



Employment Land Supply

April 2023 position statement



Rother District Council
Town Hall
London Road
Bexhill-on-Sea
East Sussex
TN39 3JX

Published
December 2023

www.rother.gov.uk

This information can be made available in large print, audio or in another language upon request.

Please telephone **01424 787668** or email **planning.strategy@rother.gov.uk**

Contents

1.	Introduction	4
2.	Core Strategy Targets.....	5
3.	Employment Completions.....	8
	Net change in employment floorspace	8
	Gross employment use class gains	8
	Gross employment use class losses	9
	Actual employment floorspace losses	9
	Gross employment floorspace completed on brownfield land	11
4.	Employment Land Supply	12
5.	Performance	13
6.	Appendices.....	15
	Appendix 1: Employment floorspace completions.....	15
	Appendix 2: Sites identified for business uses as of 1 April 2022	16

1. Introduction

- 1.1. This report provides information on the supply of employment land within Rother District as of 1 April 2023.
- 1.2. The Report considers the contribution that sites under construction, sites with planning permissions, identified employment sites and sites allocated for employment use in the Development and Site Allocations¹ (DaSA) Local Plan are expected to make towards the Core Strategy² targets related to the supply of employment land floorspace.
- 1.3. Employment land (essentially offices, industrial, and warehousing) is defined as land and buildings used for activities falling within Use Classes E(g) and B of the Use Classes Order³. Use Class E(g) replaced Use Class B1 on 1 September 2020. The uses relevant to employment land are set out in Figure 1 below, together with the previous and current Use Classes.

Figure 1: Business Use Classes

Use	Use Classes: Current	Use Classes: Previous (up to 31/08/2020)
An office to carry out any operational or administrative functions	E(g)(i)	B1a
The research and development of products or processes	E(g)(ii)	B1b
Any industrial processes (which can be carried out in any residential area without causing detriment to the amenity of that area)	E(g)(iii)	B1c
General Industrial	B2 ⁴	B2
Storage or distribution	B8	B8

- 1.4. It should be noted that former Use Classes A1, A2, A3, B1, parts of D1 and D2 have all been subsumed into the new Use Class E along with the employment land uses listed above. This means that it is not possible to monitor changes of use within Use Class E, as changes of use within a single Use Class are permitted development and do not require planning permission, or notification to the local planning authority.

¹ [Development and Site Allocations \(DaSA\) Local Plan – Rother District Council](#)

² [Core Strategy – Rother District Council](#)

³ The Town and Country Planning (Use Classes) Order 1987 (as amended).

⁴ Unless the use falls within Schedule 2, Part A, Class E(g) – i.e. it is an industrial use that can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit. If this is the case, the use will fall within the new Class E.

2. Core Strategy Targets

- 2.1. The Core Strategy (adopted in 2014) identifies a need for at least 100,000 sqm of additional business floorspace across the district between 2011 and 2028.
- 2.2. The target is broken down by spatial policy area for Bexhill, Battle, Rye & Rye Harbour, the Rural Areas and the Hastings Fringes, as shown in Figure 2.

Figure 2: Core Strategy employment floorspace targets (sqm, 01/04/2011-31/03/2028)

Spatial Area	Approximate Development Levels 2011-2028
Bexhill	At least 60,000 sqm
Battle	At least 10,000 sqm (including sites on Marley Lane)
Rye & Rye Harbour	At least 10,000 sqm
Rural Areas	At least 10,000 sqm
Hastings Fringes	At least 3,000 sqm
Total	At least 100,000 sqm

- 2.3. Chapter 16 of the Core Strategy explains how the employment land need was derived, referring to the Employment Strategy and Land Review⁵, prepared jointly with Hastings Borough Council in 2008 and updated in 2011⁶ and 2013⁷. A further study, the Employment Sites Review⁸ (Nov 2016) background paper, informed the DaSA.
- 2.4. For the emerging Local Plan, Rother have, jointly with Hastings, commissioned a Housing and Economic Development Needs Assessment⁹ (HEDNA), which was completed in August 2020. This assessment concluded that there was a need for 87,000 sqm of employment land floorspace up to 2039, with the majority of demand for the replacement of existing premises, which has been identified by local stakeholders as a key future requirement.
- 2.5. The HEDNA explains that the existing planned-for supply in Rother can meet Rother’s future needs, however there is a shortfall in Hastings and therefore, when considered together, there remains an unmet need for employment land and premises.

