



Proposed Site Selection

April 2019

Contents

- Introduction
- Evaluation Criteria -AECOM
- Evaluation Criteria –BCPNPG
- Desktop Review findings
 - Desktop Review findings – Battle
 - Desktop Review findings - Netherfield
- Further points to note
- Conclusions
- Next Steps



Introduction

- AECOM was commissioned to undertake an independent site appraisal for the Battle Neighbourhood Plan on behalf of Battle Town Council. The work undertaken was agreed with the Town Council and the Ministry of Housing, Communities and Local Government (MHCLG) in July 2018.
- AECOM provided BCPNPG with a detailed report in November 2018 assessing the sites that had been identified in the Rother District Council Strategic Housing Land Availability Assessment (SHLAA) and also from the “Call for Sites” managed by the BCPNPG
- BCPNPG locally developed criteria had been omitted in the first draft. AECOM agreed to revise their report and include these criteria.
- The BCPNPG sub-team reviewed the sites that had been identified by AECOM as suitable for evaluation. An explanation of the criteria used and assessment process can be found in a later slide.
- Battle and Netherfield has been allocated a remaining housing target of 473 dwellings between 2011 and 2028. Taking into account outstanding commitments and schemes which are not yet implemented (including the Blackfriars Site), there remains an outstanding housing need of between 29-49 dwellings for Battle and 23 dwellings for Netherfield. The Battle variance is due to Blackfriars site being between 200 and 220 homes.
- Please note: BA23. The full steering group subsequently reduced the total at Glengorse to 20 dwellings.

Evaluation Criteria - AECOM

The BCPNPG sub-team reviewed the sites that had been identified by AECOM as suitable for evaluation. The RAG status conducted by AECOM was based upon:

- High-level Principle: Traffic Impact (all assumptions are high level and not verified by technical transport specialists)
- Local Site Criteria: Site should have road access to the existing network
- Local Site Criteria: Minimal impact on vegetation
- Local Site Criteria: Minimal impact on existing views
- Local Site Criteria: Environmental and historic designations*
- Local Site Criteria: Sites that are considered to be 'brownfield' shall be preferred for selection
- Other Criteria: Strategic Gap

*Environmental and Historic designation was considered by the group to be of a higher importance given the response from the public in the "Yoursay" survey and the adoption of a Heritage Charter by BTC and was therefore up-weighted in the final assessment.

Evaluation Criteria - BCPNPG

In addition to the AECOM RAG ratings further evaluation was conducted as a desktop exercise by the sub-group. This RAG status was based upon local criteria that had been omitted in their final report:

- 1.6. Minimal impact on surrounding dwellings.
- 1.9. In order to encourage walking and cycling, sites should be within 1.5 km of key services. (15 High Street was used as the basis of measurement as deemed to be a suitable midway point as it is 1.5 km from Claverham CC.)
- 1.11. The site is accessible to public transport
- 1.12. Proximity of Cultural, religious and recreational facilities: libraries, places of worship, cinemas, sports & community centres, evening classes, play parks and open spaces - site choice must take into account access to cultural, religious and recreational facilities in order to promote equality of access and assist with engagement of local community.
- 1.13. The proposed site should accommodate no more than 20 dwellings. (0-20 "Green", 21-40 "Amber", 41 and over "Red").

Amendments to Evaluation Criteria - BCPNP

The following changes were made:














- “Site shall avoid areas with existing road network issues (e.g. such as existing traffic calming bollards) and newly generated traffic shall not worsen immediately adjacent traffic or parking conditions.”. ***This was omitted as it was deemed to be covered by High-level Principle: Traffic Impact***
- “Sites should must have adequate infrastructure facilities such as broadband internet connectivity, electricity, gas, fresh water and waste water disposal in place or there is evidence that provision can be made to install prior to building construction”. ***This was omitted by AECOM and BCPNP because it goes beyond what can be assessed visually or from immediately available evidence. It was beyond the budget of the AECOM site assessment package.***
- It was noted that many criteria had a “distance element” and favoured sites close to the town centre. BTC has recently adopted a Heritage Charter and 80% respondents to survey stated that the countryside was what they most valued about living in the Battle Civil Parish area. The criterion “local site and environmental considerations” was adapted to include these perspectives using local knowledge and given a double weighting.

Evaluation Criteria – BCPNPG (cont.)

- RAG Ratings were then totaled for each site. (e.g. number of Red, Amber and Green).
- A scoring calculation was then conducted whereby
 - Red scored -2
 - Amber scored +1
 - Green scored +2
- Sites were then ranked in ascending order based upon their final score / current standing.

Desktop Review findings

- The table has links to the maps of each locations

| Site Ref. | Link | Name | Number of Properties |
|-----------------|---|--|----------------------|
| BA3 |  | North Trade Road | 14 |
| BA11 |  | Land at Blackfriars (including 3 separate areas) | 250 |
| BA23 | | Land r/o 26 Hastings Road Removed | |
| BA25 |  | Land at Lillybank Farm, London Road | 50 |
| BA NS116 / BA28 |  | Land North of Loose Farm | 8 |
| BA31a See BA23 |  | Reduced Glengorse Housing (35 houses) | 35 |
| BA36 |  | Land at Caldbec House, Caldbec Hill | 10 |
| BA40 |  | Land adj to 73 North Trade Road | 25 |
| BA NS103 |  | Land to the east of Battle (west of Great Wood) | 1 |
| BA NS108 |  | Land at Chain Lane, Battle between Watchoak H | 7 |
| BA NS117 |  | Site X | 16 |
| BA NS118 |  | Land to the SW of Cedarwood Care Home | 3 |
| N/A | | Tollgates | 63 |
| NE01/NE05a/NE11 |  | Land south of Darvel Down | 25 |
| NE06 |  | White House Poultry Farm | 36 |

NB. New locations do not have a map reference

Desktop Review findings - Battle

| Site Ref | Name | Number of Properties | Score | Cumulative Totals | Notes |
|---|--|----------------------|---|-------------------|--|
| BA11 | Land at Blackfriars (including 3 separate areas) | 220 | 8 | 220 | Government grant obtained to build new link road |
| BA25 | Land at Lillybank Farm, London Road | 50 | 15 | 270 | Planning permission granted RR/2016/725/P |
| BA27 | Tollgates | 63 | N/A | 333 | Planning permission granted RR/2017/1259/P |
| BA40 | Land adj to 73 North Trade Road | 25 | 14 | 358 | Planning permission granted RR/2017/2390/P |
| Completions, small site commitments, small site windfalls | | 14 | N/A | 372 | |
| NA | 25 Tollgates, Martlets, Battle TN33 0JA | 4 | | 376 | Planning permission granted? RR/2018/1934/P |
| BA38 | Beech Estate NTR | 20 | N/A | 396 | Planning permission granted? RR/2018/2666/P tbc |
| | | | | | |
| | | | Total | 396 | as at April 2016 |
| | | | Required | 425 | |
| | | | Outstanding requirement if Blackfriars 220 | 29 | as at April 2019 |
| | | | Outstanding requirement if Blackfriars 200 | 49 | as at April 2019 |
| <u>Pending</u> | | | Outline: Proposed residential development of 3no. dwellings served by existing access | | |
| The Meadows - Land at, 12 Isherwood TN33 0EJ | | 3 | | | RR/2019/666/P |

Desktop Review findings - Battle

| Battle: Locations with no current planning permission granted / Government funding | | | | | |
|--|---|----------------------|---------------------|-------------------|----------------------------|
| Site Ref | Name | Number of Properties | Score in rank order | Cumulative Totals | Initial Inclusion in Plan? |
| BA31a only (excluding BA23) | Reduced Glengorse Housing (35 houses) | 35 | 17 | 35 | Y |
| BA NS116 / BA28 | Land North of Loose Farm | 8 | 16 | 43 | Y |
| BA NS117 | Land adj to Cherry Tree Allotments and Mount St CP | 16 | 13 | 59 | Y |
| BA NS118 | Land to the SW of Cedarwood Care Home | 3 | 12 | 62 | ? |
| BA3 | North Trade Road | 14 | 12 | 76 | ? |
| BA36 | Land at Caldbec House, Caldbec Hill | 10 | 11 | 86 | N |
| BA NS103 | Land to the east of Battle (west of Great Wood) Marley Lane | 1 | 10 | 87 | N |
| BA23 only (excluding BA31a) | Land r/o 26 Hastings Road. Next to BA31a. | 35 | 7 | 122 | N |
| BA NS108 | Land at Chain Lane, Battle between Watchoak House and Stone Cross, Chain Lane | 7 | 3 | 129 | N |

| | |
|---|----|
| Outstanding requirement taking into account Blackfriars (220), Tollgates, Lillybank, NTR adj to 73, Beech Farm, Tollgates and "completions" | 29 |
| Outstanding requirement taking into account Blackfriars (200), Tollgates, Lillybank, NTR adj to 73, Beech Farm, Tollgates and "completions" | 49 |

Desktop Review findings - Netherfield

Netherfield: Locations with current planning permission granted / Government funding

| Site Ref | Name | Number of Properties | Score | Cumulative Totals | Notes |
|----------|---------------------------|----------------------|-------------------------|-------------------|--|
| NE01 | Land south of Darvel Down | 25 | 15 | 25 | Planning permission granted RR/2017/2308/P |
| | | | Total | 25 | |
| | | | Required | 48 | |
| | | | Outstanding requirement | 23 | |

Desktop Review findings - Netherfield

Netherfield: Locations with no current planning permission granted / Government funding

| Site Ref | Name | Number of Properties | Score in rank order | Cumulative Totals | Initial Inclusion in Plan? |
|--|----------------------------------|----------------------|---------------------|-------------------|----------------------------|
| NE06 | White House Poultry Farm | 36 | 17 | 36 | Y |
| NE05a | B2096 entrance from Swallow Barn | 17 | 12 | 53 | N |
| NE11 | Darvel Down Playground | 6 | 10 | 59 | N |
| Outstanding requirement taking into account Land South of Darvel Down NE01 | | 23 | | | |
| White House Poultry Farm provides a surplus of 13 of the outstanding requirement. Only 23/36 required for the plan | | | | | |

Full Steering Group Review 04/04/19

- Following a review of the full steering group the following was decided for Battle:
 - The south eastern part of the town is likely to have a large development on the Blackfriars site. Therefore the BCPNSG propose that the Glengorse development (BA31a), which is just south of the Blackfrairs site (BA11), should be reduced further to 20 dwellings. (From 70 in AECOM [BA11 and BA23], then 35 in the sub-committee review).
 - In the interest of balancing the development geographically across the parish, the extension to Sunnryrise, North Trade Road (BA3) should be elevated to second place.
 - These combined sites provide 34 additional homes which if Blackfriars is at 220 meets the required number of houses (5 over).
 - Land adj to Cherry Tree Allotments and Mount St car park (BA NS 117) was reviewed by the BCPNSG and whilst scoring high on the desk top review, it was reduced in terms of priority due to a number of factors (road access onto the site was limited and greenfield development)
 - Should Blackfrairs reduce to 200, then the following sites should be considered next:
 - Land north of Loose Farm (BA Nwhilst S 116/ BA28), brownfield section only – 8 houses
 - Land to the South West of Cedarwood Care home - 3 homes

Full Steering Group Review 04/04/19 cont.

- This totals 45 additional homes and whilst below the required 49, we expect a further 4 properties would be built through small site “windfalls”. For example 3 properties at The Meads - Land at, 12 Isherwood TN33 0EJ, RR/2019/666/P.
- **In Netherfield**
 - 23 houses are required in Netherfield following the approval of Darvel Down.
 - Therefore the BCPNSG propose that the development at White House Poultry Farm (NEo6) be only on the brownfield section of the site with 23 properties.

Further points to note

- A number of assumptions were made as part of the desk top exercise which are listed below:
 - Volume of houses in Blackfriars is yet to be confirmed. The number used in the desktop exercise was between 200 and 220.
 - BA23 (Land r/o 26 Hastings Road) and BA31a (Land at Glengorse Farm (North)) are combined in the AECOM report with a total of 70 homes. The sub-group considered this too large a development for the space and location and therefore proposed a smaller 35 homes on BA31a to the west of the combined plot.
 - BA NS116 / BA28 (Land North of Loose Farm), 8 homes. AECOM have confirmed that that only a small area of this site is for development. This can be shown in the Google map in the appendix (yellow section). Rated green on basis of development on mostly brownfield site.
 - BA36 Land at Caldbec House, Caldbec Hill was rated Green for historic / environmental impact. Group changed to Amber given location and historic significance of the field.
 - On one location (Loose Farm) Cate declared a conflict of interest and therefore did not take part in the scoring for this location.

Conclusion

- The sub-group have managed to identify enough homes in both Battle and Netherfield.
- The volume in Battle allows for a contingency should Blackfriars be either 220 or 200..
- The volume in Netherfield exceeds requirement, but only two sites being taken forward, one of which has planning permission (Darvel Down – 25 homes) and other has a proposal of 36. The committee considers that 61 new homes is not appropriate for Netherfield. (23 required) and concluded that NEO6 White House Poultry Farm should focus on the brownfield part of the site and reduce in volume to 23 and not the original 36).
- In Battle, the weighting of housing is more to the east of the town, driven by Blackfriars and reduced Glengorse. There are homes to the north (Lillybank) and west at North Trade Road and Tollgates. In addition to this, should Beech Farm development be approved then this will provide more balance.

Next steps

- BCPNPSG findings to be reviewed by Donna Moles
- Communication to landowners and developers to confirm that they still wish to be part of the plan has commenced
- Meet with developers who are in Amber / Green status.
- Discussions with Rother District Council
- The potential for the sites to meet identified infrastructure needs of the community, including through Community Infrastructure Levy contributions.

