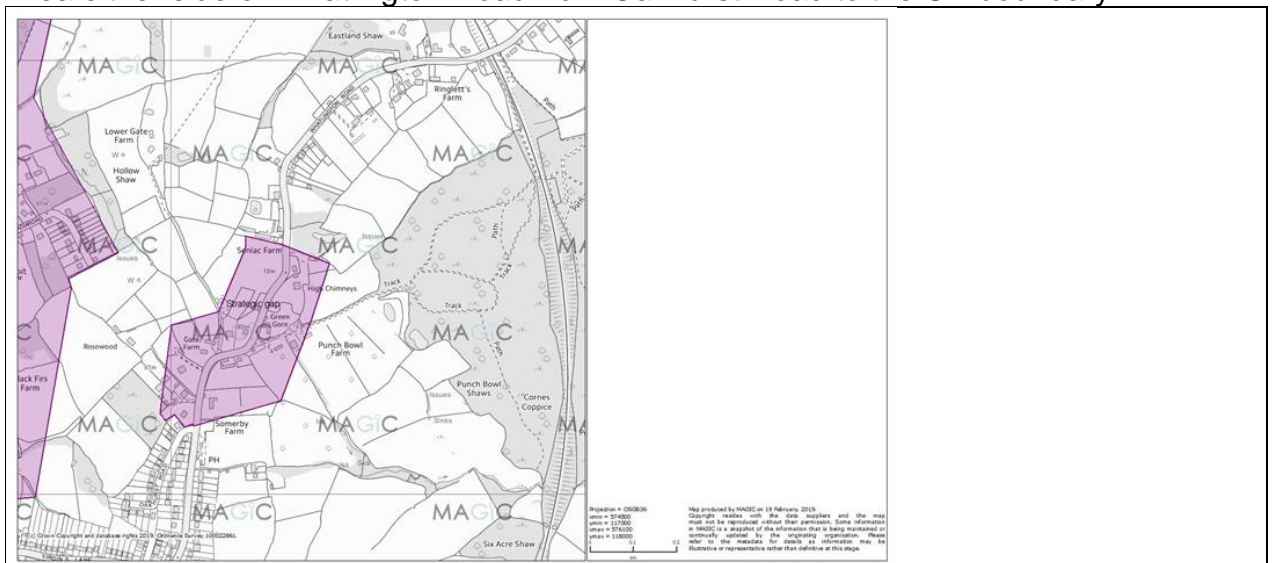


Map 4: SGs for the whole CP

The original DASA derived SGs and the following new and amended maps assume the SGs now defined are not only no-build-areas in their own right but also do not offer the potential for an access road across the SGs to more remote building sites. This definition will offer further security from urban sprawl to/from neighbouring villages.