⁵ [Hastings and Rother Employment Strategy and Land Review \(2008\)](#)
⁶ [Hastings and Rother Employment Strategy and Land Review Update \(2011\)](#)
⁷ [Hastings and Rother Employment Strategy and Land Review Update \(2013\)](#)
⁸ [Employment Sites Review Background Paper \(rother.gov.uk\)](#)
⁹ [HEDNA \(rother.gov.uk\)](#)

- 2.6. In addition, the HEDNA advises that, given viability issues in the private development market, the role of the public sector is essential in intervening in the property market to bring forward development to meet the current and future needs of occupiers. This is especially the case in respect of sites in Bexhill which form the majority of the District's identified employment development pipeline. The HEDNA also notes that the delivery of new employment land and premises is a critical matter to support the local economy and that the immediacy of forthcoming supply needs to be addressed, because very little is currently under construction in the principle urban areas.
- 2.7. This need for financial and strategic economic intervention in Hastings and Rother has long been recognised. This has led to a series of strategies and initiatives that support the Core Strategy's assertion (paragraph 16.19) that "because of the poor state of the economy and the pressing needs of businesses for more, and more modern, accommodation, this should be provided as soon as possible".
- 2.8. Relevant strategies and initiatives which look at current and future employment needs include:
- The East Sussex Local Economic Assessment¹⁰ was published in 2011 and considers the prevailing local economic and property market conditions, as well as the potential to improve employment opportunities and the balance between homes and jobs across the sub-region.
 - In 2014 a Strategic Economic Plan¹¹ was also produced for the wider South East Local Enterprise Partnership area, consisting of East Sussex, Essex, Kent, Medway, Southend and Thurrock.
 - East Sussex County Council have commissioned consultants to produce an East Sussex Recovery Plan on behalf of Team East Sussex (TES), the local federated board for the South East Local Enterprise Partnership (SELEP). The county-wide plan, titled; East Sussex Economy Recovery Plan¹², was published in September 2020. A new East Sussex Economic Growth Strategy is due to be published in 2024.
 - The SELEP has since published the Economic Recovery and Renewal Strategy in March 2021, which responds to the economic impacts of the

¹⁰ [See the Strategies and Studies section of ESiF \(eastsussexinfigures.org.uk\)](https://eastsussexinfigures.org.uk)

¹¹ [Strategic Economic Plan 2014 \(southeastlep.com\)](https://southeastlep.com)

¹² [East Sussex Economy Recovery Plan: East Sussex Reset | East Sussex County Council](#)

pandemic on the South East Local Enterprise Partnership area, with ambitions for a increased support for digital infrastructure and sustainable growth.

- Rother District Council has been consulted throughout this process and the TES plan has guided the development of Rother’s own Economic Recovery Action Plan (ERAP)¹³.

2.9. To ensure consistency, the ERAP reflects the headline ambitions set out in the county plan, but with local targets and actions related to local needs and priorities. It sets out six broad ambitions, namely thinking local, acting local; building skills, creating jobs; fast-forwarding business; better places, fuller lives; cleaner energy, greener transport; and the future is digital.

2.10. The marginal viability of new commercial developments, discussed in this chapter, means that existing employment sites make a particularly valuable contribution to the supply of business land and premises. DaSA Policy DEC3 (which replaces Core Strategy Policy EC3) therefore requires the retention of existing employment sites, except where it is demonstrated that retention is not a reasonable prospect or would cause serious harm to local amenities. Data on employment floorspace losses is included in this report.

2.11. Details of the economic health of the county can be found in quarterly ‘Economic Updates’ published on East Sussex in Figures¹⁴.

¹³ [Rother District Economic Recovery Action Plan \(moderngov.co.uk\)](https://www.moderngov.co.uk)

¹⁴ [See the Economic Updates section of ESiF \(eastsussexinfigures.org.uk\)](https://www.eastsussexinfigures.org.uk)

3. Employment Completions

Net change in employment floorspace

- 3.1. Figure 3 shows that there was a net gain of 4,502 sqm for the monitoring year, which is an improvement over the figure of 1,175 sqm for the previous year, while being comparable to floorspace gains prior to the pandemic.
- 3.2. In total, there has been a net gain of 29,455 sqm of employment floorspace since the start of the Plan period, equating to some 2,455 sqm per year.

Figure 3: Net change in employment floorspace by use class (sqm, 01/04/2011-31/03/2023)

Year	E(g)(i) (B1a)	E(g)(ii) (B1b)	E(g)(iii) (B1c)	E(g) (B1)	B2	B8	Mixed E/B	Total
2011/12 - 2016/17	-1,285	0	1,559	5,092	2,623	3,170	-3,545	7,614
2017/18	-530	0	-297	0	421	87	0	-319
2018/19	-880	0	311	186	-7,276	19,366	214	11,921
2019/20	888	0	-99	264	206	3,053	0	4,312
2020/21	-301	0	-160	0	-455	1,166	0	250
2021/22	102	0	384	0	190	754	-255	1,175
2022/23	55	0	757	0	70	3,620	0	4,502
Total	-1,951		2,455	5,542	-4,221	31,216	-3,586	29,455

- 3.3. Figure 4 shows the breakdown between development types and use classes for the monitoring year.

