



# Preferred Site Selection

Revised January 2020



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# Introduction

- The original document (Site Selection Presentation v5 2019-04-09) was used to present to the Battle Civil Parish Neighbourhood Plan Steering Group (BCPNPSG) the findings of a sub-committee on the Preferred Site Listing in April 2019, which was subsequently presented to Battle Town Council at the end of the month.
- Since this date a number of changes and alterations have been made to this list as a result of new information being received by developers and landowners.
- In January 2020 the BCPNPSG reviewed and revised the Preferred Site Listing as a result of this new information and formally approved the revised Preferred Site Listing – January 2020. It should be noted that due to a potential conflict of interest, Cate Sullivan left the room during these discussions and did not take part in the vote to approve the new Preferred Site Listing.
- Details of these revisions can be found in this document.
- For information on the methodology used by the group (for the original and subsequent scoring) please see the document titled Site Selection Presentation v5 2019-04-09 which is available at [www.battleneighbourhoodplan.co.uk](http://www.battleneighbourhoodplan.co.uk)



# Preferred Site Listings Revisions January 2020 - 1

- The table below lists new information with regards to each site

Site Ref	Name	Changes identified in January 2020	Included in the Preferred Site Listing – January 2020?
BA3	North Trade Road (Sunnyrise)	There are technical difficulties with the development of the site, and it has therefore been removed from the Preferred Site List – January 2020.	✘
BA11	Land at Blackfriars (including 3 separate areas)	Planning permission is being sought for the construction of the road on this site. The BCPNPSG have assumed that this development will go ahead with a total of 220 houses. As a result of this this site has not been included in the Preferred Site Listing – January 2020	✘
BA23	Land r/o 26 Hastings Road Removed	The owner(s) of BA23 subsequently declined to offer their land for development and therefore this site has not been included in the Preferred Site Listing – January 2020	✘
BA25	Land at Lillybank Farm, London Road	Given that planning permission has been granted for this site it has not been included in the Preferred Site Listing – January 2020.	✘
BA NS116 / BA28	Land North of Loose Farm	BA NS116 / BA28. The owner(s) of NS116 has declined to offer their land for development. It has not been included in the Preferred Site Listing – January 2020.	✘
BA31a See BA23	Previously known as Reduced Glengorse Housing (35 houses). Now correctly named as Glengorse	BA31a only now included with a reduction to 20 houses. Only northern section is included, the former school playing field. Local Site Criteria: Minimal impact on vegetation was originated rated Red, changed to Green as within the field boundaries. Now reduced to 20 on smaller section of BA31a – rating changed to Green for size of development.	✔
BA36	Land at Caldbec House, Caldbec Hill	Site has reduced in size and does not include the area known as the Procession Field. Therefore the April 19 Rag Rating for Local Site Criteria: Environmental and historic designations has been changed from a Red rating to Amber. Amber has been used as it borders land with historical recognition.	✔



# Preferred Site Listings Revisions January 2020 - 2

- Continuation....

Site Ref	Name	Changes identified in January 2020	Included in the Preferred Site Listing – January 2020?
BA40	Land adj to 73 North Trade Road	Given that planning permission has been granted for this site it has not been included in the Preferred Site Listing – January 2020.	✗
BA NS103	Land to the east of Battle (west of Great Wood)	Included in the Preferred Site Listing – January 2020.	✓
BA NS108	Land at Chain Lane, Battle between Watchoak H	Given that planning permission has been granted for this site it has not been included in the Preferred Site Listing – January 2020.	✗
BA NS117	Previously known as Site X. Now correctly named as Land adj to Cherry Tree Allotments and Mount St Car Park	Site now correctly named as Land adj to Cherry Tree Allotments and Mount St Car Park. The Amber score used in the April 19 Rag Rating for Local Site Criteria: Environmental and historic designations has been maintained. This site borders land with historical recognition. Included in the Preferred Site Listing – January 2020.	✓
BA NS118	Previously known as Land to the SW of Cedarwood Care Home. Now correctly named as Land to NE of Cedarwood Care Home.	Site now correctly named as Land to NE of Cedarwood Care Home. Included in the Preferred Site Listing – January 2020.	✓
N/A	Tollgates	Given that planning permission has been granted for this site it has not been included in the Preferred Site Listing – January 2020.	✗
NE01/NE05a/NE11	Previously known as Land south of Darvel Down. Now correctly named as NE05A and NE05r Swallow Barn off B2096	NE05a only. Now correctly named as NE05A and NE05r Swallow Barn off B2096. Note also includes NE05r. Included in the Preferred Site Listing – January 2020.	✓
NE06 (NE NS102)	Previously known as White House Poultry Farm, now known as NE NS102 : White House Poultry Farm, Netherfield (part of NE06)	Included in the Preferred Site Listing – January 2020.	✓