Appendix

Appendix 1 – SHLAA Battle

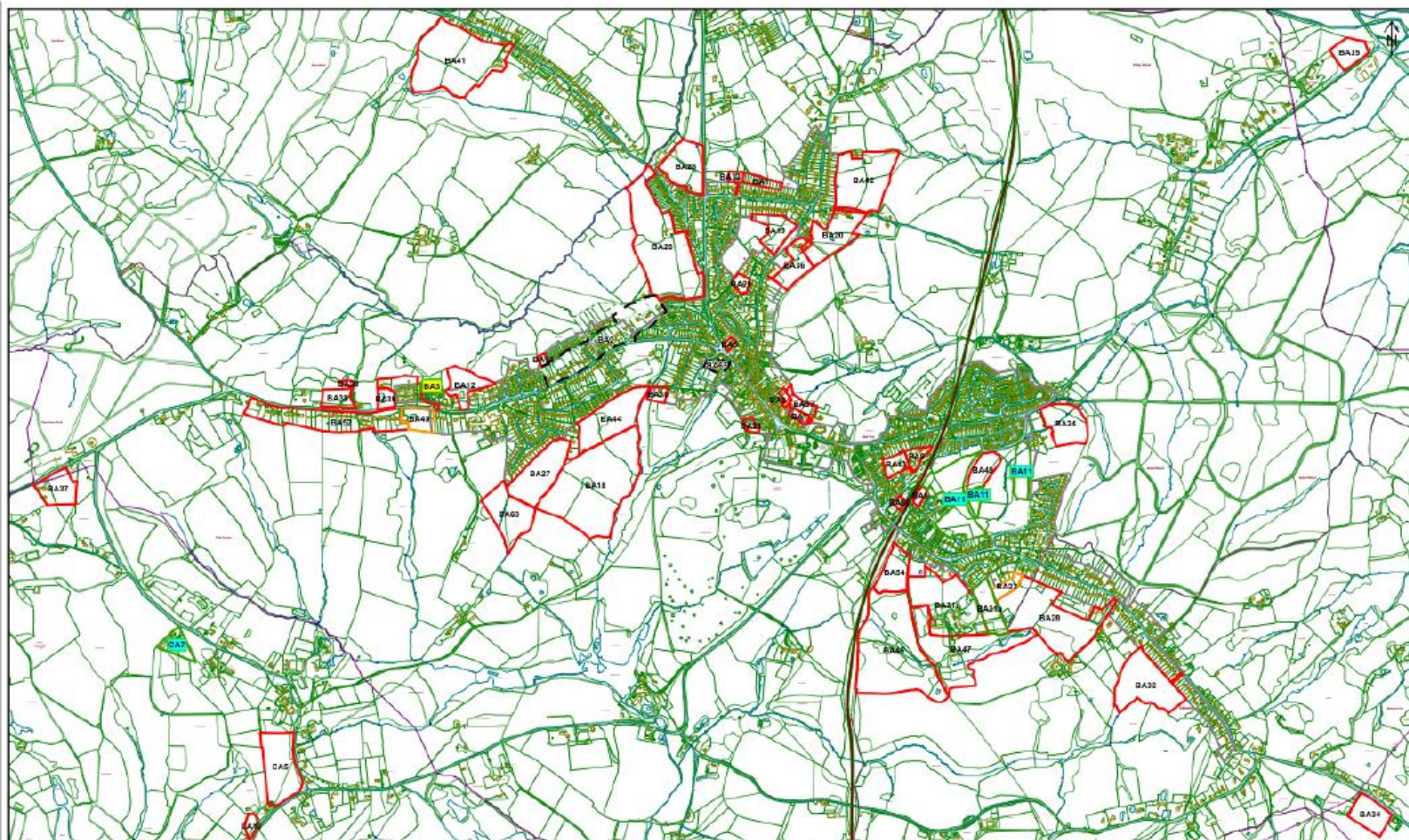
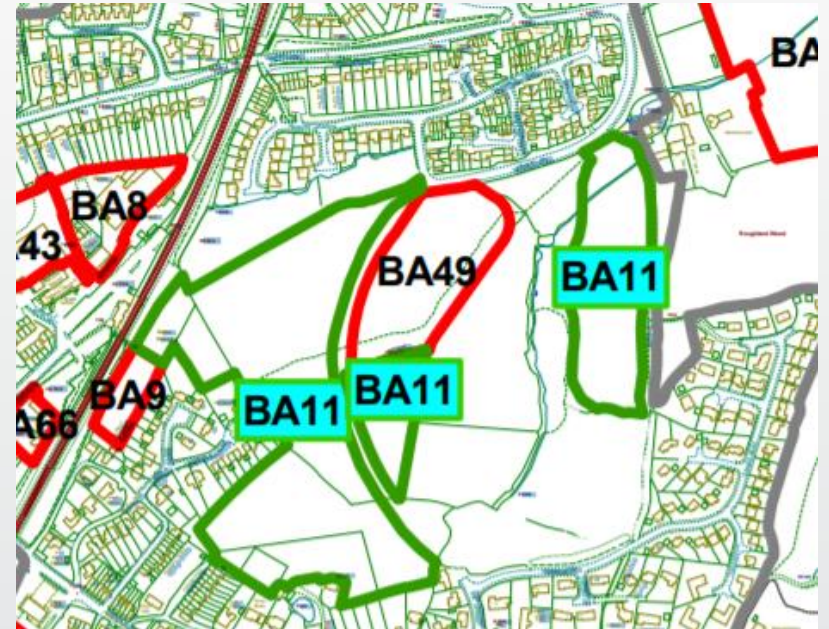


Figure 1-4: Battle Sites considered in the SHLAA (June 2013)

(Source: Rother District Council Website)

Return

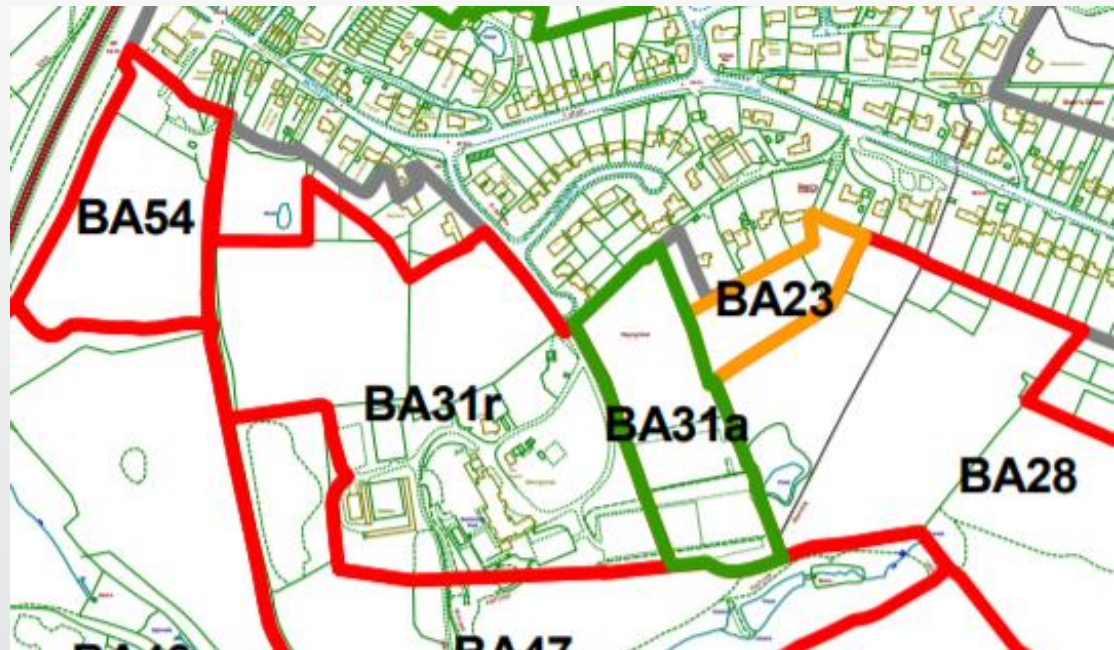
Appendix 1 – BA₃, BA₁₁



(Source: Extract from Rother District Council Website)



Appendix 1 – BA25, BA31a



(Source: Extract from Rother District Council Website)



Appendix 1 – BA36, BA40



(Source: Extract from Rother District Council Website)



Appendix 2 – SHLAA Netherfield

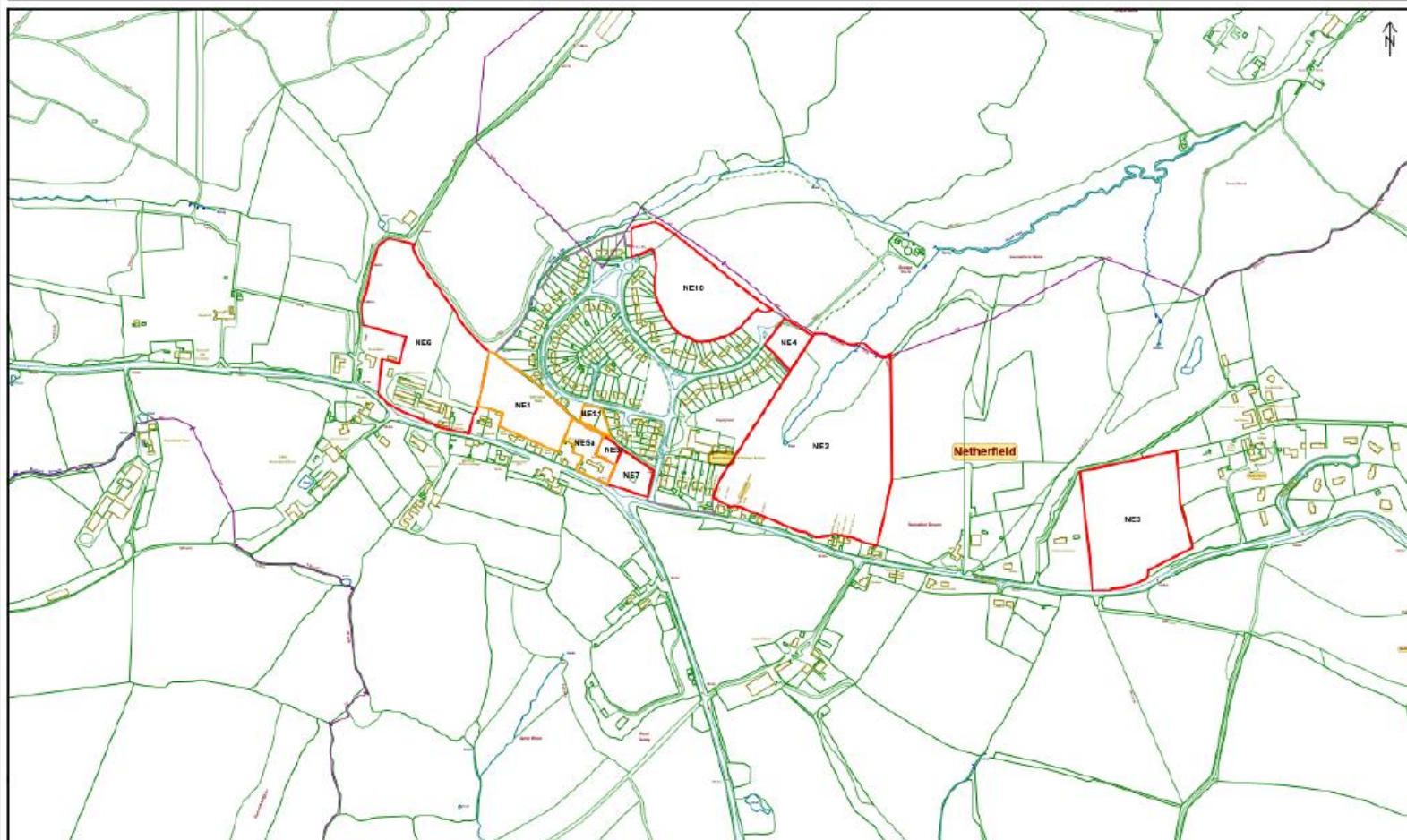


Figure 1-5: Netherfield Sites considered in the SHLAA (June 2013)

(Source: Rother District Council Website)

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Appendix 3 – Battle Call for Sites

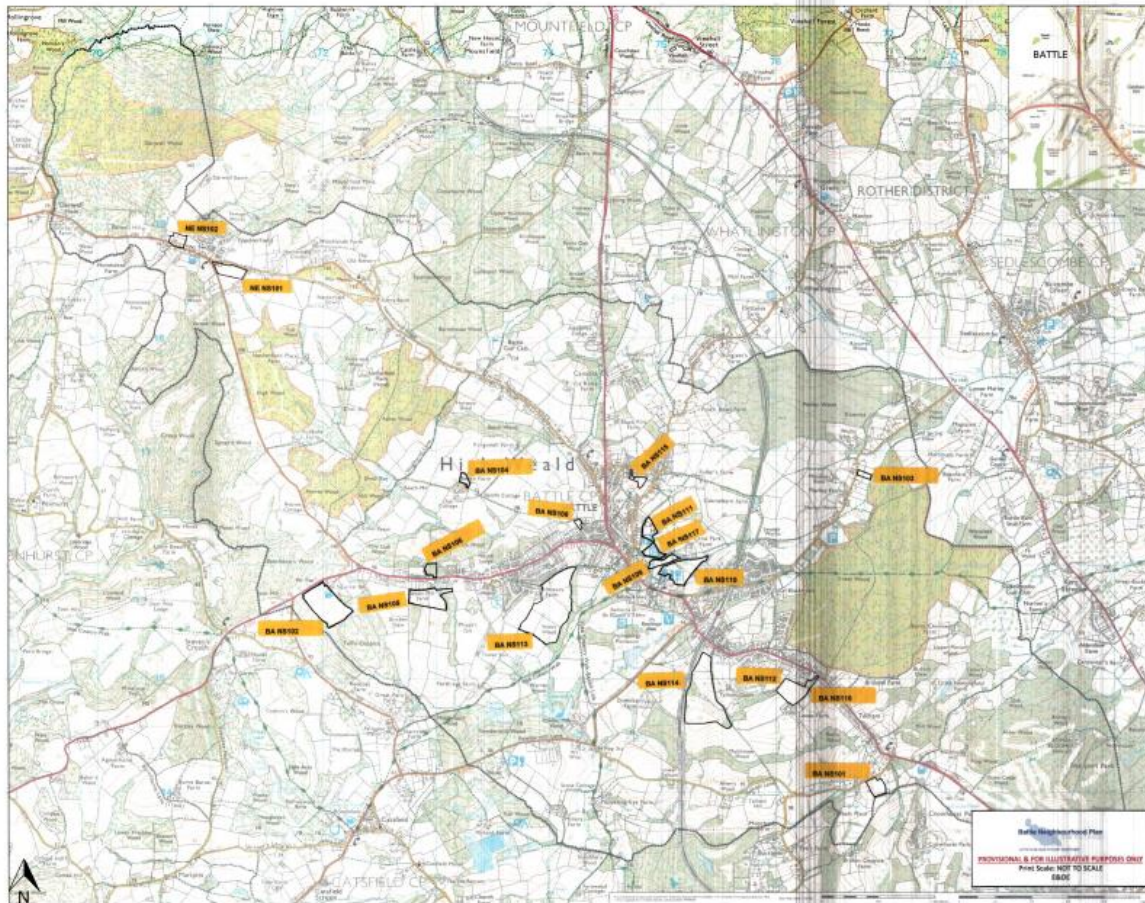


Figure 2-1: Sites offered in Battle's Call for Sites (Source: Battle Town Council)