Figure 4: Net change in floorspace by development type (sqm, 01/04/2022-31/03/2023)

Type	E(g)(i) (B1a)	E(g)(ii) (B1b)	E(g)(iii) (B1c)	E(g) (B1)	B2	B8	Mixed E/B	Total
New Build	0	0	1,271	0	0	3,620	0	4,891
Change of Use	0	0	-126	0	70	0	0	-56
Redevelopment	55	0	-388	0	0	0	0	-333
Total	55	0	757	0	70	3,620	0	4,502

Gross employment use class gains

- 3.4. Figure 5 shows that there was 5,016 sqm of gross employment (E(g)(i-iii), B2, B8 and Mixed E/B Class uses) floorspace completed within the District in 2022/23. This is an improvement over the past two years, with a significant contribution from the completion of additional storage and distribution floorspace at Rye Harbour.

Figure 5: Gross employment floorspace gains by use class (sqm, 01/04/2011-31/03/2023)

Year	E(g)(i) (B1a)	E(g)(ii) (B1b)	E(g)(iii) (B1c)	E(g) (B1)	B2	B8	Mixed E/B	Total
2011/12 - 2016/17	2,518	0	2,565	5,092	4,126	3,747	3,163	21,211
2017/18	0	0	0	0	421	175	0	596
2018/19	357	0	512	186	770	19,475	214	21,514
2019/20	1,333	0	0	264	206	4,800	0	6,603
2020/21	319	0	0	0	198	1,206	0	1,723
2021/22	272	0	462	0	190	941	165	2,030
2022/23	55	0	1,271	0	70	3,620	0	5,016
Total	4,854	0	4,810	5,542	5,981	33,964	3,542	58,693

- 3.5. It should be noted that Figure 5 shows all gross employment use class gains, including where floorspace has changed from one employment use class to another employment use class, for example, where a workshop or light industrial use (E(g)(iii)) has changed to a general industrial use (B2).

Gross employment use class losses

- 3.6. As shown in Figure 6, there was 514 sqm of employment floorspace lost over the monitoring year. Again, it includes use class losses where floorspace has changed from one employment use class to another employment use class.

Figure 6: Gross employment floorspace losses by use class (sqm, 01/04/2011-31/03/2023)

Year	E(g)(i) (B1a)	E(g)(ii) (B1b)	E(g)(iii) (B1c)	E(g) (B1)	B2	B8	Mixed E/B	Total
2011/12 - 2016/17	-3,803	0	-1,006	0	-1,503	-577	-6,708	-13,597
2017/18	-530	0	-297	0	0	-88	0	-915
2018/19	-1,237	0	-201	0	-8,046	-109	0	-9,593
2019/20	-445	0	-99	0	0	-1,747	0	-2,291
2020/21	-620	0	-160	0	-653	-40	0	-1,473
2021/22	-170	0	-78	0	0	-187	-420	-855
2022/23	0	0	-514	0	0	0	0	-514
Total	-6,805	0	-2,355	0	-10,202	-2,748	-7,128	-29,238

Actual employment floorspace losses

- 3.7. The data presented in Figure 7 below shows the actual amount of employment floorspace that has exited the market and excludes floorspace losses that are the result of an employment site changing between different employment use classes.

Figure 7: Actual employment floorspace losses (sqm, 01/04/2011-31/03/2023)

Year	Lost to Residential: Non-PD	Lost to Residential: Via-PD	Other Losses	Total
2011/12 - 2016/17	-1,697	-2,763	-2,020	-6,480
2017/18	-277	-450	-30	-757
2018/19	-1,888	0	-30	-1,918
2019/20	-2,120	0	-171	-2,291
2020/21	-280	-540	-653	-1,473
2021/22	-187	-248	0	-435
2022/23	-238	0	-206	-444
Total	-6,687	-4,001	-3,110	-13,798

- 3.8. It can be seen that, over the monitoring year, 444 sqm of employment floorspace exited the market. 318 sqm of employment floorspace was lost to a mixed development consisting of housing and 150 sqm of retail (E(a)). None of the floorspace lost to housing was through prior approval (under permitted development rights¹⁵). 126 sqm of workshop space was lost as part of a development that delivered 70 sqm of B2 floorspace, which gives an overall loss for that scheme of 56 sqm of employment floorspace.
- 3.9. Since the start of the Plan period, a total of 13,798 sqm of employment floorspace has exited the market. 10,688 sqm of the employment floorspace that has exited the market (which is some 71%) was lost to housing, 29% of which was through prior approvals (under permitted development rights).
- 3.10. When comparing the actual employment floorspace losses (Figure 7) to the gross employment floorspace losses by use class (Figure 6), it can be seen that a total of 15,440 sqm of employment floorspace has changed from one employment use class to another employment use class, since the start of the Plan period.
- 3.11. Furthermore, by subtracting the 15,440 sqm of employment floorspace that has changed use class, from gross employment floorspace gains (Figure 5), it can be extrapolated that a total of 43,253 sqm of new employment floorspace has entered the market since the start of the Plan period.