## Preferred Site Listings January 2020 – Battle & Telham

- BA31a Glengorse reduced from 35 dwellings to 20 as only part of original site allocated.
- BA36 AECOM recommended 10 dwellings on area outside heritage sensitive area. Landowner only wants to develop 9.
- AECOM revisited site after concerns about location and revised capacity to 2 approximately. Planning permission has now been given for 1.
- Based upon the amendments mentioned in the previous slide, the Preferred Site Listing – January 2020 for Battle is as follows:

No.	Site Ref.	Site name	Number of Properties	Cumulative number of properties
1	BA31a	Glengorse	20	20
2	BA36	Land at Caldbec House, Caldbec Hill	9	29
3	BA NS 117	Land adj to Cherry Tree Allotments and Mount St Car Park	16	45
4	BA NS118	Land to NE of Cedarwood Care Home.	4	49
5	BA NS103	Land to the east of Battle (west of Great Wood)	2	51



# Residual Requirement – Battle/Telham

- Assuming 220 dwellings at Blackfriars there is a residual requirement of 18 dwellings.
- The preferred site to meet this residual requirement is Glengorse with 20 dwellings.
- The other sites are reserves in priority order and are a contingency to be set against Blackfriars development being less than 220 dwellings and any future changes made in the RDC housing allocation

# Preferred Site Listings January 2020 - Netherfield

- In Netherfield there is no change to the Preferred Site Listing but changes have been made to the number of dwellings on each site.
- NE06 Reduced from 17 to 10 after feedback from 2nd public consultation and recalculation of capacity.
- NE05a & NE05r reduced to lower housing density so as to have lower impact on AONB (23 instead of 36 dwellings originally recommended by AECOM).
- The January 2020 position for Netherfield is as below:

No.	Site Ref.	Site name	Number of Properties	Cumulative number of properties
1	NE NS102 NE06	NE NS102 : White House Poultry Farm, Netherfield (part of NE06)	23	23
2	NE05a	B2096 entrance from Swallow Barn	10	33





# Residual Requirement – Netherfield

- The priority order in Netherfield shows one preferred and one reserve site.
- White House Poultry Farm NENS102 (part above brownfield industrial units) is the preferred site to meet the residual requirement for 23 dwellings. This is a smaller section of NEo6.
- Swallow Barn NEo5a & NEo5r is a contingency reserve and will be used if there is a smaller development at the site above and if future changes are made in the RDC housing allocation.

# Appendix 1: Battle and Telham Maps

# 1. BA31a Glengorse



BA31a: Land to east of Glengorse (part of BA31)

