

Rother District Council
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ROTHER DISTRICT COUNCIL

DRAFT HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT (HELAA)

PART 2: SITE ASSESSMENTS

CHAPTER I – BEXHILL

APRIL 2024



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

BEXHILL

AREAS:

Bexhill - North

Bexhill – East

Bexhill – North-East (Combe Valley)

Bexhill – Central

Bexhill – West

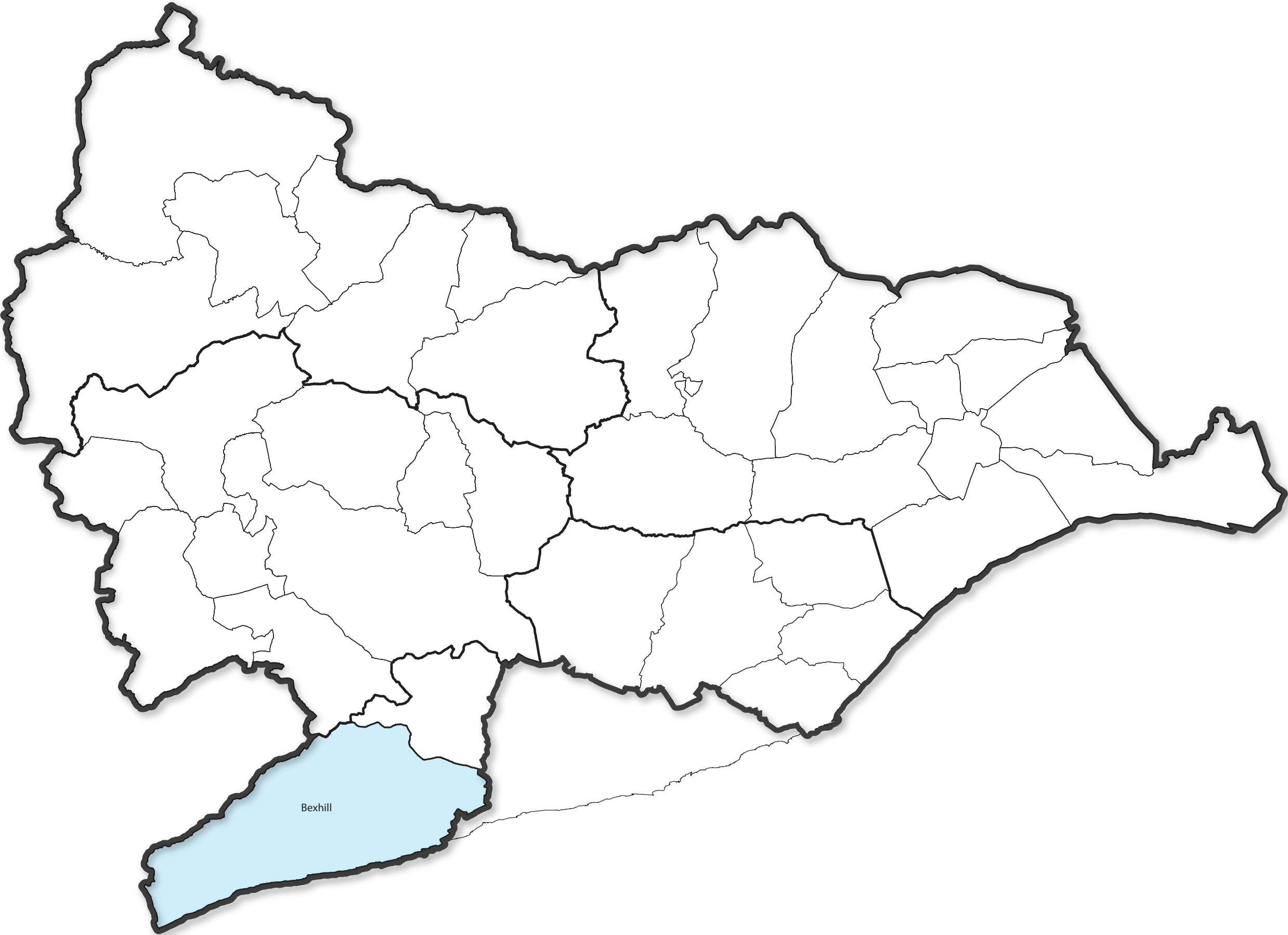
Bexhill – Cooden and Normans Bay

HASTINGS FRINGES AND RADIAL SETTLEMENTS

BATTLE AND SURROUNDING SETTLEMENTS

RYE AND THE EASTERN SETTLEMENTS CLUSTER

NORTHERN ROTHER



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This document forms Part 2 of the Rother District Council draft Housing and Economic Land Availability Assessment (HELAA): Site Assessments. It is divided into five chapters corresponding to the five geographical sub-areas proposed through the new Rother Local Plan (2020-2040). It contains maps illustrating the location of all the sites that have been initially assessed through the draft HELAA, and tables corresponding to the maps which set out the Council's initial assessments of the sites. Part 1 of the HELAA is a separate document and comprises the HELAA Report.

Within this document, sites are categorised in one of four different ways:

1. Identified sites. These sites are shown in purple on the maps and tables. As detailed in the HELAA Report (Part 1), identified sites are currently allocated for development, or have an extant planning permission, or are subject to a current planning application which has a resolution to grant, subject to a legal agreement.
2. Potential additional sites. These sites are shown in orange on the maps and tables. These sites have been initially assessed through the HELAA as potentially suitable, available and achievable for development over the local plan period, subject to further assessment work and the result of the Regulation 18 consultation on the draft Local Plan.
3. Other potentially suitable sites where availability is unknown. These sites are also shown in orange on the maps but are listed separately in orange tables. These have been initially assessed as being potentially suitable for development but to date, information has not been received from the landowners to confirm whether the sites are potentially available for development during the plan period.
4. Rejected sites. These are shown in grey on the maps and the tables. These sites have been initially assessed as either currently unsuitable, currently unavailable, or currently unachievable for development during the plan period.