¹⁵ Planning permission is not required where The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GDPO) says that a change of use is permitted to another specified 'Use Class'.

3.12. Therefore, when subtracting the 13,798 sqm of actual employment floorspace losses (Figure 7), from the 43,253 sqm of new employment floorspace (paragraph 3.11), it can be seen that there has been a net gain of 29,455 sqm of employment floorspace since the start of the Plan period, as shown in Figure 3.

Gross employment floorspace completed on brownfield land

3.13. Figure 8 shows the proportion of gross employment floorspace completions, by use class, which were on ‘brownfield’ or previously developed land¹⁶. It demonstrates the contribution that existing sites and premises make to additional supply. Over the year, 32% of gross employment floorspace completions were on brownfield land.

Figure 8: Gross floorspace completions on brownfield land (sqm, 01/04/2011-31/03/2022)

Year	E(g)(i) (B1a)	E(g)(ii) (B1b)	E(g)(iii) (B1c)	E(g) (B1)	B2	B8	Mixed E/B	Total
2011/12 - 2016/17	82%	NGC	50%	9%	94%	57%	100%	60%
2017/18	NGC	NGC	NGC	NGC	100%	100%	NGC	100%
2018/19	0%	NGC	20%	0%	74%	100%	100%	95%
2019/20	100%	NGC	NGC	100%	100%	0%	NGC	27%
2020/21	64%	NGC	NGC	NGC	100%	20%	NGC	38%
2021/22	9%	NGC	100%	NGC	100%	100%	100%	87%
2022/23	100%	NGC	32%	NGC	100%	30%	NGC	32%
Total	76%	NGC	47%	13%	92%	71%	100%	67%

NGC = No gross completions

¹⁶ Previously developed land is defined as ‘Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.’

4. Employment Land Supply

4.1. As Figure 9 shows, there is an overall current supply of employment sites where some 95,988sqm of new employment floorspace can be constructed, of which some 66.5% has planning permission.

Figure 9: Supply of employment sites (sqm, 01/04/2023)

Status	Details	Floorspace (sqm)
Permitted	Under construction	35,269
Permitted	Detailed Permission (full or reserved matters)	13,205
Permitted	Outline Permission	17,966
Permitted	Permitted Development	-2,642
Permitted	Total	63,798
Identified	Total	31,390
Allocated ¹⁷	Total	800
Permitted, Identified and Allocated	Total	95,988

- 4.2. 35,269sqm of this total amount of employment floorspace is currently under construction, while there is a further 13,205 sqm of employment floorspace on sites with detailed (Full/Reserved Matters) planning permissions. There is also some 17,966sqm of employment floorspace on sites with outline planning permissions.
- 4.3. A further 31,390 sqm of floorspace has been 'Identified', with 25,500 sqm of this floorspace belonging to expired outline permission at the Buckholt Lane site (RR/2017/2181/P), which is also allocated under DaSA Policy BEX1.
- 4.4. A full breakdown of the current land supply is shown in Appendix 2.

¹⁷ Allocations that are not yet under construction or that have not yet received planning or permission.

5. Performance

- 5.1. The target figures relating to the scale of additional business land and floorspace (offices, industry and warehousing) between 2011 and 2028 are contained in the Core Strategy and reproduced in this document at Figure 2.
- 5.2. In terms of performance against the identified Core Strategy target, net additional employment floorspace completed since 2011 has been modest, with some 29,455 sqm completed against the 'at least' target of 100,000 sqm. This leaves a further 70,545 sqm to be completed up to 2028, equating to an average of some 11,758 sqm per year.
- 5.3. Figures 10 and 11 show cumulative employment floorspace completions since 2011, within the main spatial areas and the district, respectively.