5. SG Battle-Whatlington detail

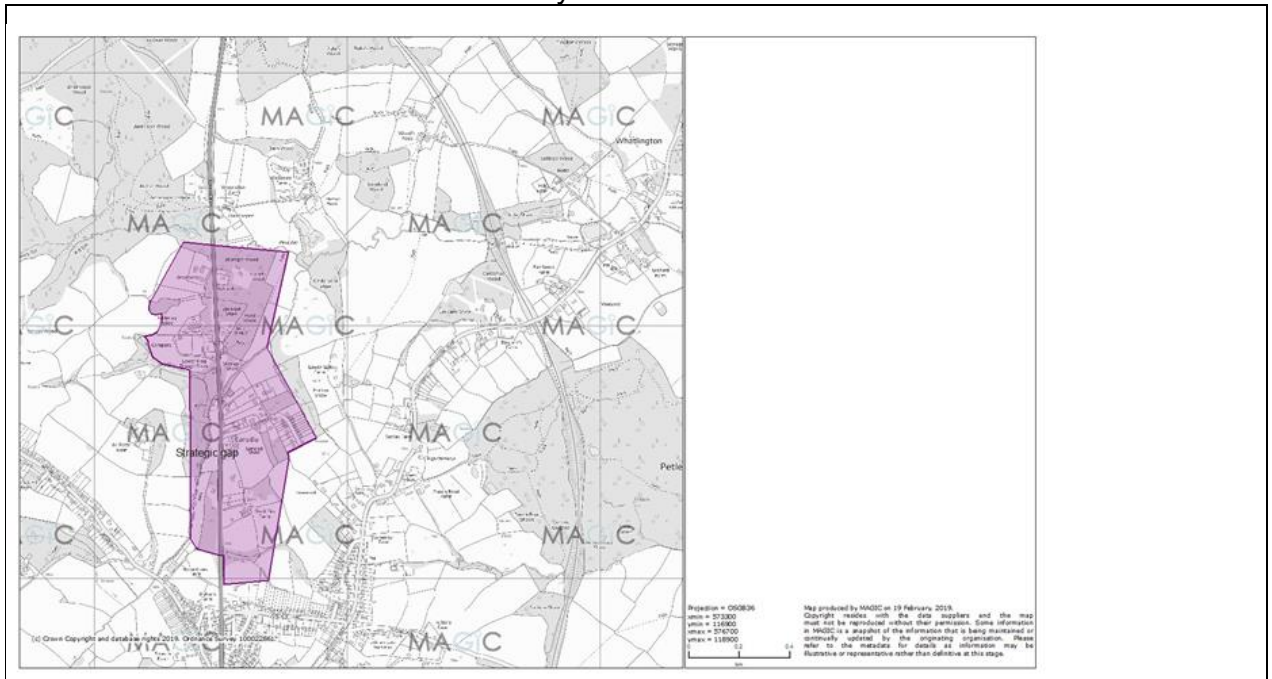
5.1. Area either side of Whatlington Road from Oakhurst Road to the CP boundary.



Map 5: SG for Whatlington Road

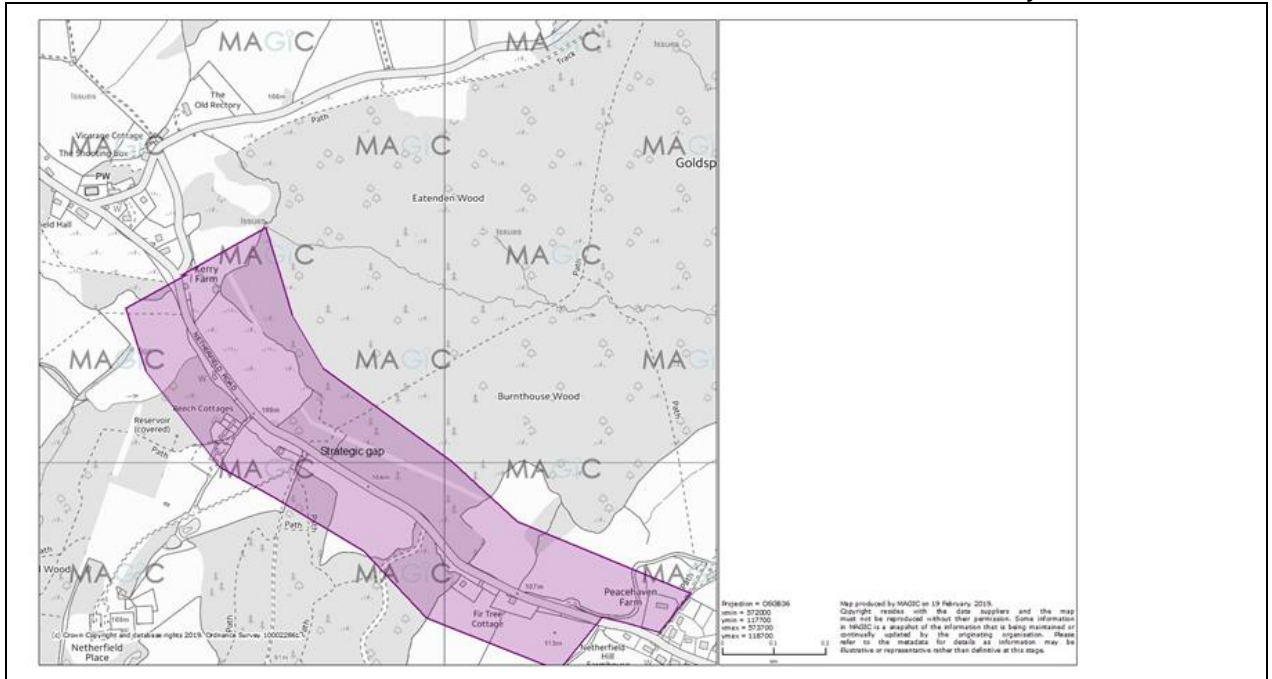
6. SG Battle-Mountfield detail

- 6.1. Area either side of A2100 north of Lilly Bank Farm on west side and north of Virgins Lane on east side north to CP boundary.