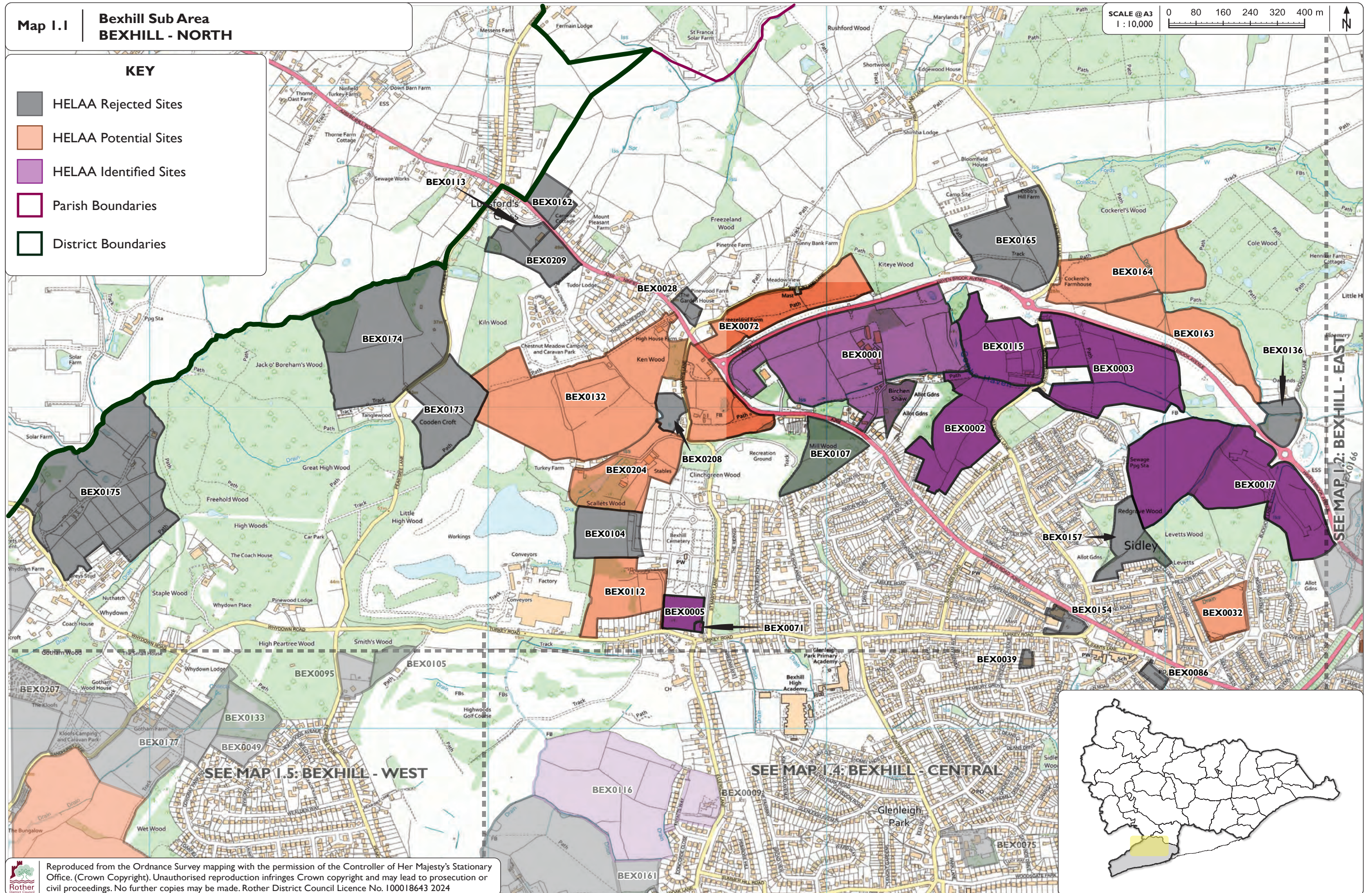
The following information is included in the tables:

- Site ID. Each site has an identification (ID) number as shown on the maps. This takes the form of three letters which relate to the parish the site is in (e.g. BEX for Bexhill) and four numbers.
- Site address
- Site size (hectares)
- Summary of Environmental Constraints. This is a short but comprehensive summary of the site constraints as identified during stage 1 of the site assessment (see section 5 of the HELAA Report). The key source of information used to identify constraints is the Council's internal GIS. Categories of constraints that have been assessed include: landscape and biodiversity constraints, flooding and water constraints, heritage constraints, and other constraints including public rights of way and other designations/ allocations.
- Site Identification. Details of the method by which each site was identified is stated (see section 4 of the HELAA Report for further explanation on the methods).
- Site Assessment. This is the Council's initial assessment of the site including an explanation of why each site is or is not considered potentially suitable, available and achievable for development during the plan period.
- Availability. This indicates whether the site is potentially available, not available, or has unknown availability for development during the plan period. All sites that have been submitted during the "Call for Sites" are identified as "potentially available". It needs to be borne in mind that many sites were submitted to the Council when the Call for Sites was first launched at the end of 2020 and consequently, their availability may have changed since that time. Further investigation of the availability of potentially suitable sites will be undertaken following the Regulation 18 consultation on the Local Plan. Many sites have "unknown" availability. The availability of sites that have been initially assessed as unsuitable for development has not been investigated.
- Development Potential/ Estimated Development Potential. For Identified and Potential Sites, the development potential is stated, i.e. the approximate quantum of development the site could accommodate in terms of the number of dwellings and/ or the amount of employment floorspace. For Potential Sites this has been provisionally estimated by considering the density of neighbouring or nearby similar forms of development. For Identified Sites the development potential has been carried forward as per the allocation/ permission at this stage. These figures will be further refined following the Regulation 18 consultation, informed by the district-wide Density Study, prepared to support the draft Local Plan.
- Anticipated Timescale for Development. For Identified and Potential Sites an anticipated timescale is provided, if known, informed by initial information from landowners or developers.

It is important to note that the HELAA does not pre-empt or prejudice any future Council decisions about any site. It is not a statement of Council policy. It does not determine whether a site should be allocated for future development, as that is the role of a Local Plan or a Neighbourhood Plan. It does not determine whether or not a site will be granted planning permission.

As noted in the national Planning Practice Guidance: It is the role of the assessment to provide information on the range of sites which are available to meet the local authority's requirements, but it is for the development plan itself to determine which of those sites are the most suitable to meet those requirements.¹

¹ PPG Paragraph: 001 Reference ID: 3-001-20190722



BEXHILL - NORTH

IDENTIFIED SITES (Existing allocations and sites with planning permission². Sites are assumed to be suitable, available and achievable for development, unless otherwise stated)

Site ID	Site Address	Site size (hectares)	Site Identification	Summary of Environmental Constraints	Site Assessment	Development Potential	Anticipated Timescale for Development
BEX0001	Kiteye Farm and adjoining land	16.68	Allocated site	Contains Priority Habitat. Adjacent to Ancient Woodland. Contains areas at risk from Surface Water Flooding and in Flood Zone 2. Adjacent to areas within Flood Zones 2 and 3. Contains a Public Right of Way.	The site is allocated through Policy BEX3a of the DaSA Local Plan for 250 dwellings and open space, including outdoor sports facilities. An outline planning application for 250 dwellings across the majority of the site area has a resolution to grant subject to the completion of a S106 legal agreement (RR/2022/2364/P).	Residential: 250 dwellings	Within 5 years
BEX0002	Land west of Watermill Lane	6.15	Allocated site	Contains Priority Habitat. Adjacent to protected trees and Ancient Woodland. Contains areas at risk from Surface Water Flooding. Adjacent to areas in Flood Zones 2 and 3. Contains a Public Right of Way.	The site is allocated through Policy BEX3b of the DaSA Local Plan for 130 dwellings and open space. An outline planning application for 130 dwellings has a resolution to grant subject to the completion of a S106 legal agreement (RR/2022/1584/P).	Residential: 130 dwellings	Within 5 years
BEX0003	Land east of Watermill Lane	8.63	Allocated site	Adjacent to Ancient Woodland, Priority Habitat and also protected trees. Contains areas within Flood Zones 2 and 3 and some areas are at risk from Surface Water Flooding. Nearby Listed Buildings. Contains a Public Right of Way.	The site is allocated through Policy BEX3c of the DaSA Local Plan for 150 dwellings, open space and a Gypsy/traveller site for 5 pitches. However, the landowner has indicated that the land is not available for the Gypsy/traveller pitches.	Residential: 150 dwellings	Within 5 years
BEX0005	Land adjacent to 276 Turkey Road, Bexhill	1.15	Allocated site	Contains protected trees. Nearby to Ancient Woodland and Priority Habitat. Within the Pevensey Levels Hydrological Catchment. Contains areas at risk from Surface Water Flooding.	The site is allocated through Policy BEX6 of the DaSA Local Plan for 30 dwellings. The interim HRA for the new Local Plan has identified that because the site is within the Pevensey Levels Hydrological Catchment Area, mitigation measures to protect against significant effects to the Habitats Site may be required.	Residential: 30 dwellings	Within 5 years
BEX0017	Land at Levetts Wood and Oaktree Farm, Sidley, Bexhill	14.24	Allocated site	Contains protected trees. Adjacent to Ancient Woodland and Priority Habitat. Contains areas at risk from Surface Water Flooding. Adjacent to areas in Flood Zones 2 and 3. Nearby to Listed Buildings. Contains a Public Right of Way. Adjacent to a Strategic Gap.	The site is allocated for 33,500sqm of business floorspace, falling within the former Use Class B1, through Policy BEX1 of the DaSA Local Plan. Part of the site also has an extant planning permission for 8,328sqm of business floorspace which has been implemented (RR/2018/2790/P). The remaining part of the site was previously subject to an outline planning permission (RR/2017/2181/P) for the full allocated amount of employment floorspace, but this is no longer extant. However, it remains allocated and suitable for employment development. The landowner has indicated that the site is likely to come forward in phases and subject to occupier demand.	Employment floorspace: 33,500 sqm	Within 5 years