Figure 10: Area cumulative floorspace completed (sqm, 01/04/2011-31/03/2023)

Year	Bexhill	Battle	Rye & Rye Harbour	Rural Areas	Hastings Fringes	Total
Target	60,000	10,000	10,000	10,000	3,000	100,000
2011 - 2016/17	2,286	130	620	4,578	0	7,614
2017/18	-647	0	0	328	0	-319
2018/19	-545	-104	12,470	100	0	11,921
2019/20	-1,963	0	206	6,069	0	4,312
2020/21	114	-120	580	-324	0	250
2021/22	214	0	475	486	0	1,175
2022/23	466	0	4,092	0	-56	4,502
Total	-75	-94	18,443	11,237	-56	29,455

Figure 11: District cumulative floorspace completed (sqm, 01/04/2011-31/03/2023)

Year	Net requirement at start of year	Annual net total	Cumulative net total	Net requirement at end of year
2017/18	92,386	-319	7,295	92,705
2018/19	92,705	11,921	19,216	80,784
2019/20	80,784	4,312	23,528	76,472
2020/21	76,472	250	23,778	76,222
2021/22	76,222	1,175	24,953	75,047
2022/23	75,047	4,502	29,455	70,545

- 5.4. With some 48,474 sqm of employment floorspace currently under construction or with detailed planning permission, it is expected that a significant amount of floorspace will be built out in the coming years. This includes several of the larger employment sites, namely The Saltings in Rye Harbour, the Bexhill

Enterprise Park in north east Bexhill and the Buckholt Lane site in north Bexhill.

- 5.5. It is clear from Figure 12 that, overall, the District can meet the development target of at least 100,000 sqm of additional employment floorspace, if current permissions, identified sites and allocations are built out.

Figure 12: Performance against Core Strategy employment targets (sqm, 01/04/2023)

Year	Bexhill	Battle	Rye & Rye Harbour	Rural Areas	Hastings Fringes	Total
Target	60,000	10,000	10,000	10,000	3,000	100,000
Completed	-75	-94	18,443	11,237	-56	29,455
In progress	25,854	1,290	6,707	1,418	0	35,269
Permitted	9,030	1,681	3,515	9,702	4,601	28,529
Identified	28,690	2,700	0	0	0	31,390
Allocated	0	3,000	0	0	-2,020	980
Total	63,499	8,577	28,665	22,357	2,345	125,443

- 5.6. In terms of the spatial areas, currently Battle and Hastings Fringes do not have enough permissions in place to meet the Core Strategy targets. Furthermore, there have been no employment sites allocated in the Battle Neighbourhood Plan. This leaves a deficit of some 1,423 sqm in Battle, and a smaller deficit of some 655 sqm in the Hastings Fringes.
- 5.7. Bexhill, Rye & Rye Harbour and the Rural Parishes are currently projected to provide some 3,499 sqm, 18,665 sqm and 12,357 sqm, respectively, above target.
- 5.8. While this suggests that there is no quantitative requirement for additional employment floorspace in Bexhill, Rye & Rye Harbour or the Rural Parishes, it should be appreciated that the target in Figure 12 is a minimum; that there is a shortfall of supply in the neighbouring borough of Hastings, which together with Rother forms a single Functional Economic Market Area; and that there are needs and opportunities for additional business space in particular localities.

6. Appendices

Appendix 1: Employment floorspace completions (01/04/2022 - 31/03/2023)

Settlement	Reference	Site	Class	Gross	Net
Bexhill	RR/2010/544/P	London Road – Land sited at	Eg(i)	55	55
Bexhill	RR/2019/2082/P	Pebsham Rural Business Park, Pebsham Lane, Bexhill	Eg(iii)	411	411
Rye Harbour	RR/2020/191/P	The Saltings, Rye Wharf, Harbour Road, Rye Harbour	Eg(iii)	540	540
Rye Harbour	RR/2020/191/P	The Saltings, Rye Wharf, Harbour Road, Rye Harbour	B8	540	540
Rye Harbour	RR/2020/229/P	The Saltings, Rye Wharf, Harbour Road, Rye Harbour	Eg(iii)	320	320
Rye Harbour	RR/2020/229/P	The Saltings, Rye Wharf, Harbour Road, Rye Harbour	B8	2,000	2,000
Rye Harbour	RR/2021/1428/P	The Saltings, Rye Wharf, Harbour Road, Rye Harbour	B8	1,080	1,080
Rye	RR/2021/1162/P	Skinners of Rye, 74 Fishmarket Road, Rye [A1]	Eg(iii)	0	-388
Other	RR/2021/805/P	The Old Dairy, Rye Road, Rye Foreign	B2	70	70
Other	RR/2021/805/P	The Old Dairy, Rye Road, Rye Foreign	Eg(iii)	0	-126
			Total	5,016	4,502

Appendix 2: Sites identified for business uses as of 1 April 2023, by permission type

(This table includes site allocations, sites with planning permission and sites with a recently lapsed planning permission that is still expected to come forward.)