Appendix 4 – Sites taken to assessment

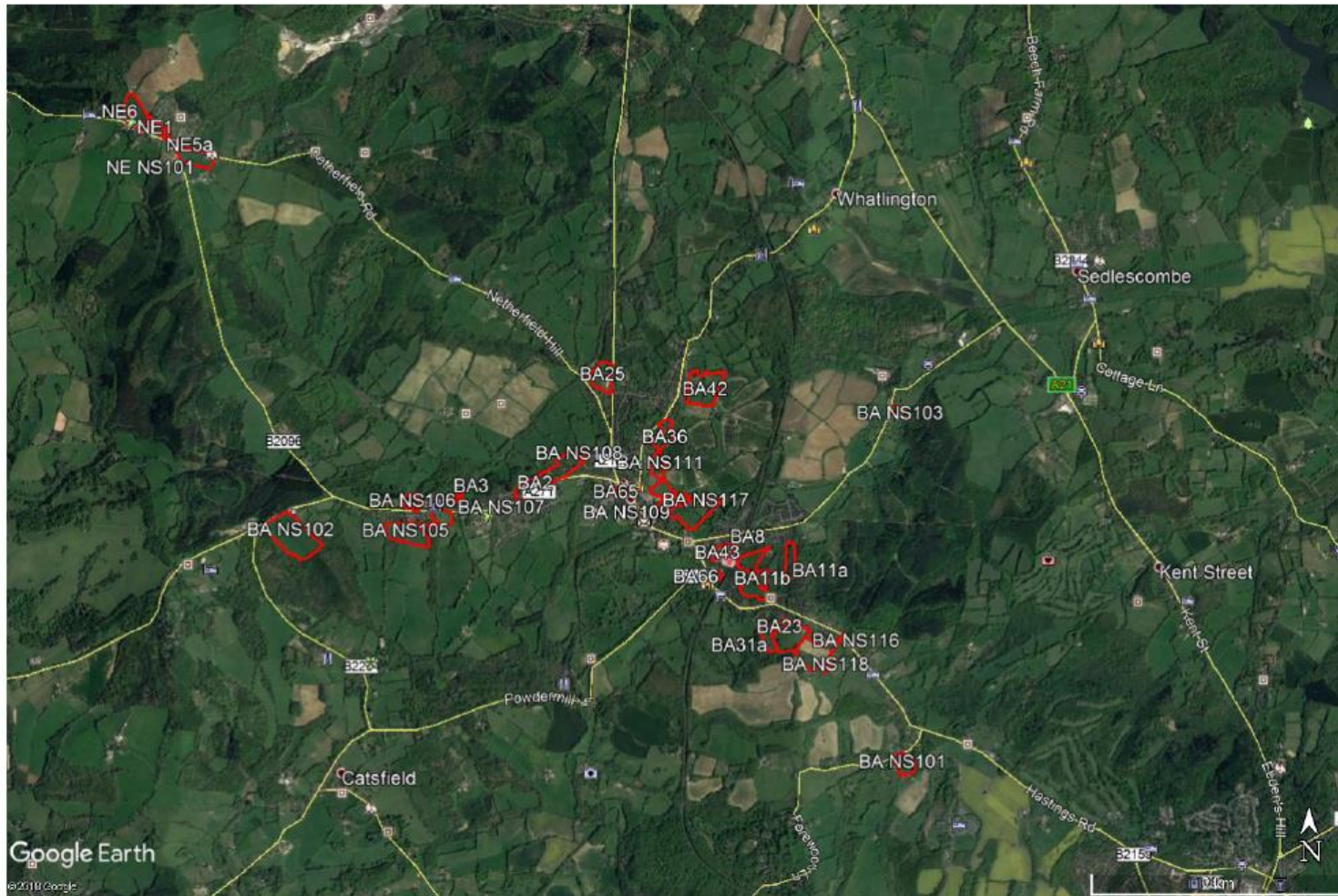


Figure 3-1: Sites to be taken forward in this assessment (Source: Google Earth and AECOM)

Return

Battle Neighbourhood Plan



Projection = OSGB36
xmin = 571100
ymin = 113800
xmax = 577800
ymax = 117700

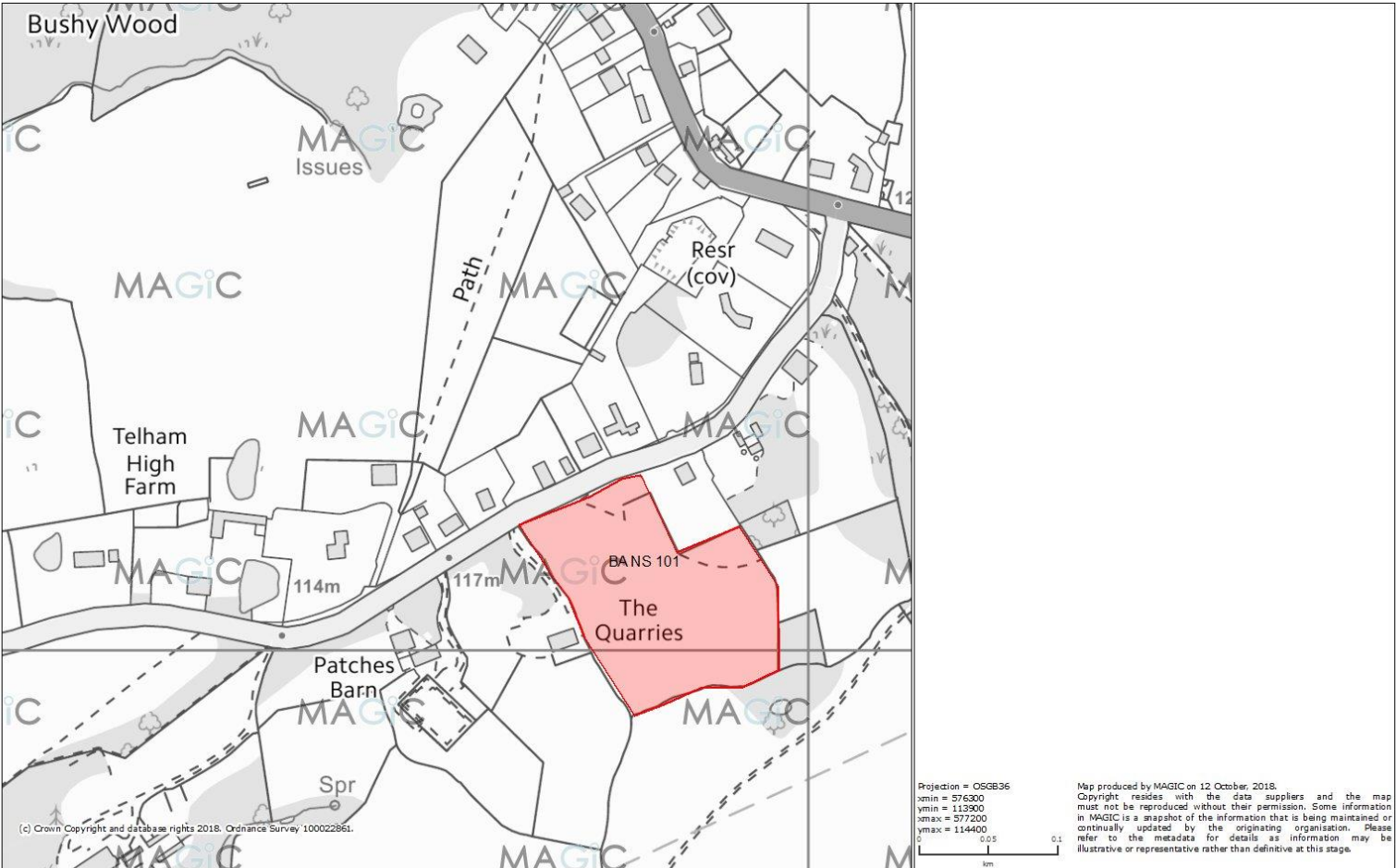
Map produced by MAGIC on 12 October, 2018.
Copyright resides with the data suppliers and the user must not reproduce without their permission. Some information in MAGIC is a snapshot of the information that is being maintained continually updated by the originating organisation. Please refer to the metadata for details as information may be illustrative or representative rather than definitive at this stage.

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Appendix 5 – BA NS 101

MAGiC

BA NS 101



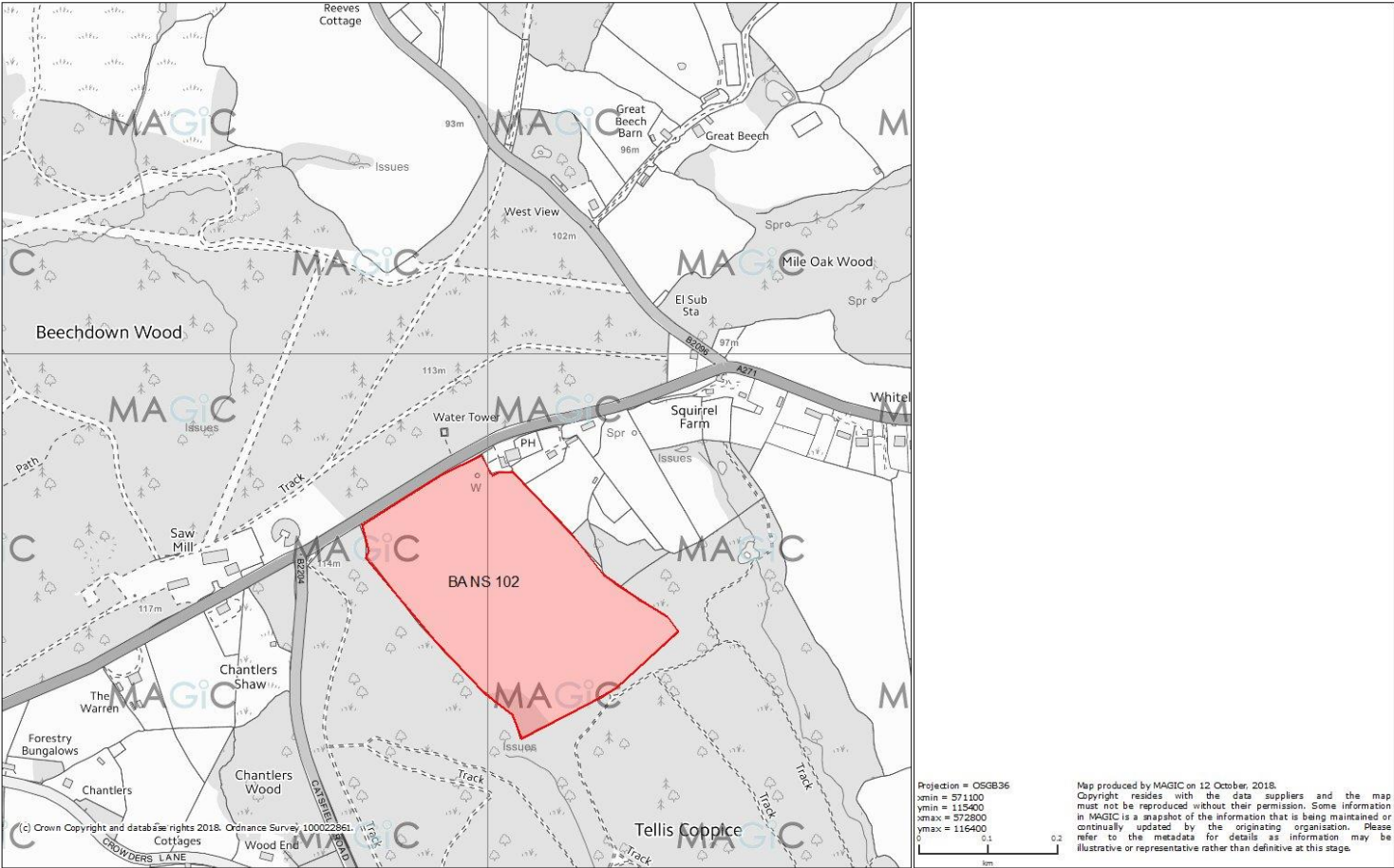
(Source: Battle Town Council – Magic Map)