TQ 7575 1498

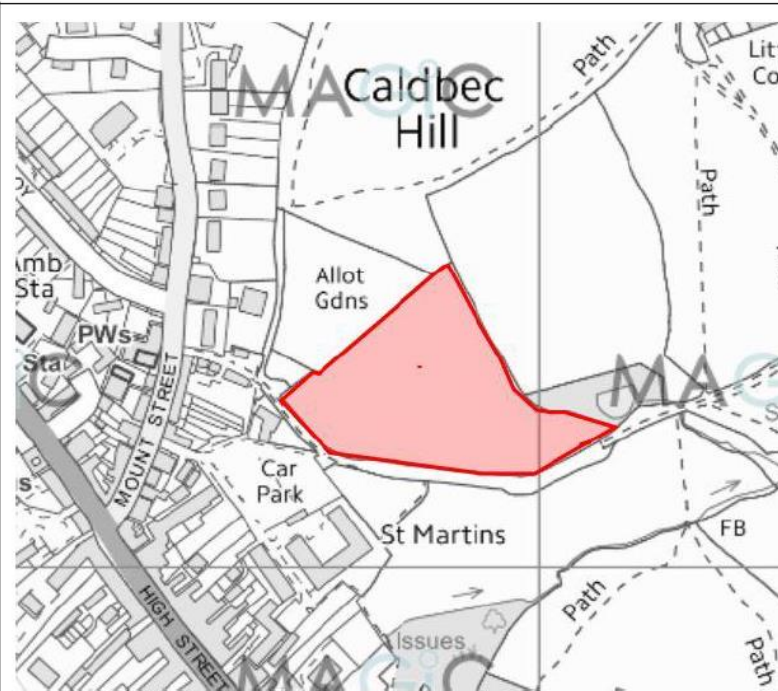
## 2. BA36 Land at Calbec House, Calbec Hill



BA36a: Land at Calbec House, Calbec Hill (part of BA36)

TQ 7490 1657

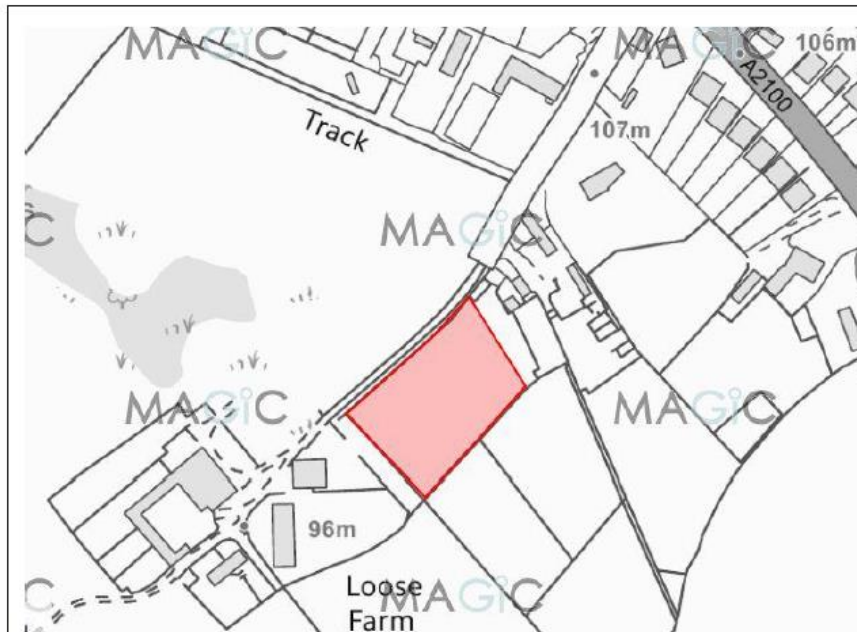
### 3. BA NS 117 Land adj to Cherry Tree Allotments and Mount St Car Park



BA NS117: Land east of and adjacent to Cherry Gardens Allotments and Mount Street Car Park