Settlement	Reference	Site	Status	Gross	Net
Ashburnham	RR/2015/1719/P	Keeleys Yard	In Progress	84	84
Ashburnham	RR/2016/2172/PN3	Thornden Farm Offices, Thornden Lane, Ashburnham	Permitted Development	0	-126
Ashburnham	RR/2020/1721/P	New Buildings Farm, Church Road, Ashburnham	Permitted (Full)	800	800
Ashburnham	RR/2022/1732/P	Thornden Sawmill, Herrings Road, TN33 9PE	Permitted (Full)	159	159
Battle	MAR1	Land at Felon's Field, Marley Lane	Allocated (DaSA)	3,000	3,000
Battle	EM4	Marley Lane – Land at Rutherfords Business Park	Identified	2,700	2,700
Battle	RR/2007/1125/P	Beechdown Sawmills – Land adj	In Progress	988	988
Battle	RR/2014/2588/P	Foster Motors	In Progress	162	96
Battle	RR/2016/2424/PN3	11 Old Ladies Court, Battle	Permitted Development	0	-70
Battle	RR/2017/1812/P	Telham Forge, Hastings Road,	In Progress	206	206
Battle	RR/2020/940/PN3	8 Old Ladies Court, Battle	Permitted Development	0	-50
Battle	RR/2021/2420/P	Littlewood Fencing Ltd, N Trade Road, Battle [AI]	Permitted (Full)	179	179
Battle	RR/2021/557/P	Glengorse Estate, Glengorse, Battle	Permitted (Full)	0	-1,220
Battle	RR/2022/1765/P	Beech Farm Estate, Beech Farm Lane	Permitted (Full)	1,895	1,895
Battle	RR/2022/1765/P	Beech Farm Estate, Beech Farm Lane	Permitted (Full)	947	947
Beckley	RR/2017/2568/P	The Warehouse, Stoddards Lane, Beckley	In Progress	0	-130
Bexhill	RR/2013/2166/P	Bexhill Enterprise Park	In Progress	11,742	11,742
Bexhill	RR/2014/2733/P	Bexhill Enterprise Park – Escarpment Site A	Identified	3,190	3,190
Bexhill	RR/2015/1760/P	Worsham Farm - Land North of Wrestwood Road [AI]	Permitted (Outline)	7,000	7,000
Bexhill	RR/2015/3125/P	Land North of Barnhorn Road, Bexhill	Permitted (Outline)	3,500	3,500
Bexhill	RR/2016/568/PN3	13 Eversley Road, Bexhill	Permitted Development	0	-195
Bexhill	RR/2017/2181/P	Land at Buckholt Lane, Bexhill	Identified	25,500	25,500
Bexhill	RR/2017/460/P	79 - 85 London Road - Rear of, Bexhill	In Progress	0	-92
Bexhill	RR/2017/963/P	Bexhill Enterprise Park - Escarpment Site B	In Progress	6,550	6,550
Bexhill	RR/2018/1528/P	21A Leopold Road, Bexhill	In Progress	0	-100

Settlement	Reference	Site	Status	Gross	Net
Bexhill	RR/2018/2790/P	Land at Buckholt Lane, Bexhill	In Progress	8,000	8,000
Bexhill	RR/2019/1782/P	M C Mechanics Yard, Sandhurst Lane, Bexhill	Permitted (Outline)	0	-135
Bexhill	RR/2020/2119/P	38-40 Ninfield Road, Bexhill	Permitted (Full)	63	63
Bexhill	RR/2020/261/PN3	1 Cooden Sea Road, Bexhill	In Progress	0	-246
Bexhill	RR/2021/1464/P	Former Bexhill Ambulance Station, 10 Beeching Road	Permitted (Full)	532	532
Bexhill	RR/2021/1621/P	49 Cooden Sea Road, Bexhill	Permitted (Full)	0	-691
Bexhill	RR/2021/1654/P	3-17 Wellington Place, Terminus Road, Bexhill	Permitted (Full)	13	13
Bexhill	RR/2021/29/PN3	44 Cooden Sea Road, Bexhill	Permitted Development	0	-60
Bexhill	RR/2021/2904/PN3	2A Wickham Avenue, Bexhill	Permitted Development	0	-60
Bexhill	RR/2021/332/P	Former Wash House, 2 & 2A Church Street, Bexhill	Permitted (Full)	28	28
Bexhill	RR/2021/98/P	47 Devonshire Road, Bexhill	Permitted (Full)	0	-185
Bexhill	RR/2022/1295/P	Pebsham Rural Business Park, Pebsham Lane, Bexhill	Permitted (Full)	174	174
Bexhill	RR/2022/2343/PN	8 and 9 Endwell Road, Bexhill TN40 1EA	Permitted Development	0	-129
Bexhill	RR/2022/2940/P	Dodson Garages, Unit 1, TN40 1EN	Permitted (Full)	0	-234
Bexhill	RR/2022/305/P	High Weald House, Glovers End, Bexhill	Permitted (Full)	0	-359
Bexhill	RR/2023/275/PN3	8 Chandler Road, Bexhill TN39 3QN	Permitted Development	0	-232
Bodiam	RR/2019/1010/P	Junction Service Station, Junction Road, Bodiam	Permitted (Full)	0	-80
Bodiam	RR/2022/2265/P	The Forge, Main Road, TN32 5UR	Permitted (Full)	0	-47
Brightling	RR/2018/480/P	Coldharbour Farm Estate, Battle Road, Brightling	Permitted (Full)	1,861	1,861
Broad Oak	RR/2021/22/P	Sunbeam Farm, Udimore Road, Broad Oak	Permitted (Full)	0	-155
Broad Oak	RR/2022/855/P	Lakedown Farm, Swife Lane, TN21 8UX	Permitted (Full)	430	430
Burwash	RR/2021/431/P	Oakleys Garage, High Street, Burwash [A]	Permitted (Full)	0	-650
Cackle Street	RR/2022/1796/P	4 Riverhouses, Battle Road, TN32 5JB	Permitted (Full)	440	122
Catsfield	RR/2021/498/P	Land at Wylands Farm, Powdermill Lane, Catsfield	Permitted (Full)	840	840
Catsfield	RR/2022/2506/P	Wylands Farm, Powdermill Lane, TN33 0SU	Permitted (Full)	130	130
Catsfield	RR/2022/2506/P	Wylands Farm, Powdermill Lane, TN33 0SU	Permitted (Full)	130	130
Crowhurst	RR/2018/1635/PN3	Windy Ridge, Swainham Lane, Crowhurst	In Progress	0	-74
Dallington	RR/2020/333/P	Pepper Pot Barn, Carricks Hill, Dallington	In Progress	105	16
Dallington	RR/2022/1219/P	Pepperpot Barn, Carricks Hill, TN21 9JL	Permitted (Full)	0	-53