² Or a resolution to grant planning permission subject to the completion of a Section 106 legal agreement.

Site ID	Site Address	Site size (hectares)	Site Identification	Summary of Environmental Constraints	Site Assessment	Development Potential	Anticipated Timescale for Development
BEX0071	Cemetery Lodge, 250 Turkey Road, Bexhill On Sea	0.07	Planning application	Adjacent to protected trees.Ancient woodland and Priority Habitat on the opposite side of St Mary's Lane.Within the Pevensey Levels Hydrological Catchment Area. Risk of surface water flooding on adjoining land.	The site has an extant planning permission for conversion and extension of the existing building to provide 6 flats, granted March 2023 (RR/2022/1233/P).	Residential: 6 dwellings	Within 5 years
BEX0115	Land west of Watermill Lane, Bexhill	4.74	Planning application	Adjacent to Ancient Woodland and Priority Habitats. Contains areas within Flood Zone 3a and areas at risk of surface water flooding.Adjacent to a Public Right of Way.	The site is a field on the western side of Watermill Lane and south of the A2691. It is subject to an outline planning application for up to 80 dwellings which has been delegated to approved, subject to a S106 legal agreement (RR/2021/2545/P).	Residential: 80 dwellings	Within 5 years

POTENTIAL SITES (Sites are potentially suitable, potentially available and potentially deliverable, subject to further assessment or investigation)

Site ID	Site Address	Site size (hectares)	Site Identification	Summary of Environmental Constraints	Site Assessment	Availability	Estimated Development Potential	Anticipated Timescale for Development
BEX0032	Former Sidley Sports Ground, Glovers Lane	1.95	Submitted site	Nearby to Ancient Woodland and Priority Habitats. Contains areas at risk from Surface Water Flooding. Nearby to a Listed Building.Adjacent to a Public Right of Way.	The site was previously the sports ground of Sidley United Football Club but has been disused since around 2013. It is allocated through Policy BEX11 of the DaSA Local Plan for a 3G artificial grass pitch, a community hub and open space. A planning application for housing and a football pitch was refused and dismissed at appeal in 2019 due to conflict with that policy, loss of community facilities and design issues.The site was allocated as an Asset of Community Value in 2018 but the landowner declined to sell the site to the community group.The landowner has indicated that the site is available for a residential development, however, its current planning use remains as open space as a sports field.An alternative use of the site would be contrary to DaSA Policy BEX11 and also the NPPF which seek to retain valued community facilities and services, and guard against the loss of sports and recreational buildings and land unless they are surplus to requirements or the loss would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location. However, current evidence suggests that the existing allocation is unlikely to come forward. In principle, the site is in a sustainable location for housing. If the landowner were to provide a 3G pitch and associated facilities in a suitable alternative location then the site could potentially be suitable for a mixed use, to include residential development, a community use and open space, although this would require a change to adopted Local Plan policy.	Potentially available for residential development	Residential: 50 dwellings	Unknown

Site ID	Site Address	Site size (hectares)	Site Identification	Summary of Environmental Constraints	Site Assessment	Availability	Estimated Development Potential	Anticipated Timescale for Development
BEX0072	Ninfield Road/ Haven Brook Avenue Broad Location	9.04	Council search/ Submitted sites	Adjacent to Ancient Woodland and Priority Habitats as well as TPOs. Contains areas at risk of surface water flooding. Adjacent to the Pevensey Levels Hydrological Catchment Area. Nearby to a Listed Building. Adjacent to a former landfill. Contains and is adjacent to Public Rights of Way.	This Broad Location comprises a series of fields and large residential plots on the northern edge of Bexhill. It covers two main sections, one on the northern side of the newly constructed Haven Brook Avenue (A2691) and east of Ninfield Road (A269), and the other on the western side of Ninfield Road. The two sections have different constraints but together they offer an opportunity for further residential-led growth in close proximity to new road and pedestrian infrastructure, land already allocated for significant housing development (to the south-east), and further potentially suitable land further west. While at present, the location is some distance from services in Sidley, through new and allocated development there is the opportunity to create better connections to services and to form part of a new sustainable community at North Bexhill. A high quality design, including pedestrian and cycle linkages and crossings to land opposite and onwards to Sidley, together with careful landscaping would be necessary, and public transport provision to support regular bus services would also be required. The area is bound by narrow lanes to the north and west which are wholly unsuitable to provide access. The eastern section of the Broad Location is raised above the level of the road, and slopes upwards, meaning that development here would appear prominent in local views. However, the character of the locality will change significantly with the development of the allocated housing sites on the southern side of Haven Brook Avenue, and in principle, the existing road infrastructure could provide for the development of this land too. Nevertheless, this would be a significant change compared to the adopted Local Plan, which restricts development to the southern side of Haven Brook Avenue, and the principle of this requires consideration. Initial Highway Authority comments confirm that access would need to be via Haven Brook Avenue (not from the existing roundabout), and that if this were to be at the position of the existing field access at the eastern end of the site then this would require a new roundabout. Other constraints include a public footpath, mature boundary trees and adjoining ancient woodland to the east. The western part of the Broad Location has mature boundary trees and ancient woodland in close proximity to the west, and a public footpath, areas at risk of surface water flooding and adjoining Priority Habitat to the south. Development west of the A269 has previously been resisted due to the erosion of the countryside setting of this part of Bexhill and green gap to the Thorne. However, given the likely significant changes in local landscape and character, this part of the Broad Location could also potentially accommodate some development, subject to appropriate landscaping and design and the achievement of a safe access to Ninfield Road together with significant improvements in pedestrian and cycle infrastructure.	Potentially available	Residential: 120 dwellings and Employment: 500sqm	Unknown