Appendix 5 – BA NS 102

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BA NS 102



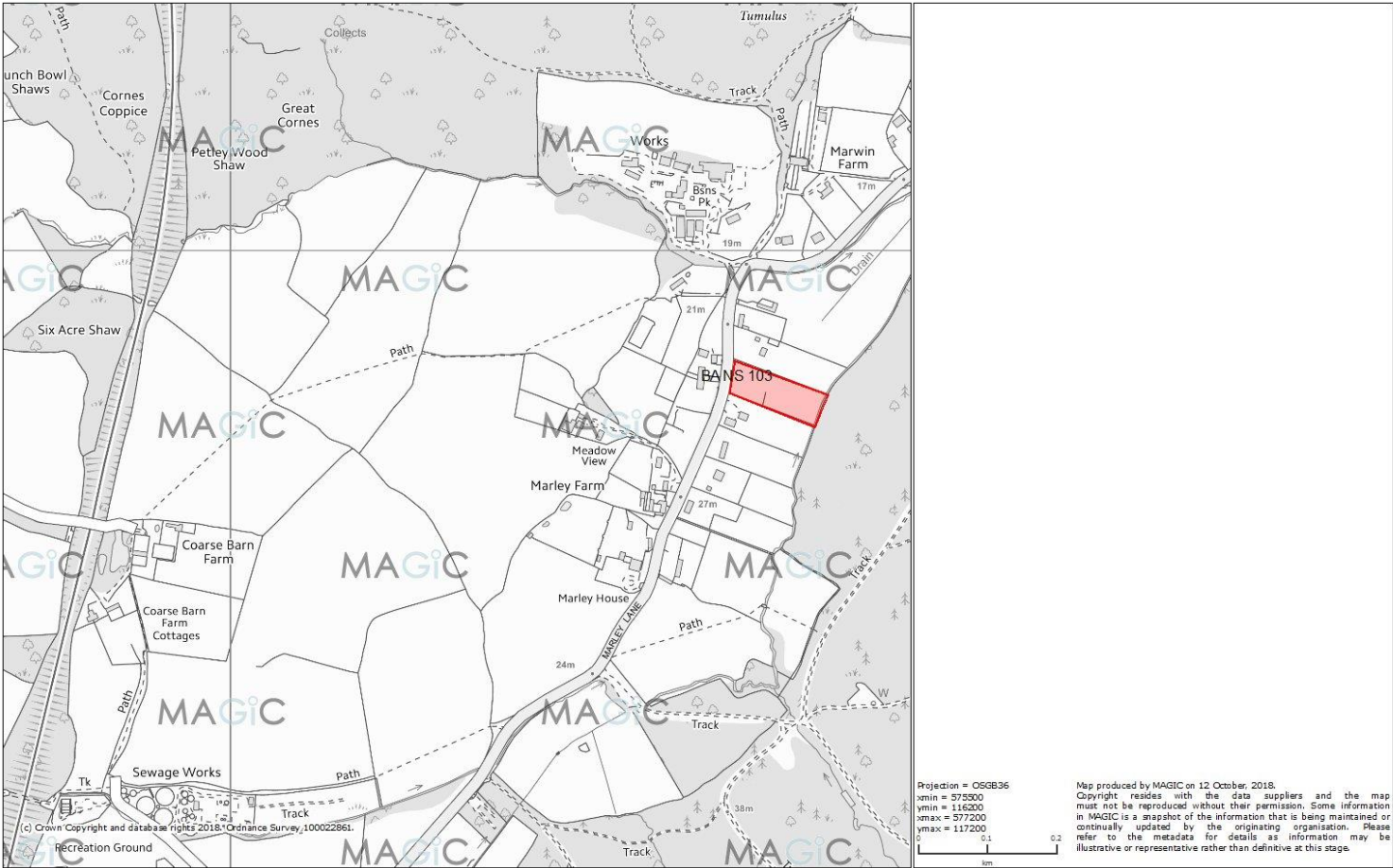
(Source: Battle Town Council – Magic Map)



Appendix 5 – BA NS 103

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BA NS 103



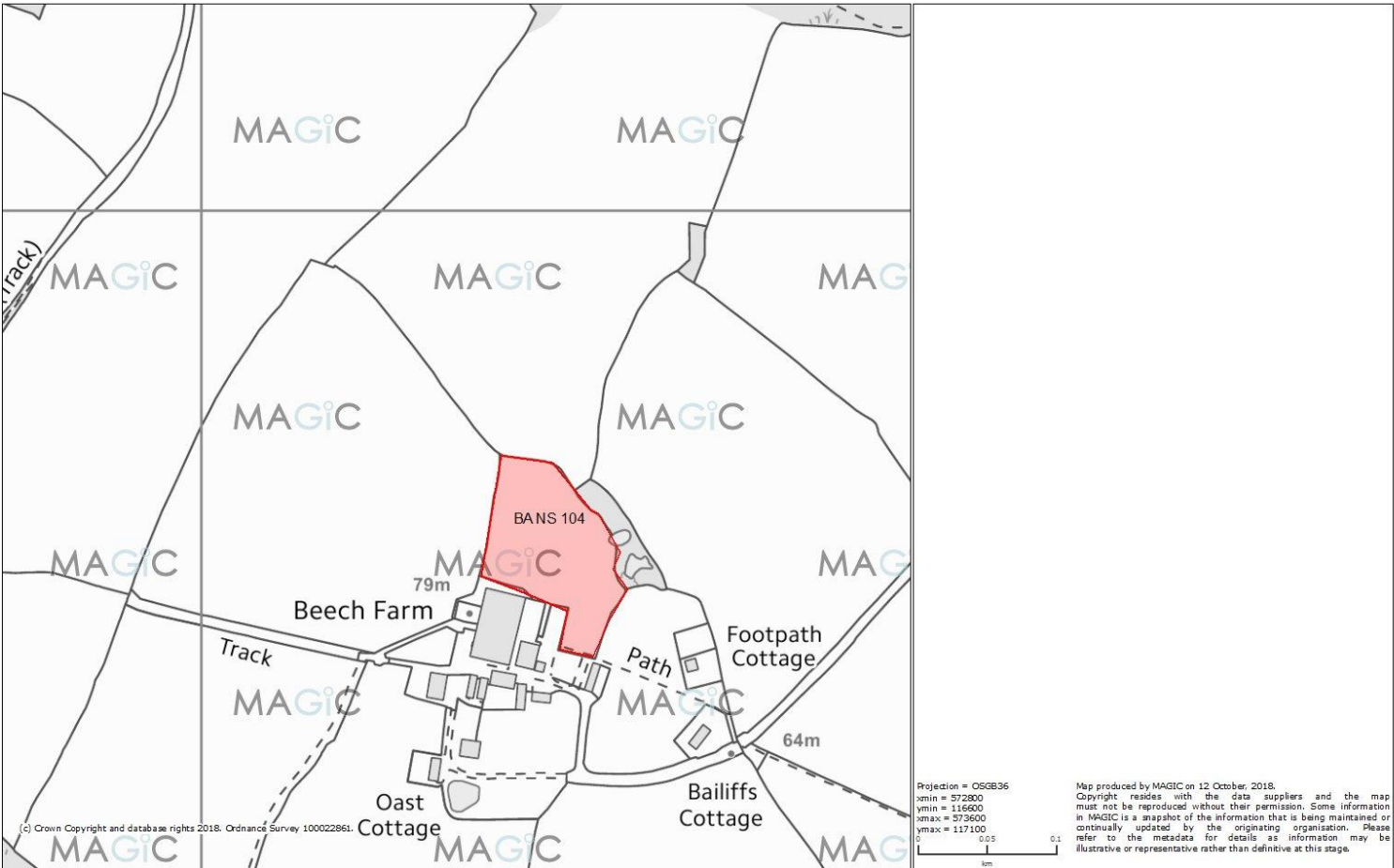
(Source: Battle Town Council – Magic Map)



Appendix 5 – BA NS 104

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BA NS 104



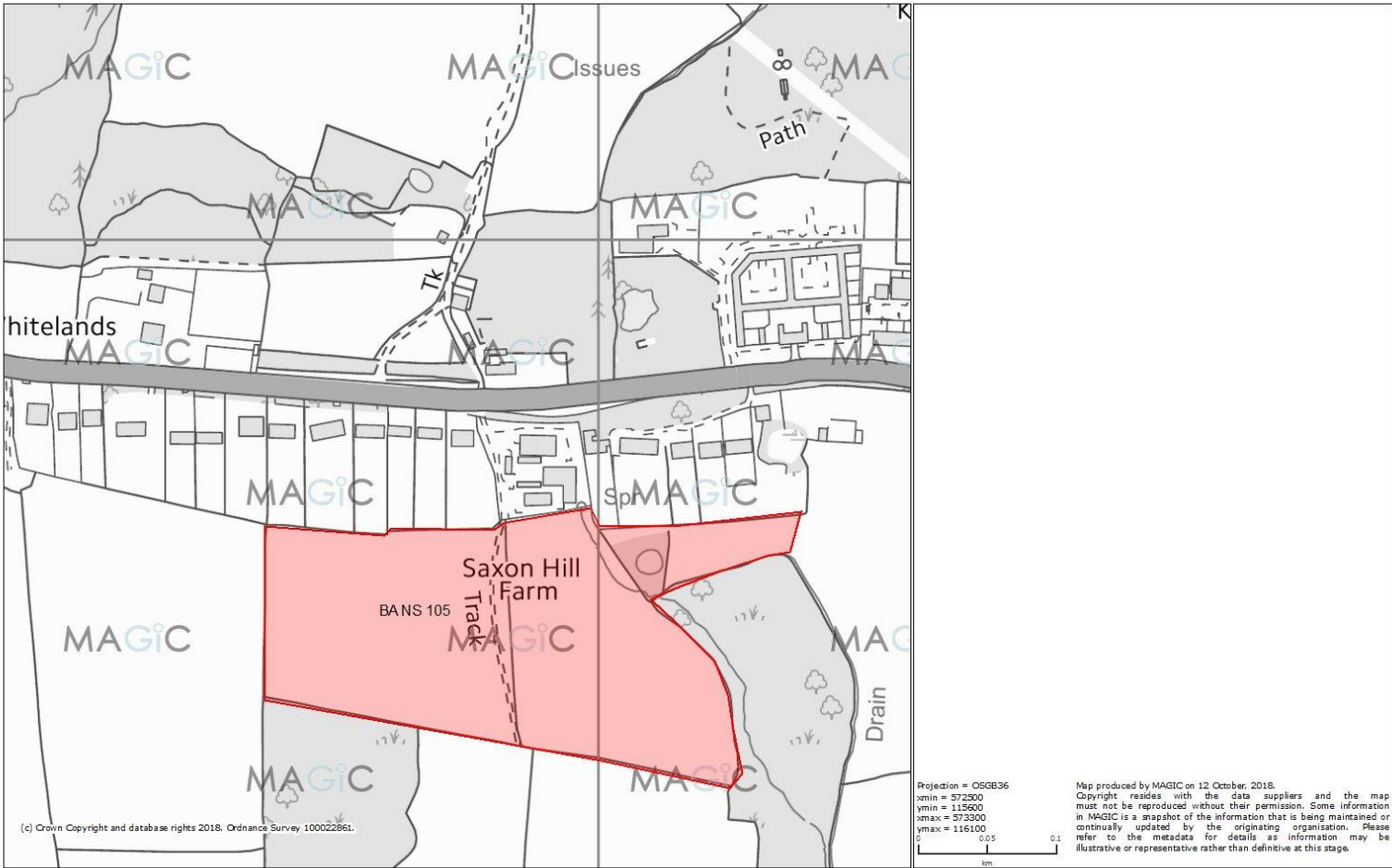
(Source: Battle Town Council – Magic Map)



Appendix 5 – BA NS 105

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BA NS 105



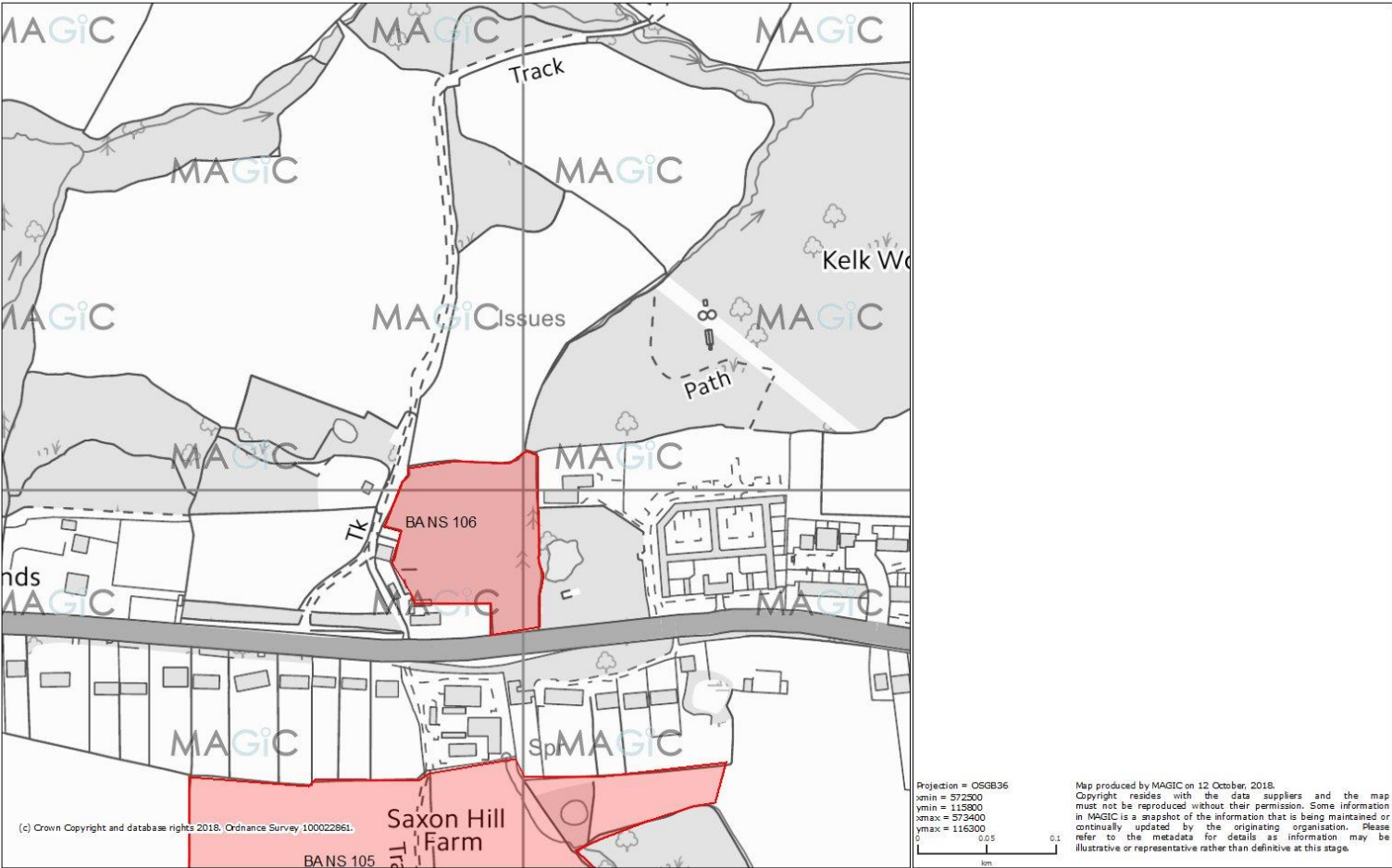
(Source: Battle Town Council – Magic Map)



