

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 many 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.

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

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 homes 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 is intended to allocate sites in order of the priority shown in the first column in the tables on the following pages to meet the actual requirement for dwellings after the capacity of Blackfriars BA11 has been confirmed. The proposed priority order in Netherfield shows one preferred and one reserve site. Any unallocated sites will be a contingency reserve to be set against any future changes made in the RDC housing allocation.

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2. Netherfield sites

Priority Order/ 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
1 NE06 NENS102	White House Poultry Farm, Netherfield (part of NE06 NENS102)	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>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 BCPNP Design Guidelines. 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 and vehicular access with adjacent development on NE01 that has planning permission for 25 dwellings.</p>

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Preferred sites list
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Priority Order/ 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
2 NE05a & NE05r	Swallow Barn, Netherfield, off B2096	10	<p>AECOM jointly assessed NE01/NE05a/NE11. 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 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). Safe vehicular access with good visibility splays needed to overcome Highway authority concerns.</p> <p>Conformity with BCPNP Design Guidelines 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		

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3. Battle and Telham sites

Priority Order/ 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.
1 BA31a	Land to east of Glengorse (part of BA31a)	20	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.	Footway access from all dwellings on to existing Glengorse development. Conformity with BCPNP Design Guidelines.
2 BA36	Land at Caldbec House, Caldbec Hill (part of BA36)	9	The capacity was assessed as 10 on the brown field part of the site but the landowner only wants to build 9 dwellings.	Only the existing built area of the site is considered suitable for redevelopment to accommodate additional housing. The remaining part of the site has limited existing access. Development here would represent a departure from the historic morphology of the surrounding area. Conformity with BCPNP Design Guidelines

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Preferred sites list
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Priority Order/ 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.
3 BA NS117	Land east of and adjacent to Cherry Gardens Allotments and Mount Street car park	16	Part of a larger development plan put forward by developer but only this site is put forward for inclusion in the NP.	<p>Suitable vehicular and pedestrian access would also need to be created to the site. Footway access on to Mount Street. Additional parking for visitors.</p> <p>The site is potentially considered appropriate for allocation but has high landscape sensitivity to development and therefore would need sensitive design to mitigate effects on the adjacent landscape.</p> <p>Site is situated in close proximity to the high street which has a number of heritage assets which would pose a constraint on development. Again sensitive design would be needed here.</p> <p>See NP Design Guidelines for detailed requirements.</p>
4 BA NS118	Land to the north-east of of Cedarwood Care Home	4	<p>The site is considered appropriate for limited infill development. This is because the site is poorly located to services and facilities and is within an area of moderate sensitivity to landscape changes.</p> <p>The site is also located within an area identified as a strategic gap. NB The NP has accepted the proposal to remove the strategic gap in this area. (see Green Gap, GG paper)</p>	Conformity with BCPNP Design Guidelines

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Priority Order/ 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.
5 BA NS103	Land to the east of Battle (west of Great Wood) Marley Lane	2	The site is potentially suitable for approximately two infill dwellings on the western boundary along Marley Lane. The site currently has planning permission for one dwelling. Less than the landowner capacity estimate of 8 dwellings due to potential reduction in developable area of the site due to flood risk and proximity within and to High Spatial Priority Woodland Habitats. Site is suitable for infill development of approx. 2 dwellings.	There are no pedestrian footpaths and narrow isolated grass verges for pedestrian access from Battle town centre, therefore this would need to be enhanced. if the site were to come forward. There is a bus stop just over 150m from the site but no school buses pass this way and Bus Stop is infrequent Battle Community Transport. Conformity with BCPNP Design Guidelines

Priority Order/ 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.
Total Battle and Telham		51		
Residual Requirement - assuming 220 at Blackfriars		238 18		

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4. Blackfriars

Priority Order/ 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.								
BA11	Blackfriars site	220	<p>Varying capacity figures have been produced over the years with AECOM 200-250 suggesting 250 (p38-9) and Homes England (14 March 2019):</p> <p>Outputs</p> <table> <tr> <td>Market Sale</td> <td>160</td> </tr> <tr> <td>Affordable Rent</td> <td>0</td> </tr> <tr> <td>Affordable LCHO</td> <td>84</td> </tr> <tr> <td>Total</td> <td>244</td> </tr> </table> <p>Outline Planning - RDC have agreed up to 220. RDC advises using the 220 figure.</p>	Market Sale	160	Affordable Rent	0	Affordable LCHO	84	Total	244	<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>A site specific design Guidelines has been put forward by AECOM on behalf of the BCPNP which should be adopted by developers.</p>
Market Sale	160											
Affordable Rent	0											
Affordable LCHO	84											
Total	244											

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5. Annex: Sites Removed / demoted from preferred / priority listing

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.
BA03	Sunnyrise	14	Technical problems with access.	Keep as reserve. 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.	

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/AR]