Site ID	Site Address	Site size (hectares)	Site Identification	Summary of Environmental Constraints	Site Assessment	Availability	Estimated Development Potential	Anticipated Timescale for Development
BEX0112	Land on the north side of Turkey Road, Bexhill, East Sussex	3.89	Submitted site	Adjacent to Ashdown Brickworks and the clay quarry and is within a Minerals Consultation Area. Adjacent to Priority Habitat and protected trees, and nearby a Local Wildlife Site. Contains and is nearby to areas at risk of surface water flooding. Within the Pevensey Levels Hydrological Catchment Area.	The site comprises a field on the northern side of Turkey Road, adjacent to residential development to the south, Ashdown Brickworks and clay quarry to the west, and Bexhill cemetery to the west and north. It has been subject to a recent planning application for 89 dwellings which was refused due to concern that existing operations at the brickworks would harm the residential amenities of the occupiers of the proposed dwellings, and that the new residential uses could unreasonably restrict the future economic growth of the brickworks, which is a significant local employer. It may be that a revised scheme for fewer dwellings could retain a greater buffer to the adjacent brickworks and potentially overcome these concerns. The interim HRA for the new Local Plan has identified that because the site is within the Pevensey Levels Hydrological Catchment Area, mitigation measures to protect against significant effects to the Habitats Site may be required.	Potentially available	Residential: 50 dwellings	Within 5 years
BEX0132	Land at High House Farm, Ninfield Road, Bexhill	16.04	Submitted site	Contains Priority Habitats. Adjacent to Ancient Woodland. Within the Pevensey Levels Hydrological Catchment. Contains areas at risk from Surface Water Flooding. Nearby to a Listed Building. Nearby is the Ashdown Brickworks Local Geological Site. Adjacent to a Public Right of Way.	This is a large site comprising four fields, a single vacant dwelling and agricultural buildings. It is relatively enclosed in the landscape although it does have environmental constraints, including an area of ancient woodland in its eastern section, an area at risk of surface-water flooding through its western section and its location within the Pevensey Levels Hydrological Catchment Area. In principle it could potentially be suitable for a major residential-led scheme to link to already committed and potential additional development further east, focused around Haven Brook Avenue. Any development would need to include significant improvements to accessibility including pedestrian, cycle and public transport links to services in Sidley and Bexhill, as well as necessary infrastructure, services and biodiversity net gain within the site itself. The topography is undulating and the southern section in particular slopes quite steeply downwards which will limit the development potential to an extent. The proximity of the clay quarry to the south is another potential constraint. Access would need to be via Ninfield Road and would require the demolition of the dwelling and other buildings. Additional technical work is required to determine whether a safe vehicular access can be achieved. The interim HRA for the new Local Plan has identified that because the site is within the Pevensey Levels Hydrological Catchment Area, mitigation measures to protect against significant effects to the Habitats Site may be required.	Potentially available	Residential: 250 dwellings	Within 5 years

Site ID	Site Address	Site size (hectares)	Site Identification	Summary of Environmental Constraints	Site Assessment	Availability	Estimated Development Potential	Anticipated Timescale for Development
BEX0204	Land at Scallets Wood House, St Mary's Lane, Bexhill-on-Sea	5.12	Council search	Contains Priority Habitat. Contains areas at risk of surface water flooding. Within Pevensey Levels Hydrological Catchment. Within Minerals Consultation Area. Nearby to Historic Landfill.	The site contains one detached dwelling and agricultural buildings, set within fields and an area of woodland, accessed from St Mary's Lane, north of Bexhill cemetery. It is currently unsuitable for additional development due to its relatively remote location accessed from a narrow, winding lane with no footways, meaning future residents would be highly car reliant. St Mary's Lane is not suited to accommodate additional traffic. The southern part of the site is particularly unsuitable, being heavily wooded, containing Priority Habitat, and close to the clay quarry at Ashdown Brickworks. It may be that if adjoining land to the north-west (site BEX0132) were to come forward for development then an access through to this site could facilitate limited development on the northern part of this site, however, it is unclear if an access could be achieved as the adjoining part of BEX0132 is steeply sloping and there are mature trees on the boundary. The interim HRA for the new Local Plan has identified that because the site is within the Pevensey Levels Hydrological Catchment Area, mitigation measures to protect against significant effects to the Habitats Site may be required.	Potentially available	Residential: 20 dwellings	Unknown

OTHER POTENTIALLY SUITABLE SITES WHERE AVAILABILITY IS UNKNOWN

Site ID	Site Address	Site size (hectares)	Site Identification	Summary of Environmental Constraints	Site Assessment	Availability	Estimated Development Potential	Anticipated Timescale for Development
BEX0163	Land north of A2691 NBAR (east), Bexhill	4.86	Council search	Adjacent to Ancient Woodland, Priority Habitat and Local Wildlife Sites. Contains areas at risk from Surface Water Flooding. Nearby to areas in Flood Zones 2 and 3. Nearby to a Listed Building. Adjacent to a Public Right of Way.	The site comprises sloping fields on the northern side of Haven Brook Avenue. It is bounded by an area of ancient woodland to the north and east. Further assessment of suitable locations for growth around the edges of Bexhill is needed. If that process determined that growth in this location is appropriate then part of this site could be suitable as part of a strategic, mixed-use development of this wider area, although its availability is unknown. Development could potentially be accommodated on the eastern section as it is lower in the landscape compared to the western section. However, it is unclear whether a suitable vehicular access could be achieved. The developable area is limited by the gradients and adjoining woodland. Furthermore, allowing development on this northern side of Haven Brook Avenue would be a significant change compared to the adopted Local Plan, which restricts development to the southern side of Haven Brook Avenue, and the principle of this requires consideration. If development were to be accepted here and at other sites north of the road, a high quality design, including pedestrian linkages and crossings to land opposite and onwards to Sidley to create a sustainable community, together with careful landscaping, would be necessary.	Unknown	Residential: 25 dwellings	Unknown

Site ID	Site Address	Site size (hectares)	Site Identification	Summary of Environmental Constraints	Site Assessment	Availability	Estimated Development Potential	Anticipated Timescale for Development
BEX0164	Land east of Watermill Lane (north), Bexhill	6.66	Council search	Adjacent to Ancient Woodland, Priority Habitat and Local Wildlife Sites. Contains areas at risk from Surface Water Flooding. Adjacent to a Listed Building. Contains Public Rights of Way.	The site comprises sloping fields, east of Watermill Lane and just north of Haven Brook Avenue, bounded on three sides by ancient woodland. Compared to some other sites north of Haven Brook Avenue, it is more closely associated in character with the wider countryside than the urban area. The northern section in particular is elevated and widely visible. However, the character of nearby land to the south will change significantly with the development of the allocated housing sites. Further assessment of suitable locations for growth around the edges of Bexhill is needed. If that process determined that growth in this location is appropriate then limited development of part of this site could potentially form part of a strategic, mixed-use development of this wider area. A high quality design, including pedestrian and cycle linkages towards Sidley to create a sustainable community, together with careful landscaping would be necessary. Access could be a potentially significant constraint and it is unclear if the site could be accessed via the roundabout. Adjoining ancient woodland would limit the developable area. The impacts on the setting of the adjacent grade II listed building, on residential amenity and on the public footpath through the site are further considerations. Furthermore, the availability of the site is unknown.	Unknown	Residential: 30 dwellings	Unknown

REJECTED SITES (Sites assessed as Currently Unsuitable/ Unavailable/ Unachievable)