Appendix 5 – BA NS 106

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BA NS 106



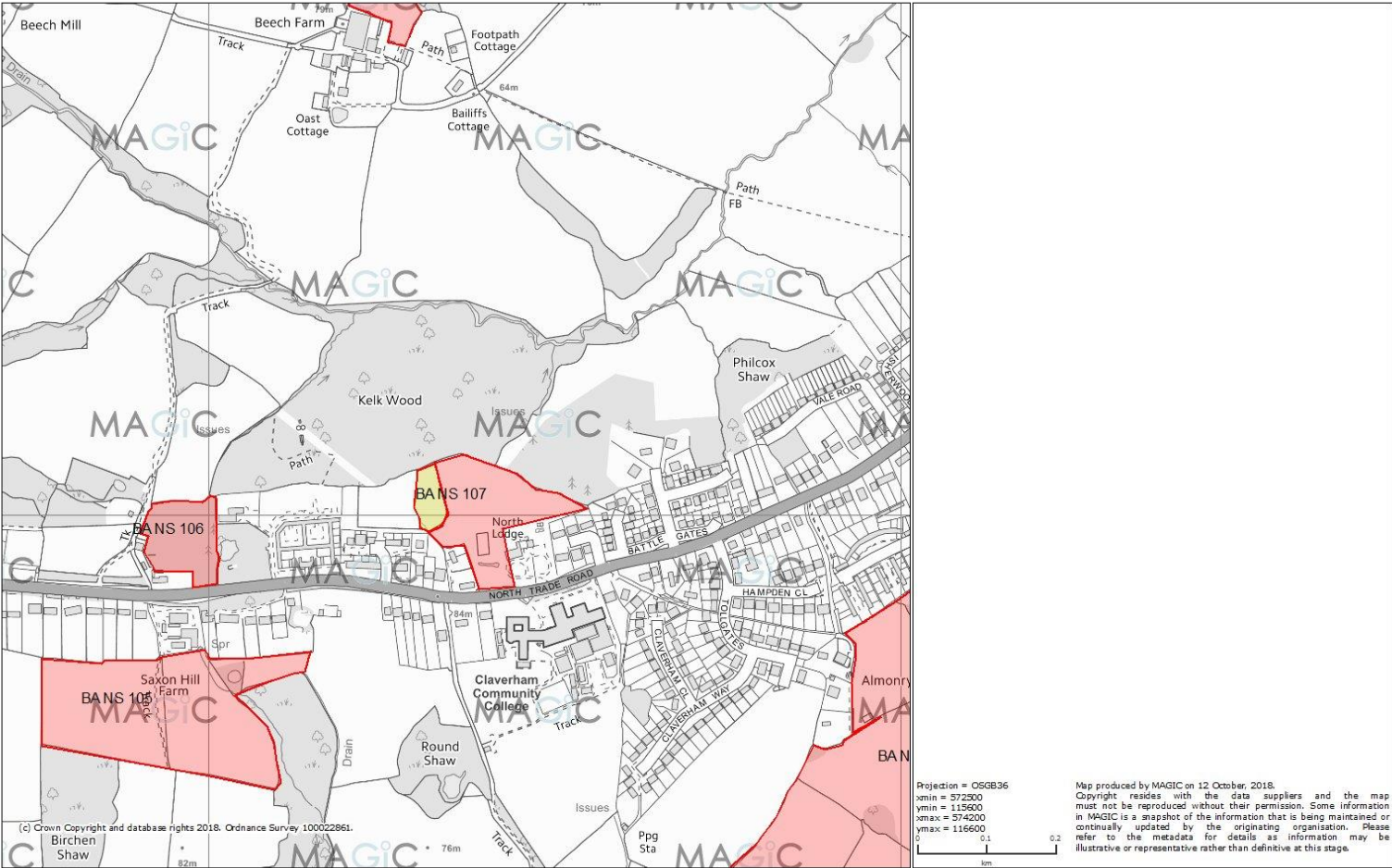
(Source: Battle Town Council – Magic Map)



Appendix 5 – BA NS 107

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BA NS 107



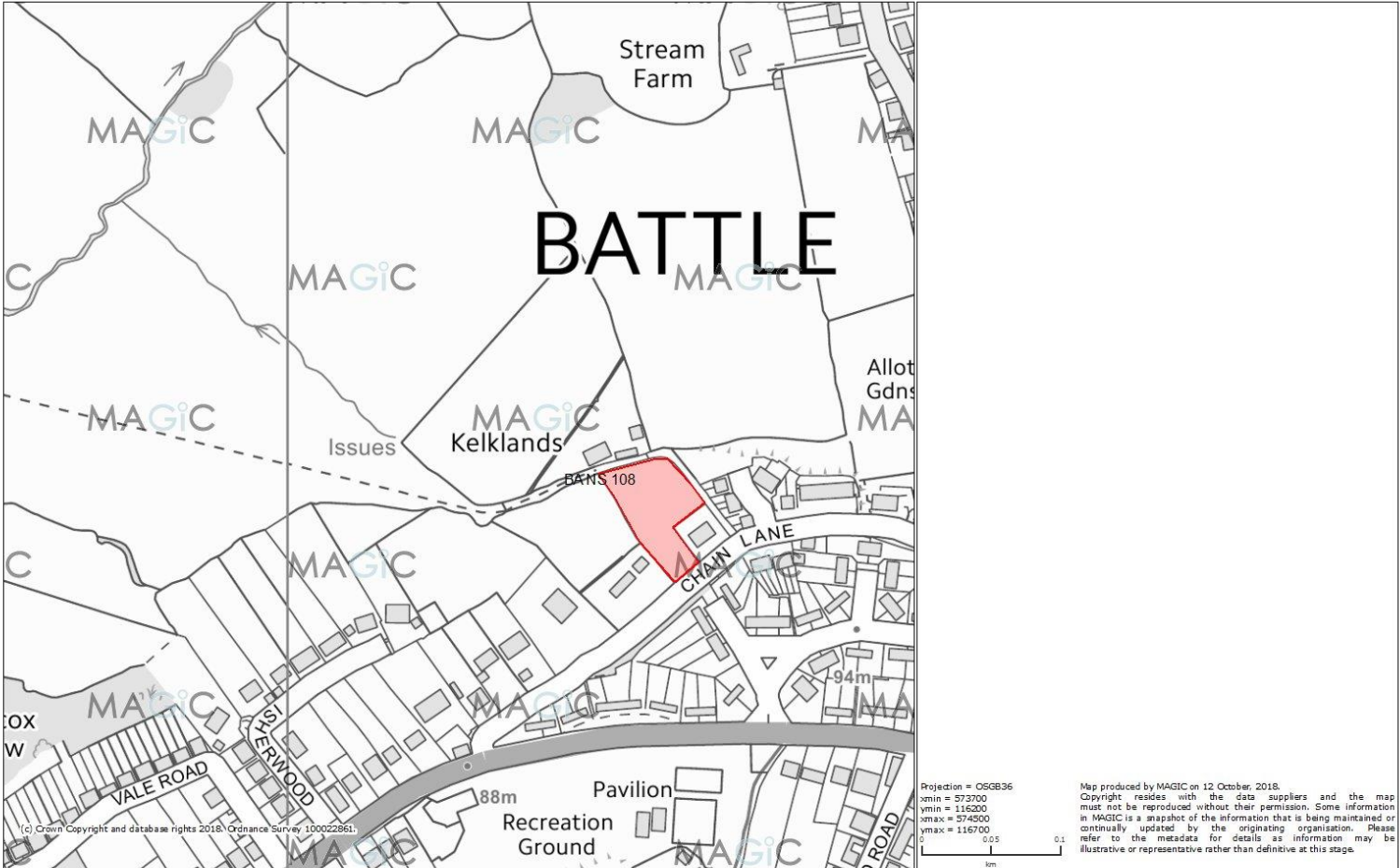
(Source: Battle Town Council – Magic Map)



Appendix 5 – BA NS 108

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BA NS 108



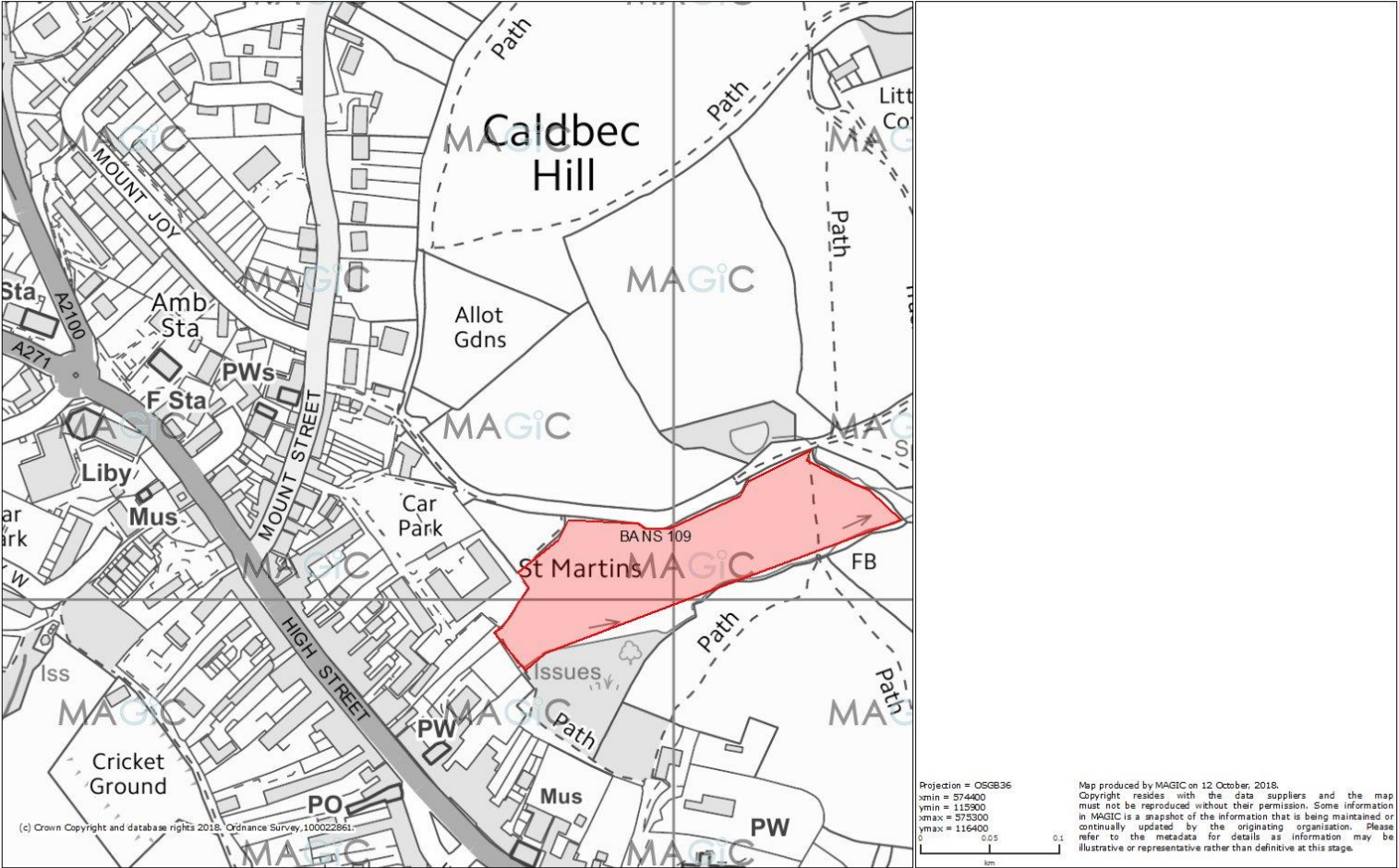
(Source: Battle Town Council – Magic Map)



Appendix 5 – BA NS 109

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BA NS 109



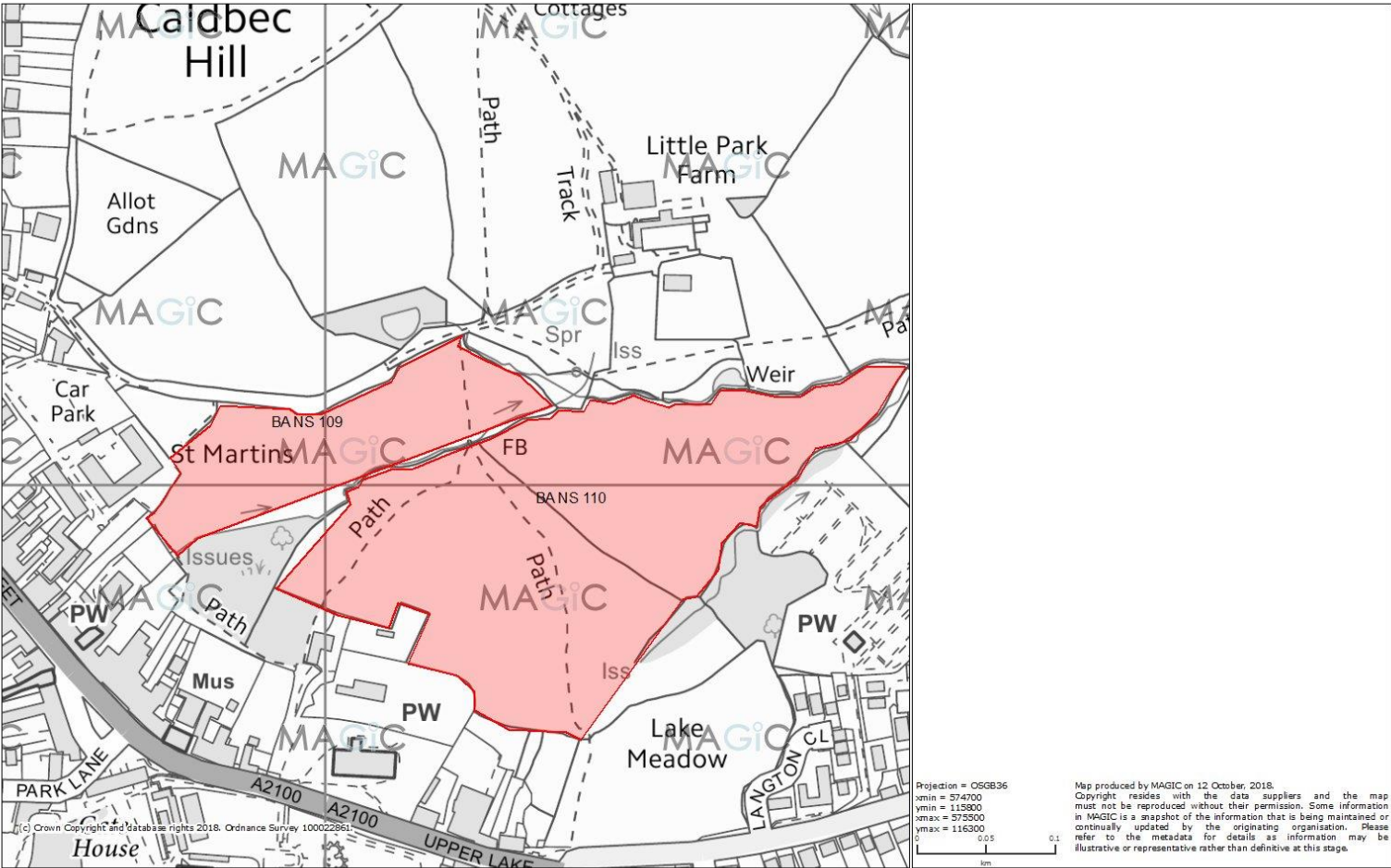
(Source: Battle Town Council – Magic Map)