TQ 7481 1612

## 4. BA NS 118 Land to NE of Cedarwood Care Home



BA NS118: Land to the north-east of Cedarwood Care Home

TQ 7624 1473

## 5. BA NS 103 Land to the east of Battle (west of Great Wood)



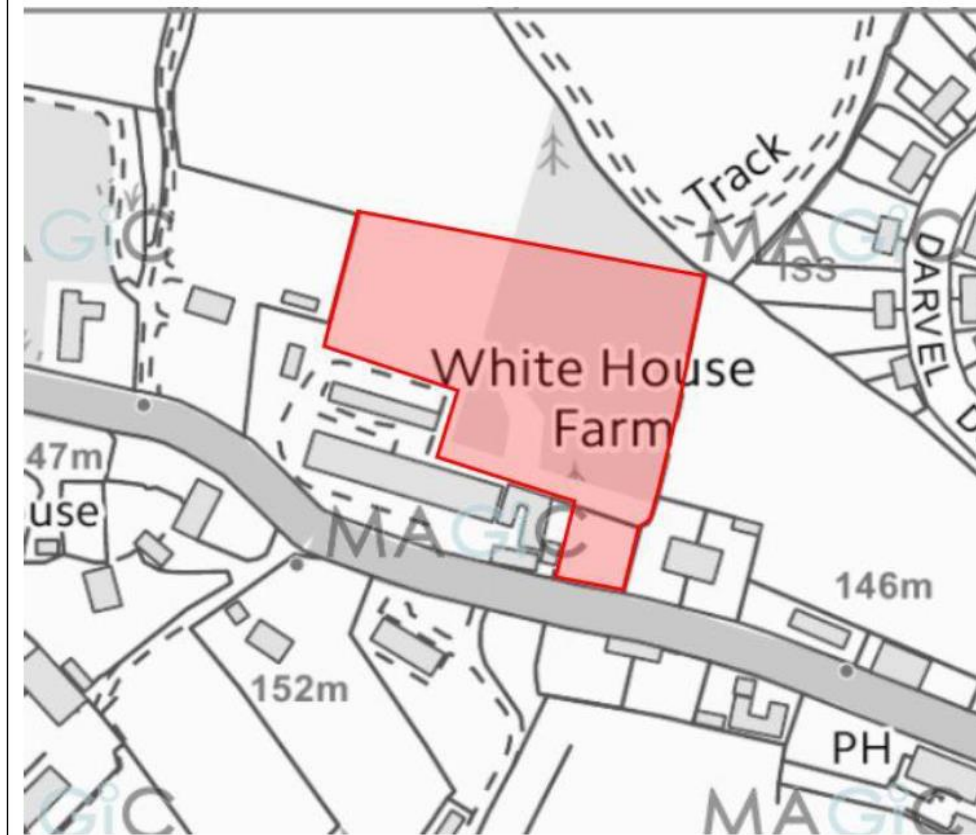
BA NS103: Land to the east of Battle (west of Great Wood),  
Marley Lane

TQ 7672 1679

# Appendix 2: Netherfield Maps



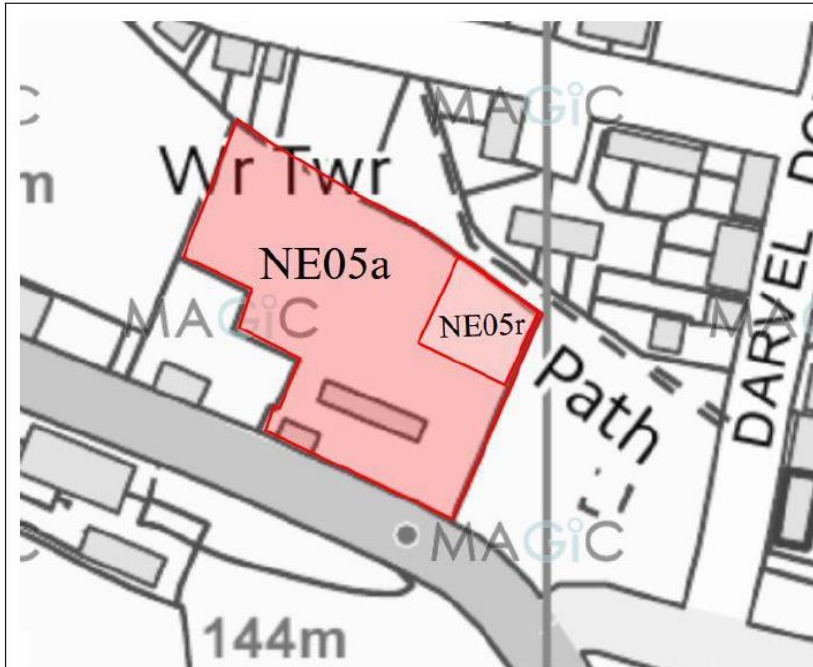
# 1. NENS102 (Part of NE06 White House Poultry Farm)



NENS102 (Part of NE06 White House Poultry Farm)

TQ 7074 1880

## 2. NE05A and NE05r Swallow Barn off B2096



NE05a and NE05r: Swallow Barn, Netherfield, off B2096

TQ 7093 1873