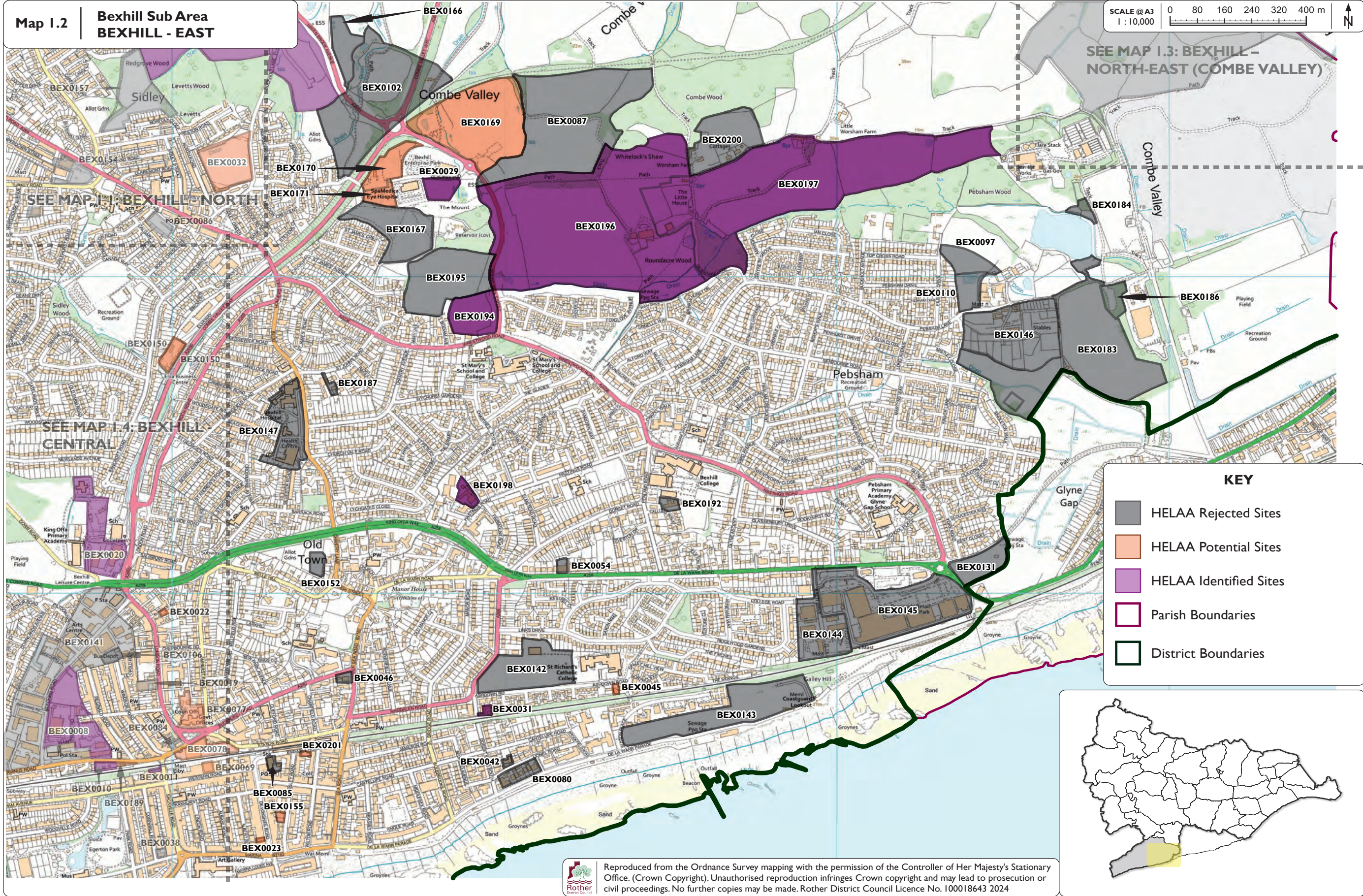
Site ID	Site Address	Site size (hectares)	Site Identification	Summary of Environmental Constraints	Site Assessment	Availability
BEX0028	Land at Freezeland Farm, Freezeland Farm, Bexhill	0.50	Planning application	Within a Biodiversity Opportunity Area. Wholly covered by a TPO. Adjacent to areas at risk of surface water flooding. Nearby to a Grade II Listed Building. Nearby to a Public Right of Way.	The site is a small field on the north-eastern side of Ninfield Road. While it is in close proximity to other, larger sites which have been assessed as potentially suitable for development through the HELAA, this particular site is of a small scale and constrained by mature trees which are subject to a group TPO. Given this constraint it is unlikely to be large enough to accommodate the level of development considered through the HELAA without harming the trees and subsequently, the character and appearance of the area.	Potentially available
BEX0039	45 Turkey Road, Precision Oral, Bexhill	0.18	Planning application	Adjacent to areas at risk from Surface Water Flooding.	While the site has been subject to refused planning applications for residential use and a care home in the past, it is currently occupied as an employment site and there is no obvious scope for redevelopment or expansion, therefore the site is not considered available and not suitable for further consideration through the HELAA.	Not available.
BEX0086	Sidley Car Park, Ninfield Road, Bexhill	0.33	Council-owned land	Adjacent to an area at risk of surface water flooding.	This is a public car park in Sidley. In principle it is located in a sustainable location and could accommodate some form of housing or employment development, although a scheme would need to be sensitively designed to avoid adversely affecting the amenity of adjacent residents. However, the loss of public car parking spaces and the resulting impact on the shops and services within Sidley District Centre is a significant constraint, and without any evidence that this parking would be re-provided elsewhere the site is not considered suitable for redevelopment.	Potentially available

Site ID	Site Address	Site size (hectares)	Site Identification	Summary of Environmental Constraints	Site Assessment	Availability
BEX0104	Land east of Ashdown Brickworks, Turkey Road, Bexhill	2.90	Previously assessed	Adjacent to Priority Habitat. Within the Pevensey Levels Hydrological Catchment. Contains areas at risk from Surface Water Flooding. Adjacent to the Ashdown Brickworks Local Geological Site.	This site is allocated by the Council for an extension to Bexhill cemetery and is therefore not available for development.	Not available.
BEX0107	Mill Wood, Ninfield Road	2.74	Previously assessed	Contains Ancient Woodland, Priority Habitat and protected trees. Contains areas at risk from Surface Water Flooding. Partly within the Pevensey Levels Hydrological Catchment. Adjacent to a Public Right of Way. Adjacent to a Former Landfill Site.	The site is wholly wooded and contains Priority Habitat and an area of ancient woodland in the southern section. It is also subject to an area Tree Preservation Order. Development here would result in the removal of this habitat would be very harmful to biodiversity and the local landscape character, and contrary to local and national planning policy.	Unknown.
BEX0113	Chestnut Meadow Camping and Caravan Park, Ninfield Road, Bexhill-on-Sea, East Sussex	0.53	Submitted site	Contains protected trees. Nearby to Ancient Woodland and Priority Habitat. Contains an area at risk of surface water flooding. Partly within the Pevensey Levels Hydrological Catchment Area. Nearby to a historic landfill site.	The site comprises a section of field containing an agricultural barn, on the southern side of Ninfield Road. It forms part of a larger site which has been subject to a recently dismissed appeal for 51 residential park homes. The Inspector found that scheme would have resulted in the suburbanisation of a significant area of countryside which would join together scattered groups of housing and erode what is otherwise a predominantly rural setting. The countryside around the site may not be a valued landscape in terms of national or regional designations, but it is largely unspoilt and maintains an intrinsic character and beauty of its own. However, Prior Approval to convert the barn into 4 dwellings was granted in 2021. Notwithstanding this, the site is considered unsuitable for additional residential development above that allowed through the Prior Approval due to its impact on the countryside gap between the small settlements around The Thorne and Lunsford Cross and harm that would be caused to the intrinsic rural character of this section of countryside. The sustainability of the location is also less than ideal, being some distance to services in Sidley and Bexhill. The interim HRA for the new Local Plan has identified that because the site is within the Pevensey Levels Hydrological Catchment Area, mitigation measures to protect against significant effects to the Habitats Site may be required.	Potentially available.
BEX0136	Land south of Oaklands, Buckholt Lane, Bexhill	1.33	Council search	Adjacent to a Local Wildlife Site. Contains areas in Flood Zones 2 and 3 as well as areas at risk from Surface Water Flooding. Adjacent to a Public Right of Way. Nearby to a Strategic Gap and the Combe Valley Countryside Park.	This land is within the application site boundary for the planning permission for the business park on the opposite side of Haven Brook Avenue, and is required for wastewater/drainage infrastructure as part of that development, which has been commenced. The site is therefore not available for development.	Not available.