Appendix 5 – BA NS 110

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BA NS 110



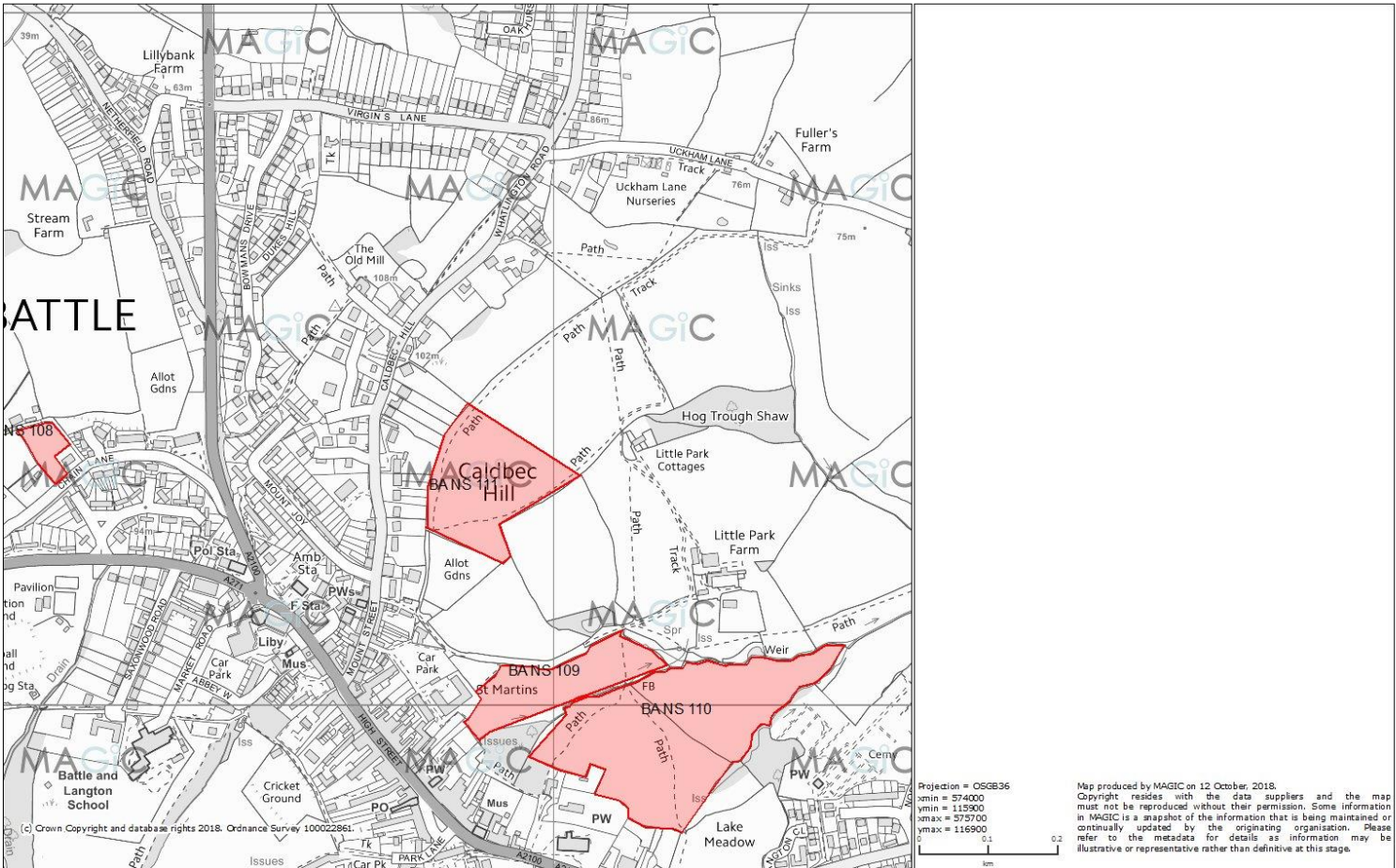
(Source: Battle Town Council – Magic Map)



Appendix 5- BA NS 111

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BA NS 111



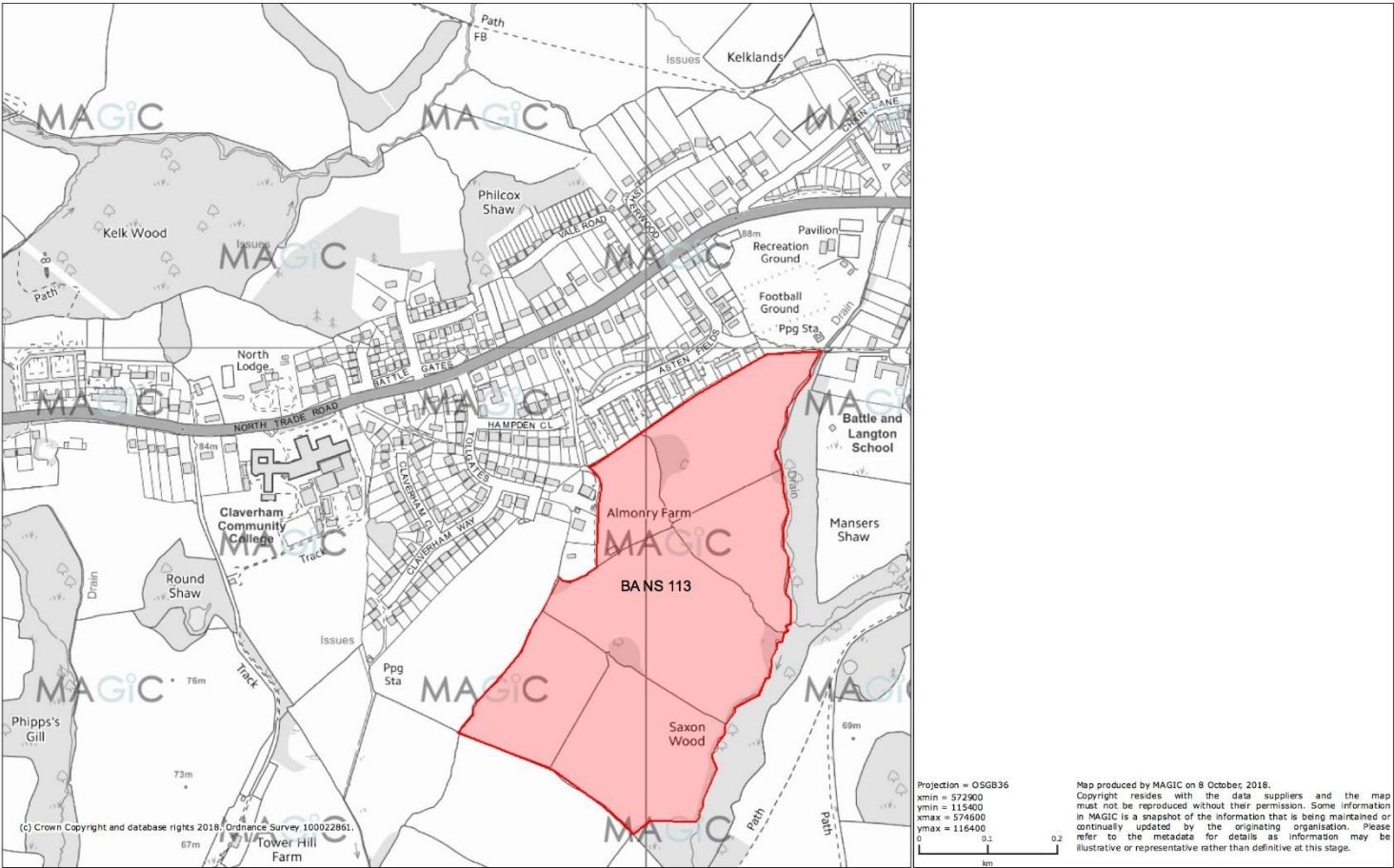
(Source: Battle Town Council – Magic Map)



Appendix 5 BA NS 113

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BA NS 113 Almonry Farm



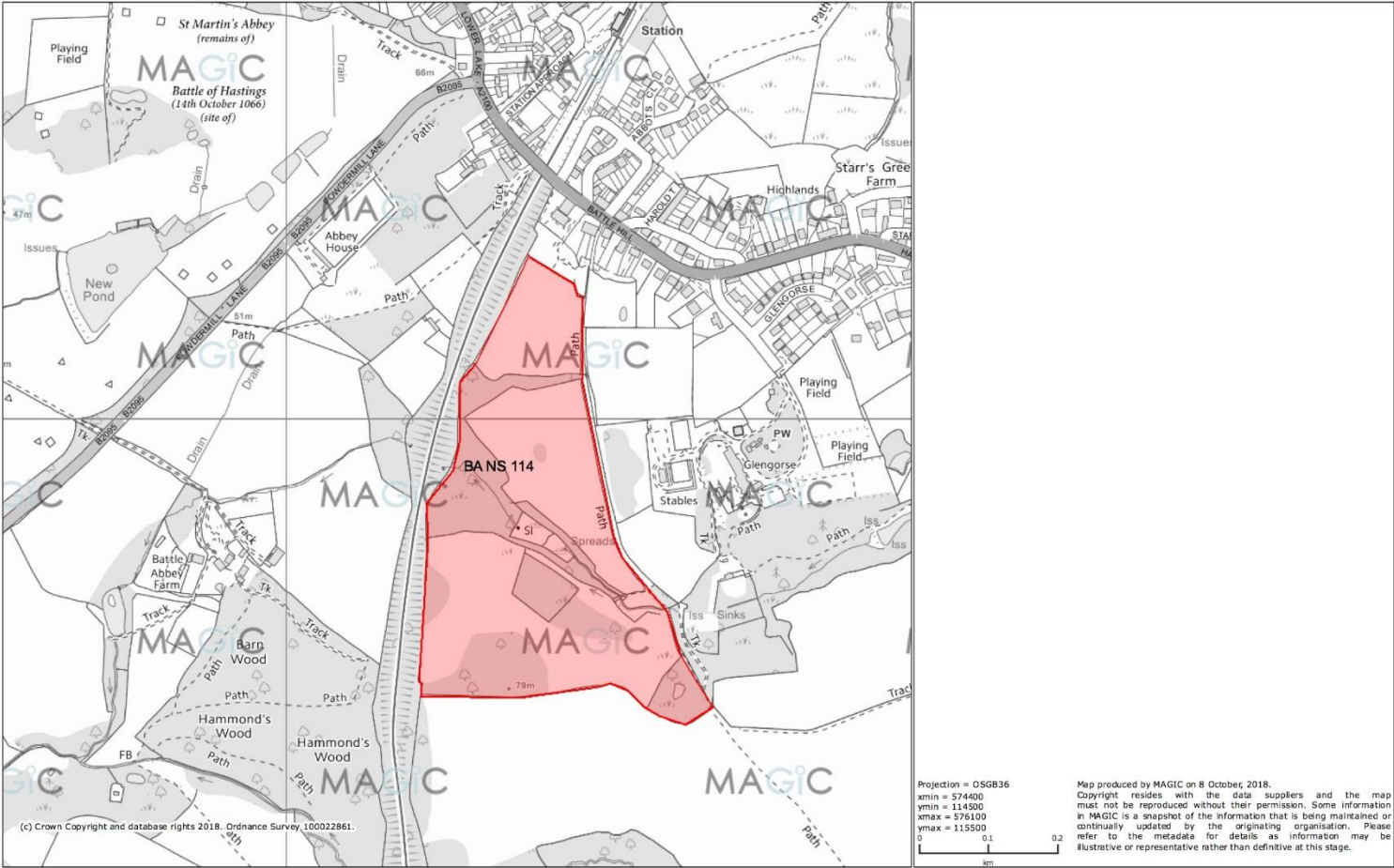
(Source: Battle Town Council – Magic Map)



Appendix 5 – BA NS 114

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BA NS 114 Lans south of Tesco



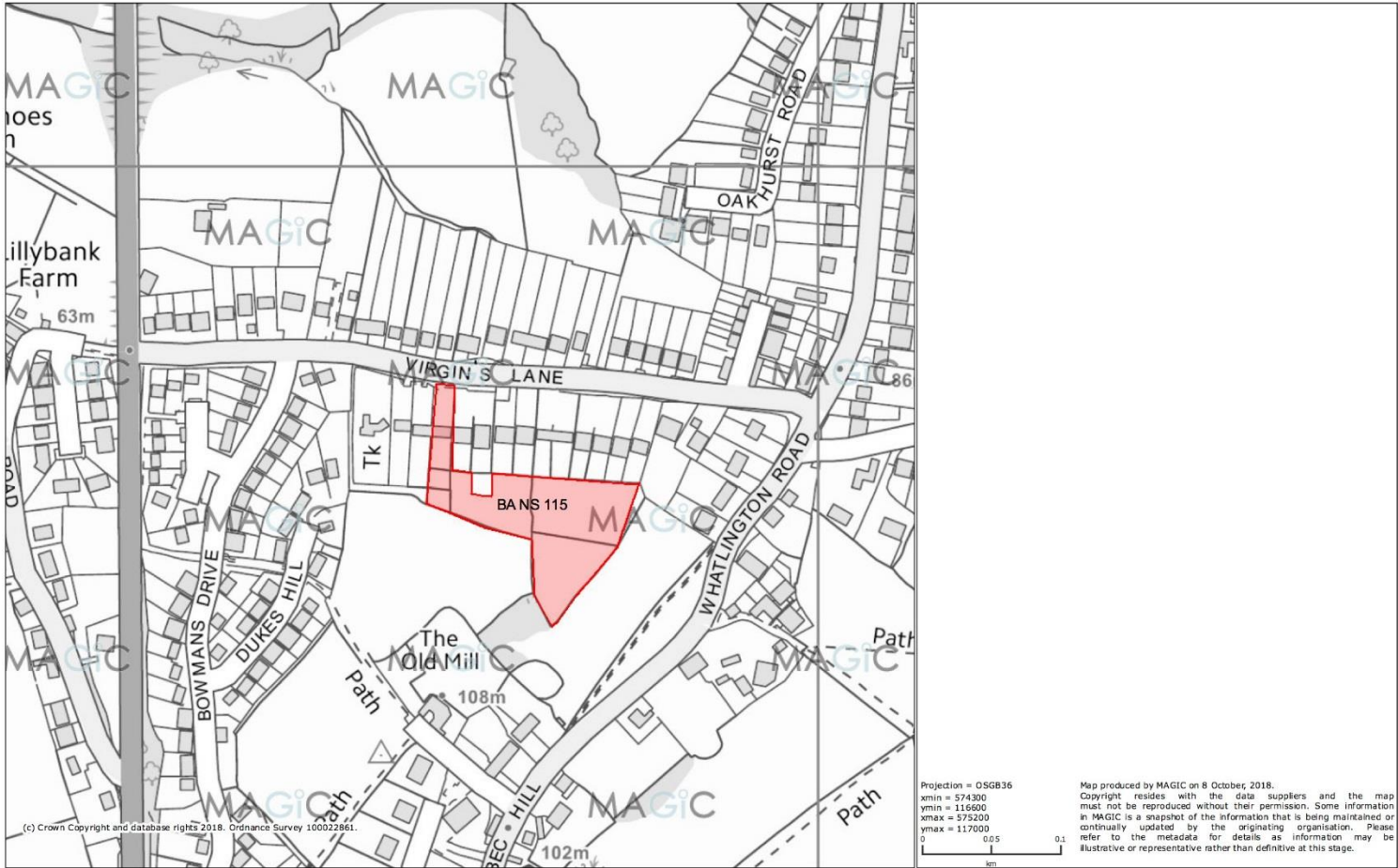
(Source: Battle Town Council – Magic Map)