Settlement	Reference	Site	Status	Gross	Net
Ewhurst	RR/2009/1463/P	Forge Farm	In Progress	690	690
Ewhurst	RR/2020/1332/PN3	Ockham Works, Dagg Lane, Ewhurst Green	Permitted Development	0	-422
Fairlight Cove	RR/2021/1441/P	Stonelynk Market Garden, Pett Level Rd, Fairlight	Permitted (Full)	127	127
Flimwell	RR/2014/1089/P	HAWKHURST ROAD - FLIMWELL BIRD PARK	Permitted (Full)	914	914
Flimwell	RR/2021/678/P	Royal Oak Garage, London Road, Flimwell	Permitted (Full)	167	167
Flimwell	RR/2022/2594/P	Country Furniture Barn, Hawkhurst Road, TN5 7QH	Permitted (Full)	91	91
Flimwell	RR/2022/900/P	Royal Oak Garage, London Road, TN5 7PJ	Permitted (Full)	144	144
Guestling Green	RR/2011/129/P	Upper Lidham Hill Farm - Southern Site	In Progress	315	315
Guestling Green	RR/2018/1462/P	Former Agri Building, Copshall Farm, Butchers Lane	Permitted (Full)	460	460
Hastings Fringes	HAS3	Land north of A265, Ivyhouse Lane, Hastings	Allocated (DaSA)	1,800	1,800
Hastings Fringes	HAS2	Michael Tyler Factory, Woodlands Way, Hastings	Allocated (DaSA)	0	-4,000
Hastings Fringes	RR/2016/85/P	Burgess Road - Land at, Ivyhouse Lane Industrial	Permitted (Outline)	4,601	4,601
Hurst Green	RR/2021/1821/O	Silverhill Pump House Business Unit, Bodiam Road	Permitted (Full)	50	0
Johns Cross	RR/2019/2754/P	Tack Room, Johns Cross,	Permitted (Full)	20	20
Northiam	RR/2018/328/P	The Mill, Station Road, Northiam	Permitted (Outline)	700	700
Northiam	RR/2020/219/PN3	Crockers Farm House, Crockers Lane, Northiam	Permitted Development	0	-168
Northiam	RR/2020/896/P	Former Piggeries, Crockers Lane, Northiam	Permitted (Full)	130	130
Other	RR/2018/1246/P	Hillside Nursery, Woodmans Green Road, Whatlington	In Progress	735	735
Other	RR/2018/1587/P	The Old Chapel, Udimore Road, Udimore	In Progress	0	-176
Other	RR/2020/1132/P	Old House Farm, Main Street, Peasmarsh	Permitted (Full)	0	-205
Other	RR/2020/1313/P	The Stable Block, Penhurst Lane, Penhurst	Permitted (Full)	0	-157
Other	RR/2020/1361/P	The Old Brickyard, High Street, Wallcrouch	Permitted (Full)	500	500
Other	RR/2020/1729/O	Bodiam Business Park, Green Lane, Bodiam	Permitted (Full)	440	440
Other	RR/2021/1018/PN3	Millham, Mountfield Lane, Mountfield	Permitted Development	0	-938
Other	RR/2021/1110/PN3	Unit 1, Ridgeway Farm, Burnt Lodge Lane, Ticehurst	Permitted Development	0	-192
Other	RR/2021/186/P	Hooks Beech, Vinehall Business Centre, Vinehall St	Permitted (Full)	262	262
Other	RR/2021/672/P	Little Swailes Green Farm, Sedlescombe	Permitted (Full)	152	132
Other	RR/2022/2770/P	Great Knelle Farm, Whitebread Lane, Beckley	Permitted (Full)	48	48
Other	RR/2022/28/P	The Woodman's Yard, Penshurst Lane, TN33 9BW	Permitted (Full)	198	198