Site ID	Site Address	Site size (hectares)	Site Identification	Summary of Environmental Constraints	Site Assessment	Availability
BEX0154	Sidley House, 12 Ninfield Road, Bexhill	0.58	Council-owned land	Adjacent to areas at risk of surface water flooding. Adjacent to a Public Right of Way.	The site comprises a building occupied by a community centre and children's nursery, together with a car park and area of open space. It is owned by the District Council and leased to a third party. It is in a highly sustainable and prominent location, just outside Sidley District Centre and adjacent to a doctor's surgery. The site could potentially be suitable for some form of redevelopment when the current lease expires, as there is scope to improve the appearance of existing buildings within the site and potentially increase density. However, this would be subject either to the retention of the community uses (which would limit the amount of additional development that could be accommodated), or their satisfactory relocation. The open space and trees within the site would also need to be retained for visual amenity, community and biodiversity reasons. Given these limiting factors the site cannot currently be considered suitable, available or achievable for the level of development considered through the HELAA.	Not currently available.
BEX0157	Levetts Wood, Sidley, Bexhill	2.23	Council-owned land	Contains Priority Habitats. Adjacent to ancient woodland. Contains areas at risk of surface water flooding.	The site comprises public open space including allotments, a strip of woodland and an open field including some play and sports equipment. It is located on the edge of Sidley, sandwiched between existing residential development, ancient woodland and land allocated for employment development. Development here would result in the loss of valued public open space, contrary to national planning policy, and would also impact on adjoining ancient woodland and other mature trees, harming biodiversity and irreplaceable habitat. The lack of a suitable vehicular access point, the effect on residential amenity, and the steeply sloping nature of the site are further constraints.	Potentially available.
BEX0162	Land at Lunsfords Cross, North side of Ninfield Road, Bexhill	1.40	Council search	Nearby to protected trees. Nearby to areas at risk from Surface Water Flooding. Nearby to the Pevensey Levels Hydrological Catchment.	The site comprises the roadside portion of two adjoining fields which extend to the north, situated in between ribbon development alongside Ninfield Road and Potmans Lane. It forms part of a landscape gap at Lunsford Cross and contributes to the rural character of the locality. There are long countryside views to the north. Development here would harm the rural character of this edge of settlement location. Furthermore, it is some distances to services in Sidley and not currently a sustainable location for significant additional development.	Potentially available
BEX0165	Land west of Watermill Lane (north)	6.61	Council search	Nearby to Priority Habitats. Contains an area at risk from Surface Water Flooding. Adjacent to a Listed Building. Contains a Public Right of Way.	The site comprises sloping fields, bound to the south by Haven Brook Avenue and to the east by Watermill Lane. A holiday caravan site lies to the north and an area of woodland lies to the west. Compared to some other sites north of Haven Brook Avenue, it is more closely associated in character with the wider countryside to the north than the urban area further south. Furthermore, access to this site is a potentially significant constraint due to the difference in levels to Haven Brook Avenue and proximity to the roundabout. The impact on mature trees within the site, the public footpath and the adjacent holiday caravan site are further constraints. Overall the site is not suitable for development at the present time.	Unknown.

Site ID	Site Address	Site size (hectares)	Site Identification	Summary of Environmental Constraints	Site Assessment	Availability
BEX0173	Land east of Summerleas, Peartree Lane, Bexhill	4.58	Submitted site	Contains Priority Habitat. Contains protected trees. Adjacent to Ancient Woodland, Priority Habitat and a Local Wildlife Site. Nearby to the High Woods SSSI. Contains areas at risk from Surface Water Flooding. Within the Pevensey Levels Hydrological Catchment. Nearby to a Historic Landfill Site. Adjacent to a Public Right of Way.	The site comprises sloping fields on the southern side of Peartree Lane. It is in an unsustainable location on the edge of Bexhill and can only be accessed via a narrow, winding lane with no footways, with no obvious scope for improvement. Any future residents would be highly car-reliant. The site is within an area of strong rural character with only scattered development, small fields and areas of woodland. Additional development here would be harmful to the rural character of the locality and the local landscape. Further constraints include adjoining areas of ancient woodland and the proximity to the clay quarry at Ashdown Brickworks to the south-east. The site adjoins a larger area of land to the east (BEX0132) which is also available and has been assessed as potentially suitable for a residential-led development. If that site were to be developed then it could potentially provide an access to this land, although this would affect a tall tree belt on the boundary. At this stage it is unclear if the adjoining section of BEX0132 is developable due to its topography and proximity to the adjoining clay quarry. Furthermore the concerns with regard to the harm to rural character and the local landscape, resulting from the development of this site, would remain.	Potentially available.
BEX0174	Land west of Peartree Lane, Bexhill	12.02	Council search	Adjacent to a Local Wildlife Site, High Woods SSSI, Ancient Woodland, and Priority Habitats. Within the Pevensey Levels Hydrological Catchment. Contains areas at risk from Surface Water Flooding. Contains a Historic Landfill Site.	The site is in an unsustainable location on the edge of Bexhill and can only be accessed via a narrow, winding lane with no footways, with no obvious scope for improvement. Development here would be harmful to the local landscape character, representing an unacceptable intrusion into a rural area. The site has environmental constraints including adjoining areas of ancient woodland and the High Woods SSSI and Local Wildlife Site, and there are areas of surface water flooding across the site.	Unknown.
BEX0175	Land north of Whydown Road, Bexhill	14.91	Council search	Adjacent to Ancient Woodland, a Local Wildlife Site, Priority Habitat, and a SSSI. Within the Pevensey Levels Hydrological Catchment. Partly within a Source Protection Zone. Contains areas at risk from Surface Water Flooding. Close to Listed Buildings. Contains a Public Right of Way. Adjacent to a Historic Landfill Site.	The site comprises a network of sloping fields and paddocks with mature treed boundaries adjacent to a small hamlet. It has a strong rural character, and development at the scale considered through the HELAA would be very harmful to this. It is in an unsustainable location and can only be accessed via a narrow, winding lane with no footways, with no obvious scope for improvement. There are adjoining areas of ancient woodland, Priority Habitat, the High Woods SSSI and Local Wildlife Site. Other environmental constraints include a Source Protection Zone, areas at risk of surface water flooding, an adjoining historic landfill site, a Public Right of Way and nearby listed buildings.	Unknown.
BEX0208	Land west of St Mary's Lane, Bexhill	0.76	Council search	Close to Ancient Woodland and Priority Habitats. Contains protected trees. Within the Pevensey Levels Hydrological Catchment area. Contains areas at risk of surface water flooding.	This is a small field on the western side of St Mary's Lane. There are access and accessibility constraints to development here, due to the narrow width of the lane and the fact it has no footways. Furthermore, there is no indication that the site is available for development.	Unknown.