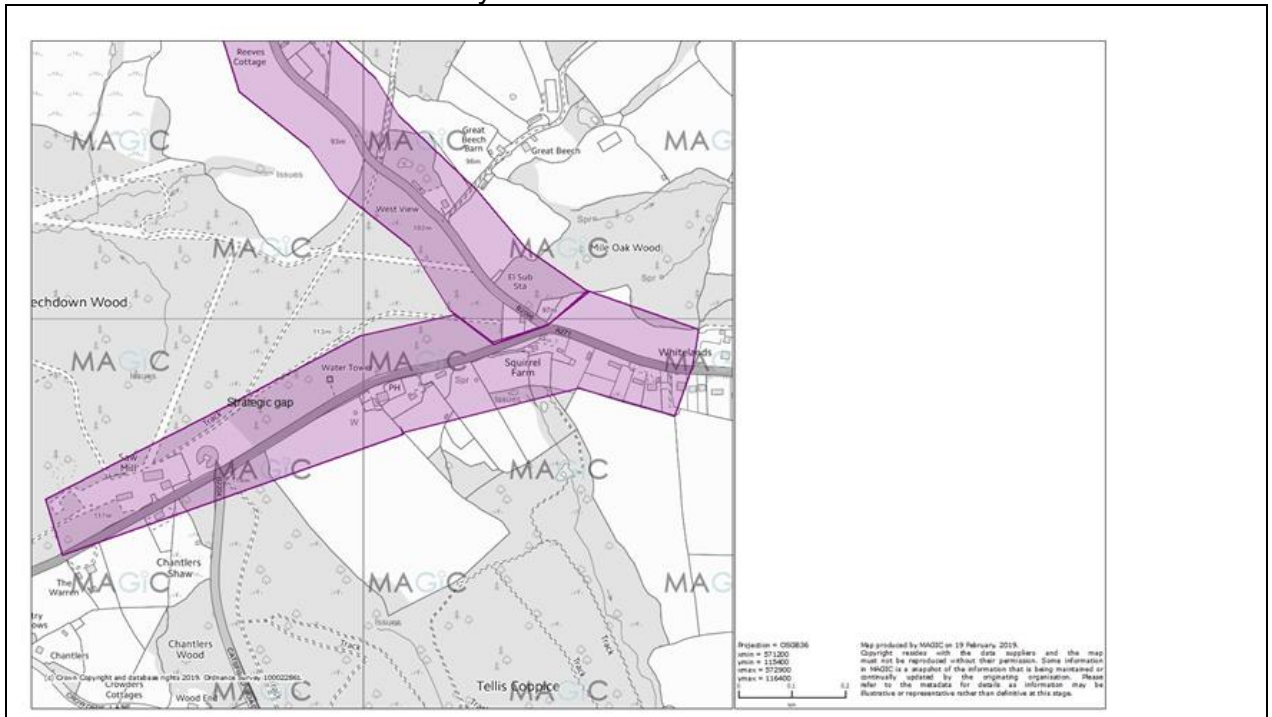
7. SG Battle-Netherfield (1) detail

- 7.1. Area either side of Netherfield Road from former Battle Golf Club to Kerry Farm.