Appendix 5 – BA NS 115

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BA NS 115 Land south of 16 Virgins Lane

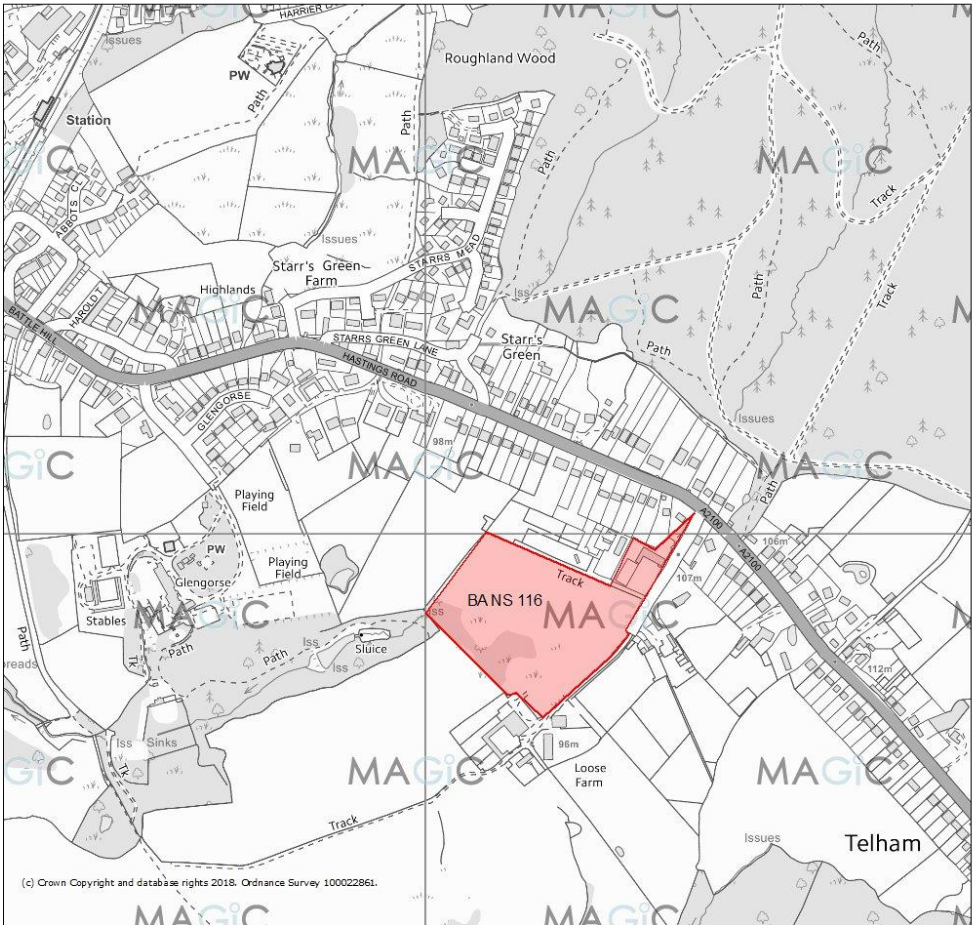


(Source: Battle Town Council – Magic Map)



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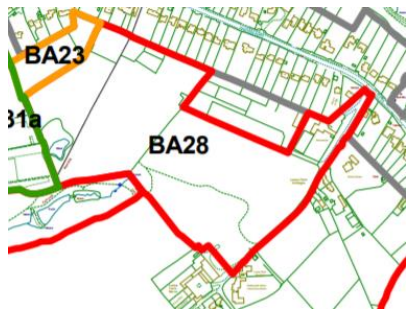
BA NS 116 Land at Loose Farm



(Source: Battle Town Council – Magic Map)



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



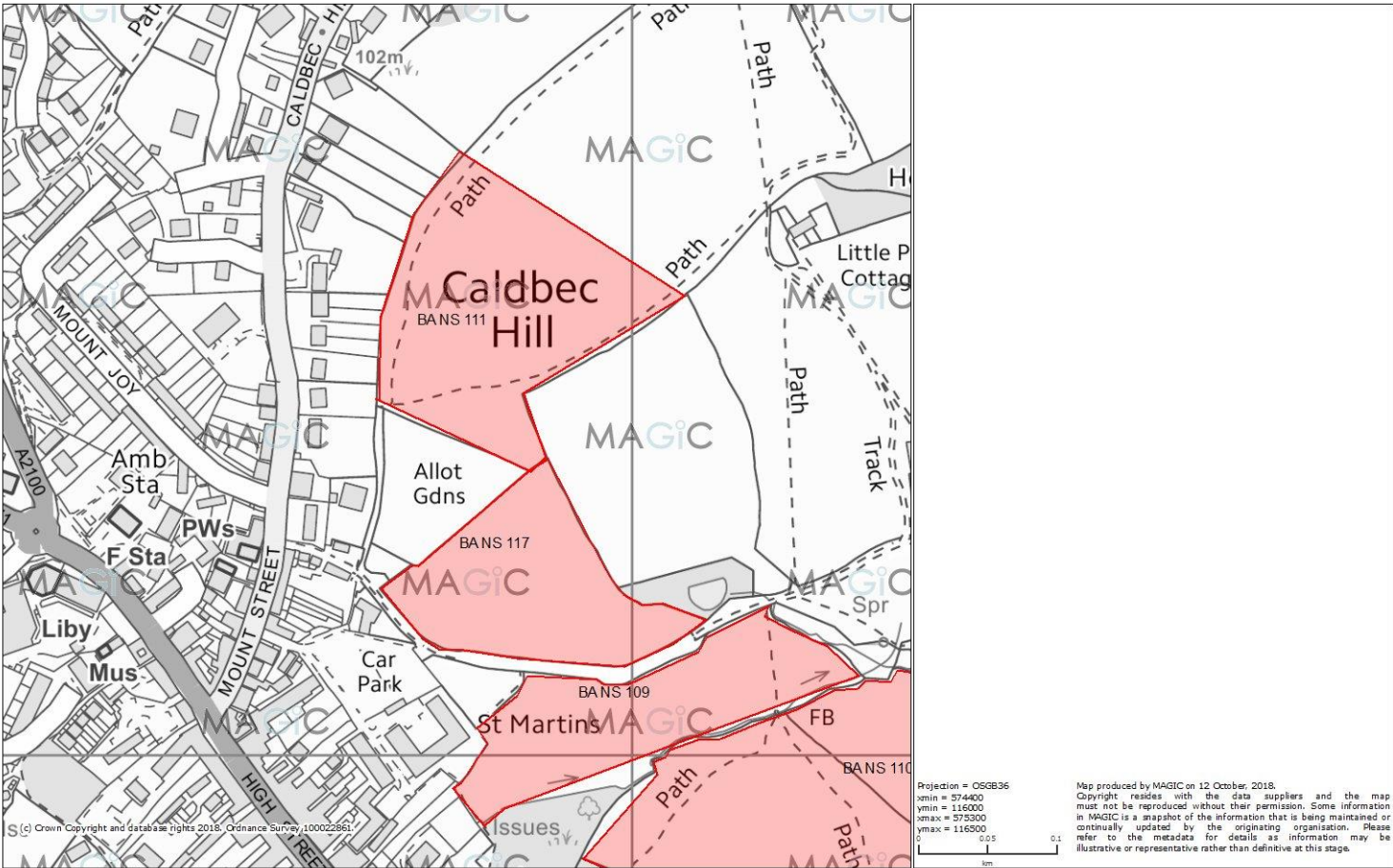
Left - SHLAA site BA28



Appendix 5 - BA NS 117

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BA NS 117



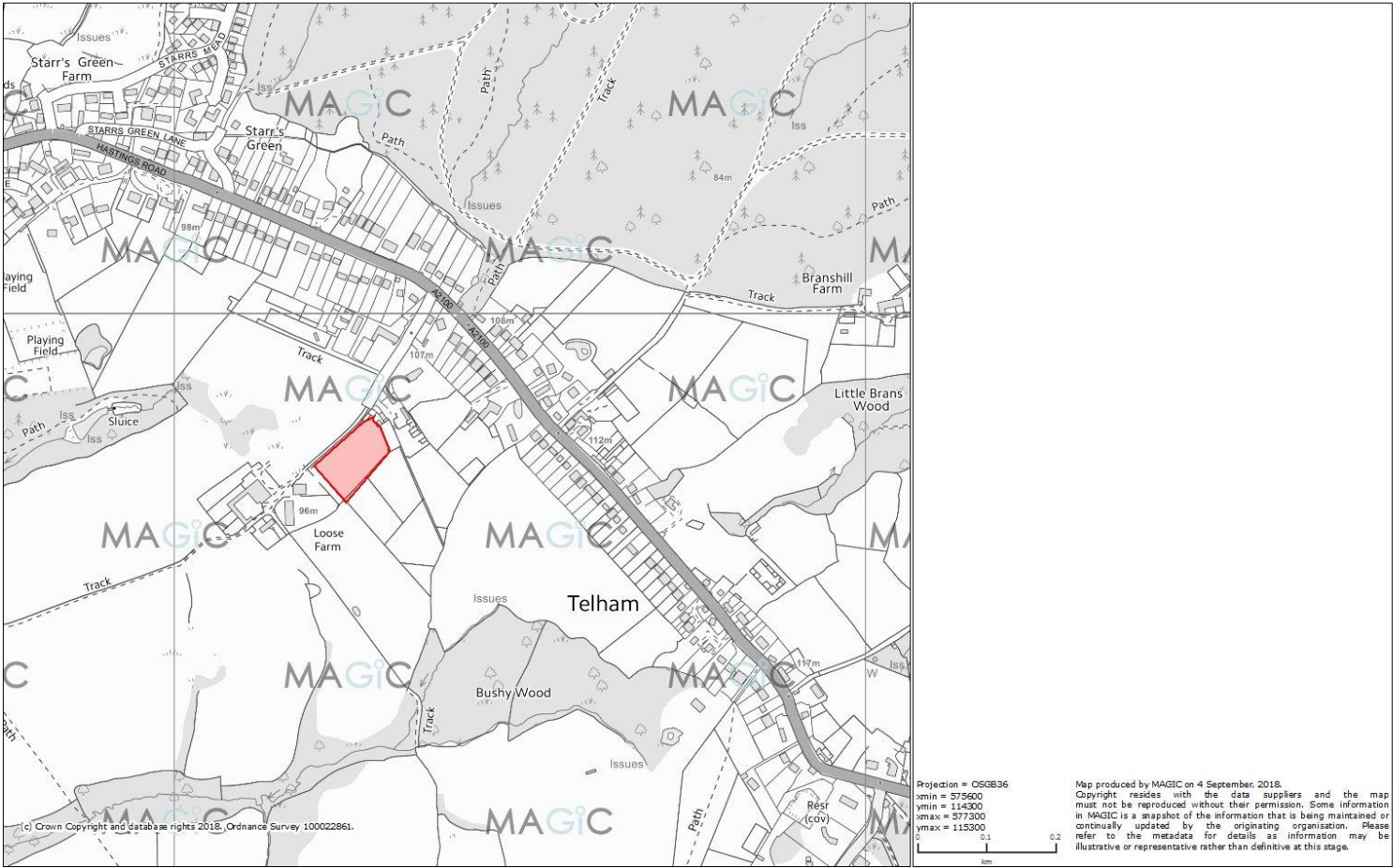
(Source: Battle Town Council – Magic Map)