Site ID	Site Address	Site size (hectares)	Site Identification	Summary of Environmental Constraints	Site Assessment	Availability
BEX0209	Land at Chestnut Meadows Site B, Bexhill	2.38	Submitted site	Contains protected trees. Nearby to Ancient Woodland and Priority Habitat. Contains areas at risk of Surface Water Flooding. Within Pevensey Levels Hydrological Catchment.	The site comprises fields on the southern side of Ninfield Road. A small residential area lies to the south-east, with a caravan park to the south-west, and woodland and fields further west. The site and adjoining land have been subject to a recently dismissed appeal for 51 residential park homes. The Inspector found that scheme would have resulted in the suburbanisation of a significant area of countryside which would join together scattered groups of housing and erode what is otherwise a predominantly rural setting. The countryside around the site may not be a valued landscape in terms of national or regional designations, but it is largely unspoilt and maintains an intrinsic character and beauty of its own. It is considered that development here would significantly reduce the countryside gap between the small settlements around The Thorne and Lunsford Cross, harming the intrinsic rural character of this section of countryside.	Potentially available.



BEXHILL - EAST

IDENTIFIED SITES (Existing allocations and sites with planning permission³. Sites are assumed to be suitable, available and achievable for development, unless otherwise stated)

Site ID	Site Address	Site size (hectares)	Site Identification	Summary of Environmental Constraints	Site Assessment	Development Potential	Anticipated Timescale for Development
BEX0031	30 Dorset Road, Bexhill	0.08	Planning application	There are no significant environmental constraints.	The site comprises a commercial yard behind two residential properties within the development boundary in Bexhill. It has an extant outline planning permission for redevelopment to provide 8 flats (RR/2020/577/P, expires May 2024).	Residential: 8 dwellings	Within 5 years
BEX0029	Bexhill Enterprise Park – Escarpment Site B – south of Glovers End, Bexhill	0.62	Planning application	Nearby to Priority Habitat as well as a Local Wildlife Site. Nearby to areas at risk from Surface Water Flooding. Nearby to the Combe Valley Countryside Park as well as a Strategic Gap.	The site has detailed planning permission for the construction of a 3-storey office building with associated parking and landscaping (RR/2017/963/P). The permission included a separate office building on adjoining land to the west, which has now been constructed, thereby implementing the planning permission, which remains extant. The landowner has indicated the site will come forward when UK economics conditions permit or following demand from a single occupier for a pre-let or pre-sale that could finance the build.	Employment floorspace: 3,275 sqm	Within 5 years
BEX0194	Worsham Farm Site B, Land West of Mount View Street	1.70	Planning application	Nearby to Ancient Woodland and Priority Habitats. Adjacent to a watercourse. Contains areas at risk of surface water flooding.	The site, together with adjoining land, was allocated through the 2006 Local Plan (no longer extant) for a strategic mixed-use development. This wider site has outline planning permission (RR/2015/1760/P) for uses commensurate with the allocation (specifically, up to 1,050 residential dwellings, up to 7,000sqm business floorspace, a primary school and children's nursery; and other supporting and community uses), with a requirement that approval of all Reserved Matters is sought within 8 years of the date of the outline permission (i.e. by 29 March 2024). This part of the wider site does not currently have reserved matters approval but it remains suitable for development. The extant outline planning permission anticipates 47 dwellings and 540 sqm employment floorspace within this site.	Residential-led: 47 dwellings and 540 sqm retail floorspace	Within 5 years
BEX0196	Worsham Farm Site D, Land East of Mount View Street	23.21	Planning application	Adjacent to Ancient Woodland, Priority Habitats, Local Wildlife Site. Two watercourses. Contains areas at risk of surface water flooding. Adjacent to Grade II listed building. Contains several Public Rights of Way. Within Combe Valley Countryside Park and the Battle/Bexhill/Crowhurst and Hastings Strategic Gap.	The site, together with adjoining land, was allocated through the 2006 Local Plan (no longer extant) for a strategic mixed-use development. This wider site has outline planning permission (RR/2015/1760/P) for uses commensurate with the allocation (specifically, up to 1,050 residential dwellings, up to 7,000sqm business floorspace, a primary school and children's nursery; and other supporting and community uses), with a requirement that approval of all reserved matters is sought within 8 years of the date of the outline permission (i.e. by 29 March 2024). The site also has reserved matters approval relating to the access road and other phases (RR/2022/1365/P) and is subject to a current application (RR/2022/2477/P) for the approval of reserved matters relating to the residential development (447 dwellings), community centre, retail unit (232 sqm) and associated services and infrastructure, sports pitches and pavilion.	Residential-led: 447 dwellings, 232sqm retail floorspace	Within 5 years

³ Or a resolution to grant planning permission subject to the completion of a Section 106 legal agreement.

Site ID	Site Address	Site size (hectares)	Site Identification	Summary of Environmental Constraints	Site Assessment	Development Potential	Anticipated Timescale for Development
BEX0197	Worsham Farm Site E, Land South of Worsham Lane	19.85	Planning application	Contains and is adjacent to Ancient Woodland and Priority Habitats. Watercourses present. Areas at risk from surface. Contains a Grade II listed building. Within and adjacent to the Battle/Bexhill/Crowhurst and Hastings Strategic Gap and the Combe Valley Countryside Park. Contains Grade I agricultural land. Contains and is adjacent to Public Rights of Way.	The site, together with adjoining land, was allocated through the 2006 Local Plan (no longer extant) for a strategic mixed-use development. This wider site has outline planning permission (RR/2015/1760/P) for uses commensurate with the allocation (specifically, up to 1,050 residential dwellings, up to 7,000sqm business floorspace, a primary school and children's nursery; and other supporting and community uses), with a requirement that approval of all reserved matters is sought within 8 years of the date of the outline permission (i.e. by 29 March 2024). This part of the wider site does not currently have reserved matters approval but it remains suitable for around 370 dwellings including 30% affordable housing, as per the extant outline planning permission.	Residential: 370 dwellings	Within 5 years
BEX0198	Ardath House, Hastings Road, Bexhill, TN40 2HJ	0.35	Planning application	Contains and is adjacent to protected trees. Contains and is nearby to areas at risk from surface water flooding.	The site was most recently in use as a residential care home. It has an extant planning permission for conversion into 21 dwellings (RR/2022/2719/P, granted July 2023).	Residential: 21 dwellings	Within 5 years

POTENTIAL SITES (Sites are potentially suitable, potentially available and potentially deliverable, subject to further assessment or investigation)

Site ID	Site Address	Site size (hectares)	Site Identification	Summary of Environmental Constraints	Site Assessment	Availability	Estimated Development Potential	Anticipated Timescale for Development
BEX0155	Eversley Road Car Park, Eversley Road, Bexhill	0.07	Council-owned land	Nearby to areas at risk of surface water flooding. Within the Bexhill Town Centre Conservation Area.	The site is a well-used public car park, providing some 35 spaces accessible from Bexhill Town Centre, in a largely residential street. It is within the Conservation Area but just outside the primary shopping area and town centre. In principle it could be suitable for redevelopment for a flatted residential scheme, if the public car parking provision is either replaced elsewhere or demonstrated not to be needed. A careful design would be needed to protect the amenity of adjacent properties and the character of the conservation area.	Potentially available	Residential: 10 dwellings	Unknown

