



Battle Town Council



Minutes of the additional PLANNING & TRANSPORT COMMITTEE held on TUESDAY, 26th JANUARY 2021 at 5pm by Zoom

Present: Cllrs J Gyngell (Chairman), A Brown, C Davies, G Favell, M Howell, M Kiloh, A Russell, D Wheeler.

In attendance: Stephen Marsden RDC Development Project Manager (Special Projects), Cllr H Sharman, County/District Cllr K Field, District Cllr K Dixon, Cllr V Cook, six members of the public, C Harris (Town Clerk).

Public Question Time

Questions and comments raised by members of the public:

- How will the housing needs of local people be prioritised in the Blackfriars development;
- Are the proposed measures actually sufficient to prevent flooding in the areas below the development;
- Will footpath 76 be protected;
- Plans do not reflect local Design Guidelines;
- Concern that affordable housing will be removed after planning permission granted;
- Provision of electric vehicle charging points not included;
- A condition should be applied requiring agreement for access to Battle Railway Station;
- Further detail on the ecological report required;
- Health and education services for additional people: where will funds come from.

1. **Apologies for absence:** None.

2. **Disclosure of interest:** None.

3. **Minutes of the previous meeting of 12th January 2021** were approved for electronic signature by Cllr Gyngell.

4. **Application [RR/2020/2307/P](#) Blackfriars - Land at, TN33 0FL**

Reserved Matters relating to residential development for 200no. dwellings (outline permission RR/2019/604/P) to include 1, 2, 3 and 4 bedroom units with associated works including parking, access roads, drainage proposals and hard and soft landscaping

The Chairman welcomed Mr Marsden (SM) to the meeting. A short presentation was made highlighting the vision of the development in relation to sustainability measures and to ensure compliance with the High Weald Design Guide and the Battle Design Guidelines for integration into the rural scene. There are ongoing minor amendments to the master plan eg car parking within curtilage. The plan provides for footpath networks, many to include cycling, across the site, away from roads. It was noted that Footpath 76 will require slight alignment but will be reinstated after construction and contractors will be required to keep open as far as possible. SM emphasised that the images are computer generated and not reflective of the materials to be used on the units. There are a mix of properties to be provided; some split level to cope with the gradient of the site and three earth shelter properties. As RDC is the developer, there will be an agreed number of affordable units and discussion is ongoing with the Community Land Trust who provide housing in perpetuity. SM confirmed that there is a strict Allocations Policy to ensure local people have priority. In relation to concerns of flooding, he reported that ponds and tanks with brake points have been included in the scheme to allow for existing and a 40% uplift of surface

Battle Town Council

water. Although not part of the application, provision has been made for connectivity to the Railway Station and improvements to the bus services is being discussed. Contractors will be responsible for maintenance of the development for the first year with a Management Company taking over thereafter; at this point unknown. The second phase for the northern corner for 20 dwellings has not been agreed.

Cllr Field reported that, whilst preferences for school places is considered, priority if given for those nearest to the school. This does not apply to early years' provision in the private sector.

Cllr Dixon highlighted the link to the Railway Station will be a separate project and that this development has been part of the local plan for some time with this being a good proposal for the area.

Cllr Brown left the meeting.

Comments: Members agreed to raise no objection to the proposal subject to: due reference to the Battle Design Guidelines and High Weald Design Guide; space and land being made available for connectivity to Battle Railway Station; footpath 76 remaining open as far as possible during construction and reinstated post construction; delivery of 35% affordable housing in accordance with the Allocations Policy.

5. Matters for information / future agenda items

6. Date of next meeting: 9th February 2021

There being no further business, the meeting closed at 6.20pm.

**Cllr J Gyngell
Chairman**