Appendix 5 – BS NS 118

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BA NS 118



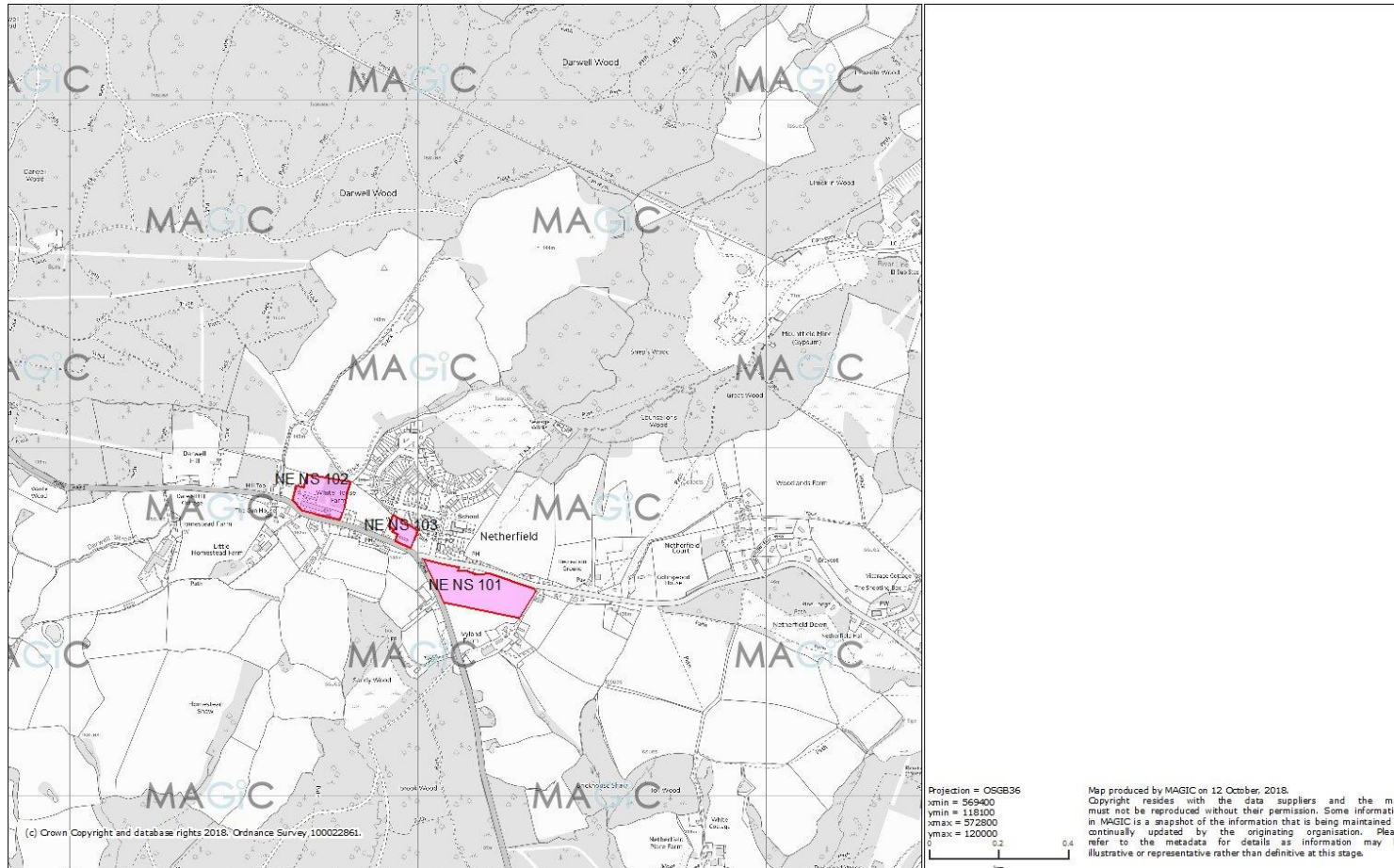
(Source: Battle Town Council – Magic Map)



Appendix 6 – Netherfield New sites

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Netherfield New sites

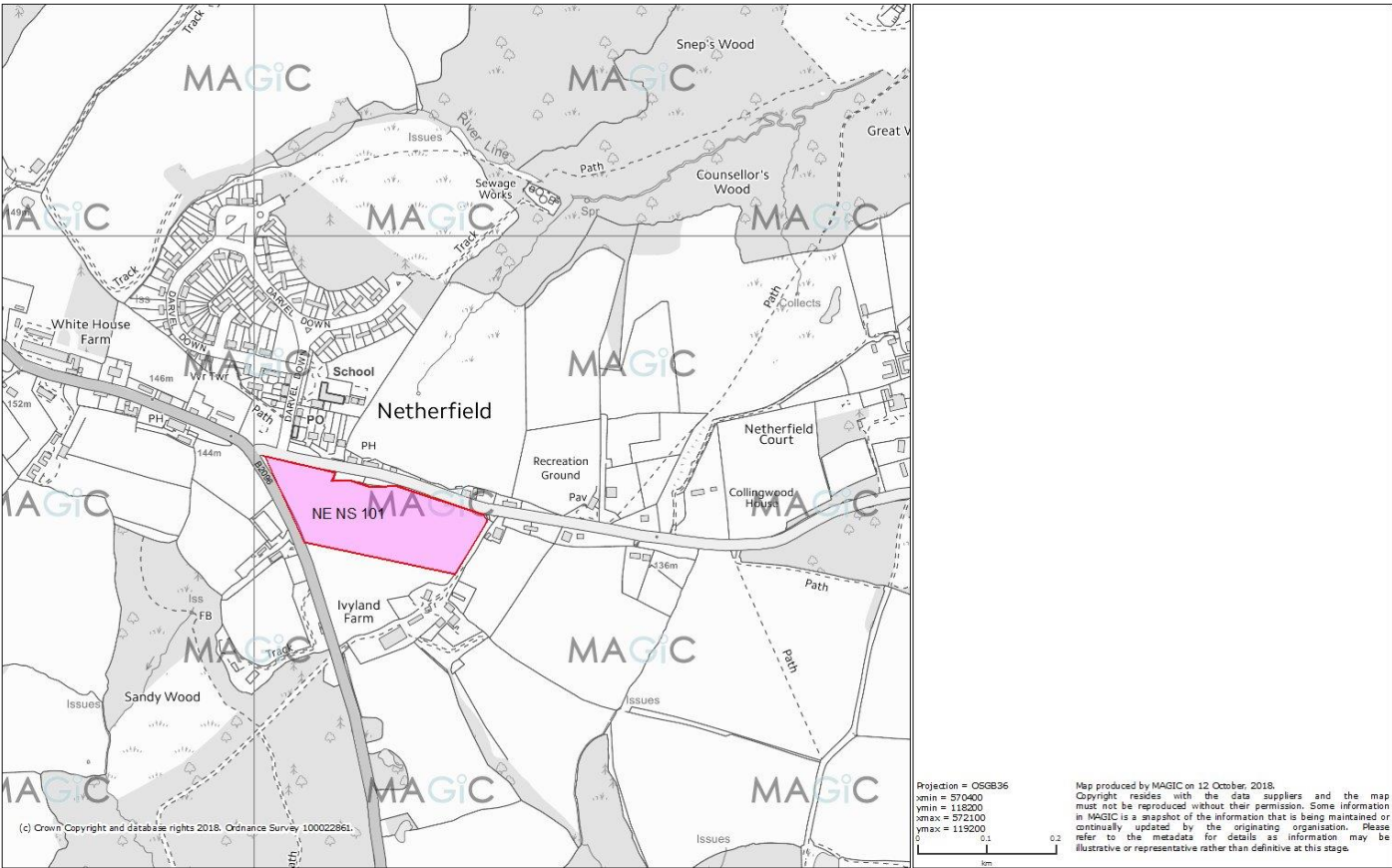


(Source: Battle Town Council – Magic Map)

Appendix 6 NE NS 101

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NE NS 101



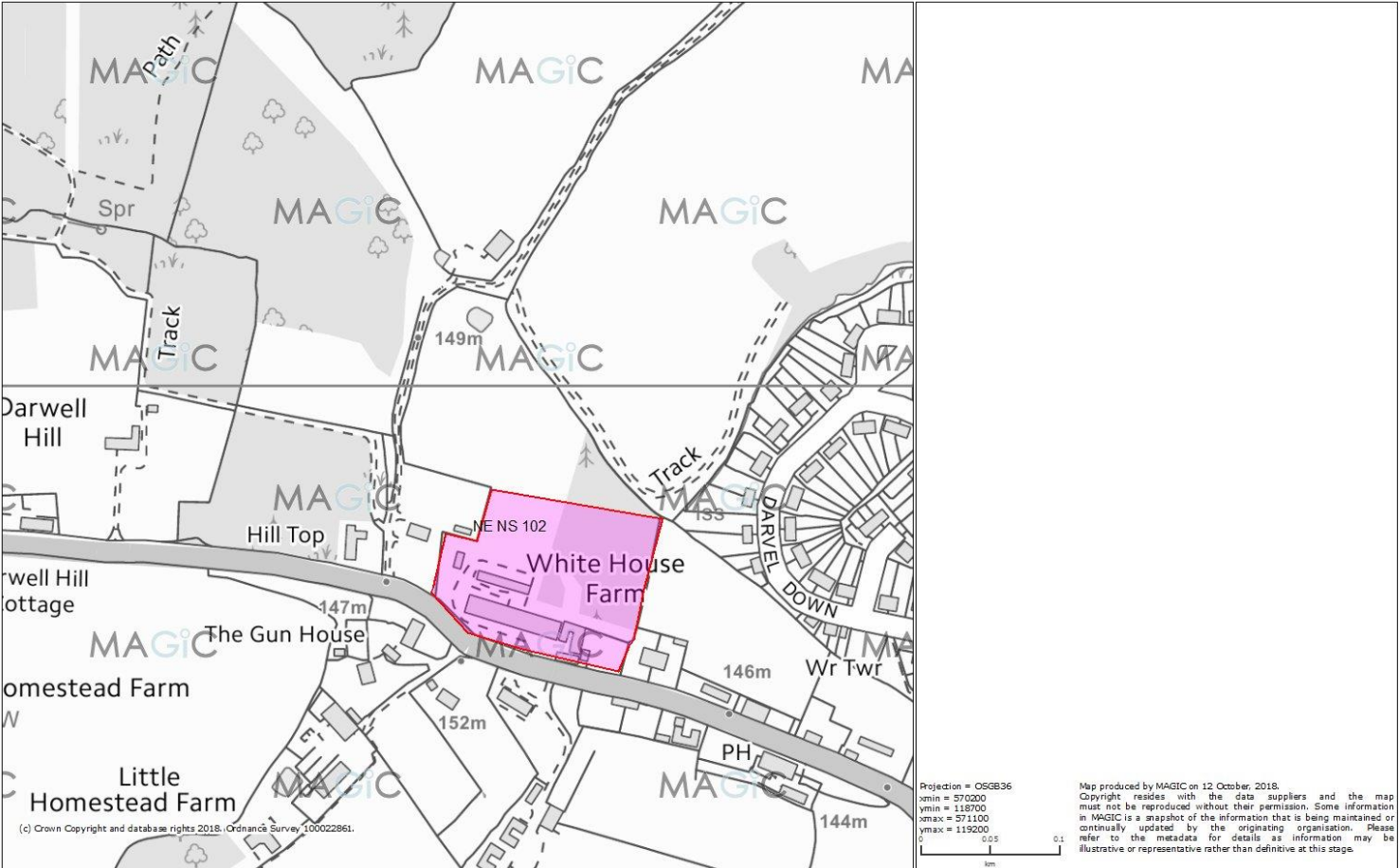
(Source: Battle Town Council – Magic Map)



Appendix 6 NE NS 102

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NE NS 102



(Source: Battle Town Council – Magic Map)



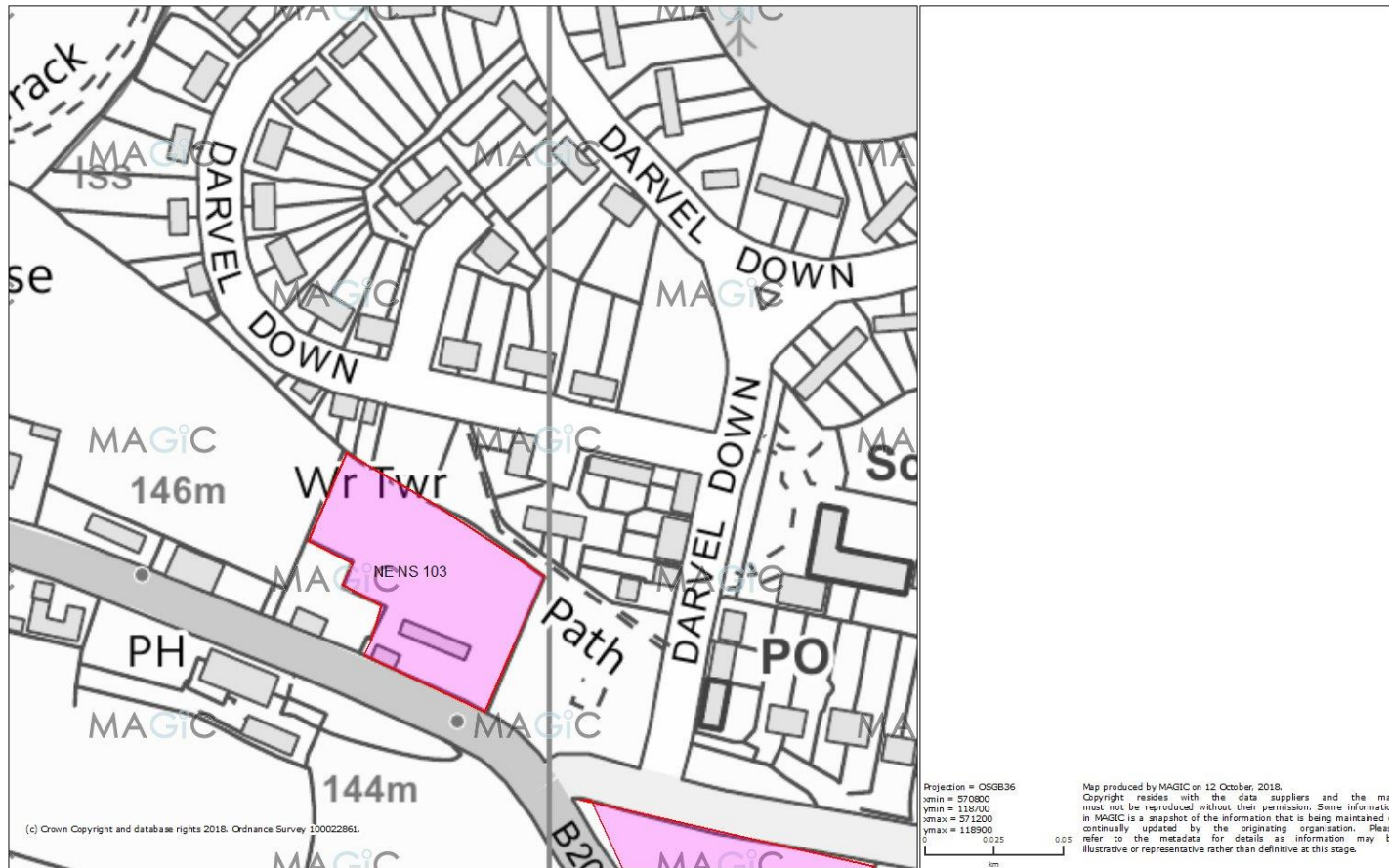
Battle Neighbourhood Plan



In conjunction with Battle Tiers Council:



NE NS 103



Return