8. SG Battle – Catsfield – Crowhurst detail

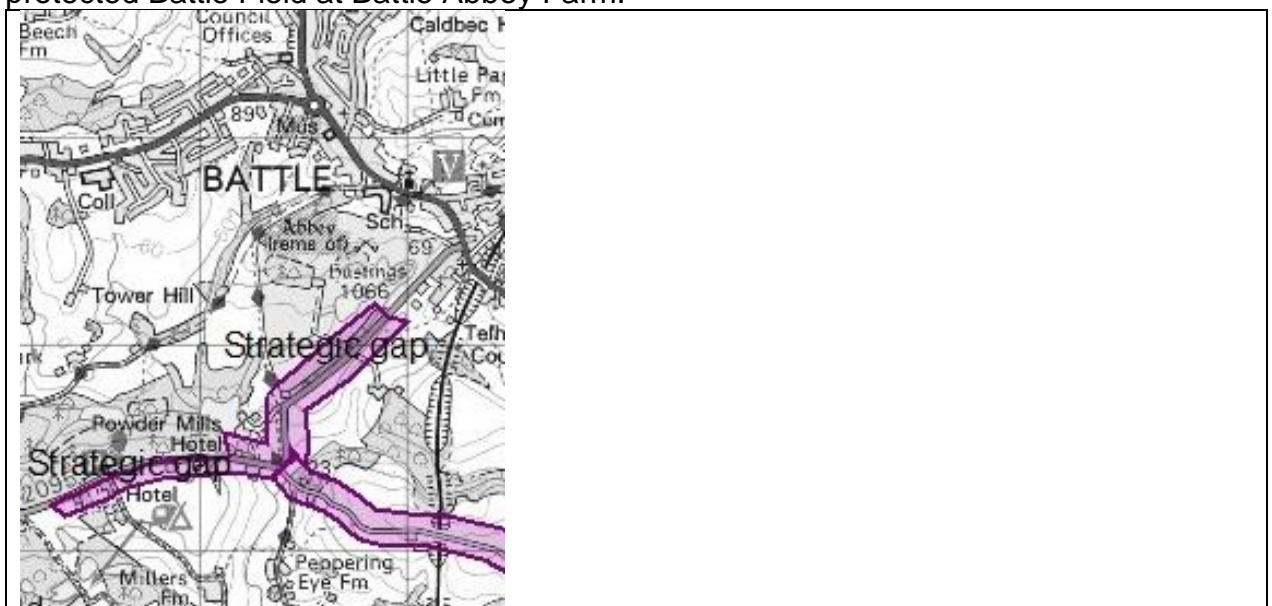
- 8.1. Area either side of North Trade Road towards Littlewoods starting at the Whitelands, North Trade Road to CP boundary.



Map 8: SG for North Trade Road to CP boundary

9. SG Battle-Catsfield (2) detail

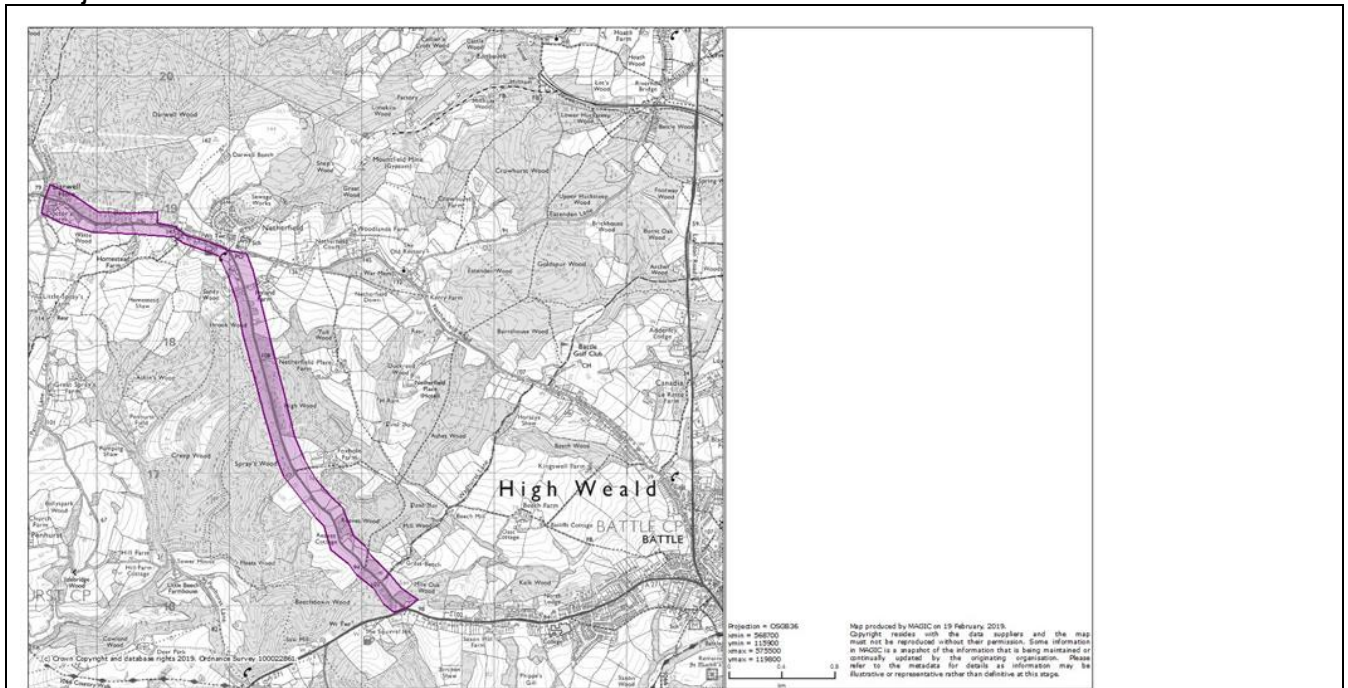
- 9.1. Either side of Powdermill Lane B2095 from the CP boundary (Beggars Roost) to the protected Battle Field at Battle Abbey Farm.