Settlement	Reference	Site	Status	Gross	Net
Other	RR/2022/28/P	The Woodman's Yard, Penshurst Lane, TN33 9BW	Permitted (Full)	0	-13
Peasmarsh	RR/2017/2255/P	Dew Farm, Dew Lane, Peasmarsh	In Progress	0	-676
Peasmarsh	RR/2022/2193/P	Horse & Cart, School Lane, TN31 6UW	Permitted (Full)	0	-290
Pett Level	RR/2017/2554/P	Garage Store, Pett Level Road, Pett	Permitted (Full)	32	32
Robertsbridge	RR/2015/1874/P	E O Culverwell Ltd	In Progress	475	475
Robertsbridge	RR/2017/1629/P	Land at Grove Farm, George Hill, Robertsbridge	Permitted (Outline)	2,300	2,300
Rye	RR/2016/3062/P	14A Tower Street, Merchant & Mills, Rye	In Progress	44	44
Rye	RR/2017/2217/P	17 - 19 Tower Street, Rye	In Progress	0	-535
Rye	RR/2019/1779/P	Grist Mill, Winchelsea Road, Rye	Permitted (Full)	0	-289
Rye	RR/2019/789/P	Bridge Point, Rock Channel, Rye	Permitted (Full)	0	-2,069
Rye	RR/2020/1339/P	Bridge Point, Rock Channel, Rye	Permitted (Full)	15	-8
Rye	RR/2020/334/P	Sandrock Marine, Rock Channel, Rye	Permitted (Full)	238	111
Rye	RR/2022/2698/P	Land north of Cinque Ports Street, Rye TN31 7AN	Permitted (Full)	98	98
Rye Harbour	RR/2006/258/P	Old Mears, Harbour Road, Rye Harbour	In Progress	1,644	1,644
Rye Harbour	RR/2017/2541/P	Churchfields, Harbour Road, Icklesham	In Progress	2,205	2,205
Rye Harbour	RR/2017/977/P	Former ARC Site, Harbour Road, Rye Harbour	In Progress	475	475
Rye Harbour	RR/2018/905/P	Old Mears, Harbour Road, Rye Harbour	In Progress	976	976
Rye Harbour	RR/2018/925/P	Old Mears, Harbour Road, Rye Harbour	In Progress	654	654
Rye Harbour	RR/2019/1841/P	Old Mears, Harbour Road, Rye Harbour	Permitted (Full)	1,294	1,294
Rye Harbour	RR/2019/2850/P	Land adj to Churchfields, Harbour Road, Icklesham	Permitted (Full)	4,111	4,111
Rye Harbour	RR/2022/1718/P	The Saltings, Rye Wharf, TN31 7TE [AI]	Permitted (Full)	267	267
Rye Harbour	RR/2022/625/P	The Saltings, Rye Wharf, TN31 7TE	In Progress	622	622
Rye Harbour	RR/2022/625/P	The Saltings, Rye Wharf, TN31 7TE	In Progress	622	622
Sedlescombe	RR/2017/41/P	Spilstead Oast, Stream Lane, Sedlescombe	In Progress	0	-44
Sedlescombe	RR/2020/1004/PN3	By The Way, Sandrock Hill, Sedlescombe	In Progress	0	-93
Staplecross	RR/2021/2913/P	Northpoint, Compass Park, Junction Road, TN32 5BS	Permitted (Full)	973	973
Staplecross	RR/2021/825/P	Unit 3, Compass Park, Junction Road, Staplecross	Permitted (Full)	987	987
Westfield	RR/2011/2636/P	Wheel Farm Business Park - Unit A	In Progress	475	475
Westfield	RR/2017/1758/P	Westfield Garage, Orchard Way, Westfield	In Progress	0	-179

Settlement	Reference	Site	Status	Gross	Net
Westfield	RR/2022/653/P	Wheel Farm Business Park - Unit C	Permitted (Full)	150	150
Westfield	RR/2022/701/P	Plough Inn, The Moor, TN35 4QR	Permitted (Full)	13	-49
			Total	112,562	95,988