Map 9: SG for Powdermill Lane

10. SG Battle-Netherfield (2) detail

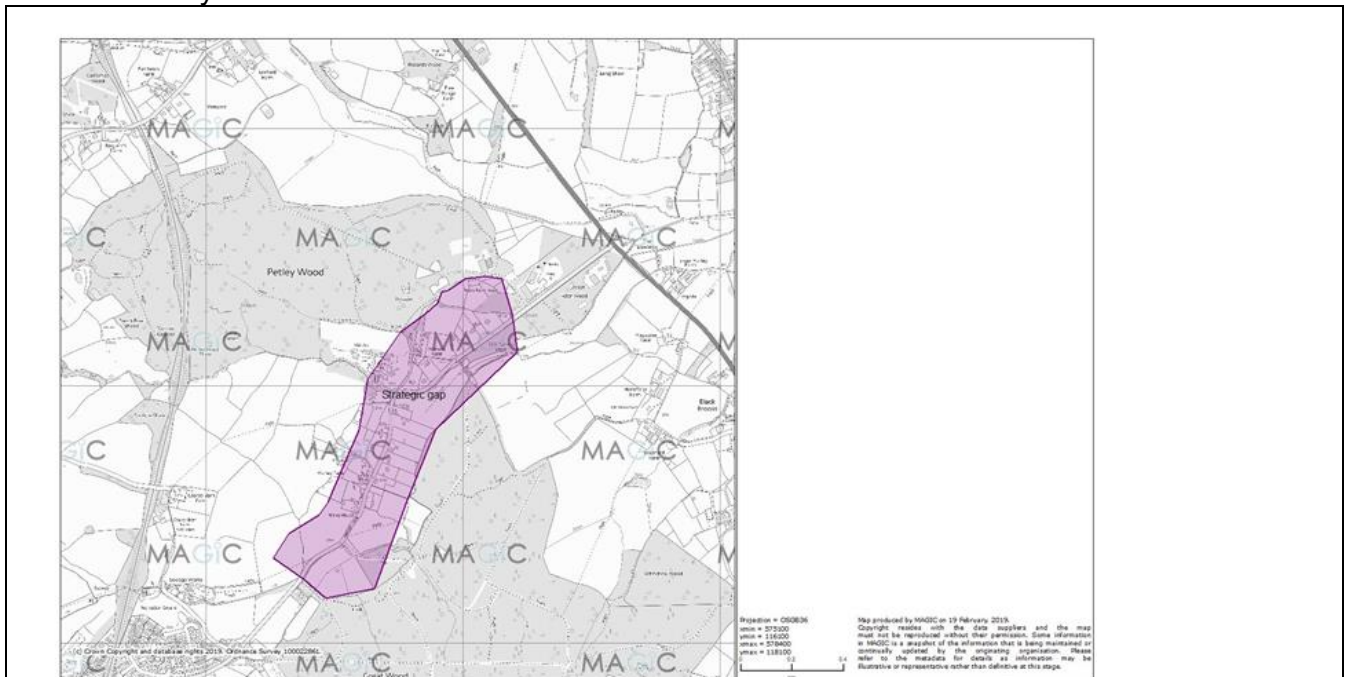
10.1. Either side of the A2096 Kane Hythe Road from existing SG as shown on A271 to junction with Netherfield Road.



Map 10: SG for Whatlington Road

11. SG Battle-Sedlescombe detail

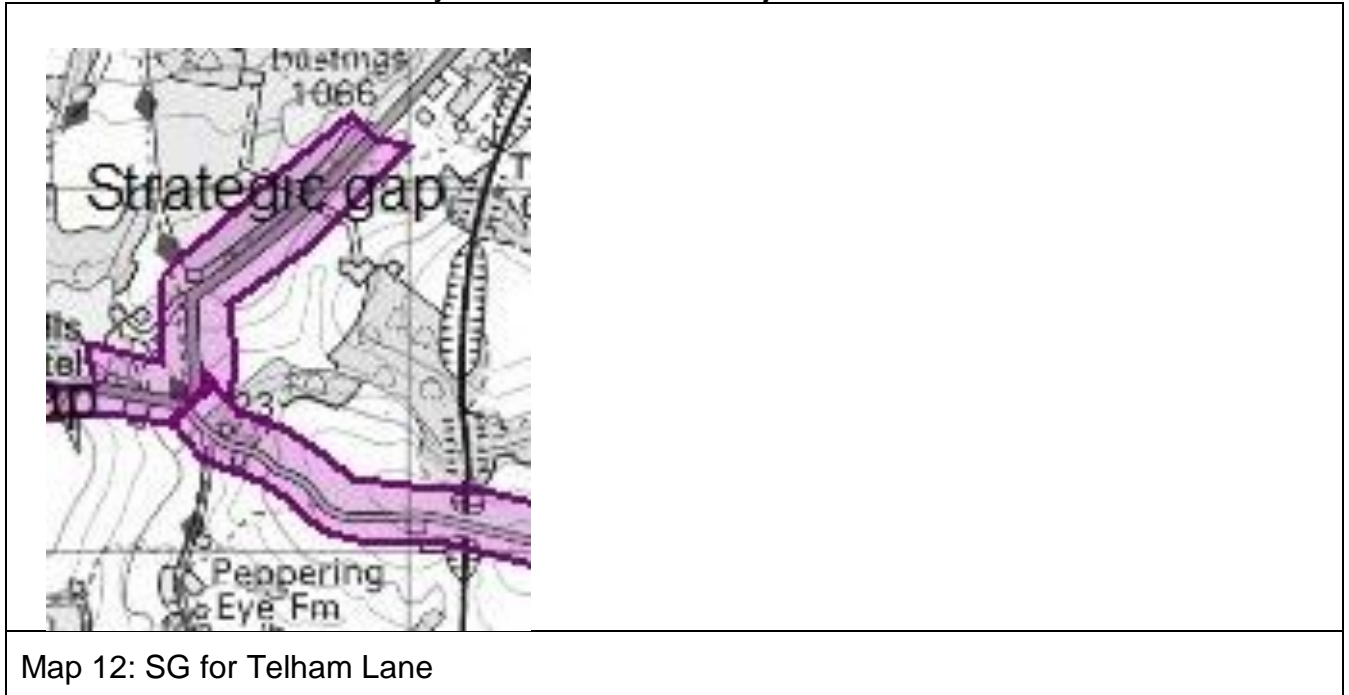
11.1. Marley Lane segment from 250 meters south of Great Wood Car Park to CP boundary before Junction with A21.



Map 11: SG for Marley Lane

12. SG Telham-Catsfield-Crowhurst detail

12.1. Telham Lane from railway line Lower Telham to junction with Powdermill Lane.



Map 12: SG for Telham Lane

13 Summary

13.1 The identified SGs assume these are not only no build areas in their own right but also do not offer the potential for an access road across the SGs to more remote building sites. All the above will offer further security from urban sprawl to neighbouring villages.

Revisions / Versions:	
Date	Item
2019-03-18	Proposed Strategic Gaps in development in Battle Civil Parish, v2 (AR)
2019-03-19	Title change and minor edits with paragraphs and Maps numbered, v3 (BM)
2019-03-26	Amended text and acronyms, v4 (AR)
2019-03-27	Addition of BCPNP logo, v5 (DW)