Site ID	Site Address	Site size (hectares)	Site Identification	Summary of Environmental Constraints	Site Assessment	Availability	Estimated Development Potential	Anticipated Timescale for Development
BEX0169	Land north of Mount View Street	6.50	Planning application	Contains Priority Habitats. Adjacent to Priority Habitat and a Local Wildlife Site. Nearby to Ancient Woodland. Contains areas at risk from Surface Water Flooding. Contains Public Rights of Way. Adjacent to the Combe Valley Countryside Park and a Strategic Gap. Nearby to a Former Landfill Site.	This forms part of a larger site, extending to the south-west, which previously had outline planning permission for 15,000sqm employment floorspace, and which was also allocated for business use through the Rother District Local Plan 2006 (policy no longer extant). While a section of the permitted site was subject to reserved matters approval and has been constructed (an office building to the south), this larger area was not subject to a further application and the outline permission has now expired. However, there have been no significant changes in circumstances which would mean the site is no longer suitable for some form of employment development. Alternatively, a mixed-use development could be considered, to also include an element of residential use providing it assists in securing employment development on the site.	Potentially available	Economic: 9,500sqm employment floorspace OR Mixed-use: 50 dwellings and 5,000 sqm employment floorspace	Unknown
BEX0170	Land west of Bexhill Enterprise Park, Glovers Lane, Bexhill	1.11	Planning application	Adjacent to Priority Habitat and a Local Wildlife Site. Nearby to areas at risk from Surface Water Flooding. Adjacent to the Combe Valley Countryside Park and a Strategic Gap. Contains Public Rights of Way.	This forms part of a larger site, extending to the north and east which previously had outline planning permission for 15,000sqm employment floorspace, and which was also allocated for business use through the Rother District Local Plan 2006 (no longer extant). While a section of the permitted site was subject to reserved matters approval and has been constructed, this area was not subject to a further application and the outline permission has now expired. More recently, the site was subject to a separate planning permission for a public house and hotel but this was not implemented and has also expired. However, there have been no significant changes in circumstances which would mean the site is not suitable for some form of employment development.	Potentially available	Employment: 2,200sqm employment floorspace	Unknown
BEX0171	Land west of Bexhill Innovation Park, Glovers Lane, Bexhill on Sea	0.48	Planning application	Nearby to Priority Habitats and a Local Wildlife Site. Contains areas at risk from Surface Water Flooding. Nearby to the Combe Valley Countryside Park and a Strategic Gap. Adjacent to Public Rights of Way.	This forms part of a larger site that was previously allocated for business use through the Rother Local Plan 2006 (no longer extant) and which was also subject to an outline planning permission for 7000sqm of business floorspace. Office space has now been constructed in the eastern section of the larger site, however, a reserved matters application was not received for this smaller section and the outline permission has now expired. However, there have been no significant changes in circumstances which would mean the site is not suitable for some form of employment development.	Potentially available	Employment: 2,000sqm employment floorspace	Unknown

Site ID	Site Address	Site size (hectares)	Site Identification	Summary of Environmental Constraints	Site Assessment	Availability	Estimated Development Potential	Anticipated Timescale for Development
BEX0201	Rear of 11 Endwell Road, Bexhill-on-Sea	0.04	Planning application	Within Bexhill Town Centre Conservation Area and designated Bexhill Town Centre.	The site comprises a small private car park and garages serving adjoining flats, within Bexhill town centre. It has been subject to two recently refused planning applications, the first for a three-storey building containing 14 flats, and the second for a three storey building containing 9 flats which was rejected due to harm to residential amenity, poor design and lack of information. At just over 400sqm, the site is small, while surrounding development is immediately adjacent, limiting the developable area. The loss of parking is a further consideration. However, the site is in a sustainable location, and given the density of the surrounding development, there may be scope for a limited number of flats on this site, while ensuring neighbouring amenities are not unacceptably impacted. The Highway Authority did not raise an objection to the recent planning application.	Potentially available	Residential: 6 dwellings	Unknown

OTHER POTENTIALLY SUITABLE SITES WHERE AVAILABILITY IS UNKNOWN

Site ID	Site Address	Site size (hectares)	Site Identification	Summary of Environmental Constraints	Site Assessment	Availability	Estimated Development Potential	Anticipated Timescale for Development
BEX0023	58-60 Devonshire Road, Bexhill	0.03	Planning application	Adjacent to areas at risk surface water flooding. Within Conservation Area.	The site comprises a four storey mid-terrace building on the western side of Devonshire Road within Bexhill Town Centre and Conservation Area. The building consists of a restaurant at ground floor level, with three vacant floors above. The upper floors of the building previously benefited from a planning permission for conversion to six self-contained flats, which expired in 2020. The site is also on the Brownfield Land Register. The upper floors of the building are still considered suitable for residential use in principle.	Unknown	Residential: 6 dwellings	Unknown
BEX0045	85 Ashdown Road, Bexhill	0.05	Brownfield Land Register	Contains areas at risk from Surface Water Flooding.	This is a brownfield site within the development boundary of Bexhill. It has previously had outline planning permissions for a single building containing 7 apartments but these have not been implemented and the most recent permission expired in 2018. The loss of the employment use was accepted through these permissions due to the over-riding character of the area being residential, and the redevelopment of the site for residential purposes was considered beneficial for local amenity. The site is on the Brownfield Land Register and in principle, could still be suitable for residential redevelopment, although its availability is unknown.	Unknown	Residential: 7 dwellings	Unknown

REJECTED SITES (Sites assessed as Currently Unsuitable/ Unavailable/ Unachievable)

Site ID	Site Address	Site size (hectares)	Site Identification	Summary of Environmental Constraints	Site Assessment	Availability
BEX0042	St George's Church, Cantelupe Road, Bexhill	0.08	Brownfield Land Register	Adjacent to area at risk of surface water flooding.	This is a brownfield site within the development boundary in a sustainable location in Bexhill. It is on the Council's Brownfield Land Register (BLR) following a planning permission for its redevelopment to include a terrace of 6 dwellings (RR/2007/1791/P) which lapsed in August 2010. Its inclusion on the BLR indicates that it is considered suitable for residential development in principle, although any new planning application would need to consider the effect on/ loss of the church as a community facility. However, the landowner has confirmed the site is not available for residential development and it is intended to retain and continue the current use of the site as a church.	Not available.
BEX0046	Chintings, Upper Sea Road, Bexhill	0.13	Planning application	Contains protected trees.	The site lies on the southern corner of the junction of Upper Sea Road with Buckhurst Road, in the development boundary of Bexhill. It is occupied by a substantial late Victorian dwelling now subdivided into flats and including two separate outbuildings on the Buckhurst Road frontage. It is on the Brownfield Land Register and was subject to a planning permission for demolition and construction of 14 flats (RR/2015/655/P) although the permission lapsed in November 2018. Since that time it is understood the site has been subdivided and a planning permission has been granted for conversion of one of the outbuildings to a single dwelling. Therefore, it does not appear that the site is available for development.	Not available.
BEX0054	The Langford Clinic, 49/53 De La Warr Road, Bexhill	0.14	Planning application	There are no significant environmental constraints.	The site comprises two adjacent substantial detached buildings on the northern side of the A259, within the Bexhill development boundary. It was most recently in use as a residential care home. While the landowner recently pursued a proposal to redevelop the site to accommodate 14 dwellings (flats) it is understood that this is not to be pursued. Therefore, while the site could potentially be suitable for residential redevelopment in principle, it is understood that it is not available for this use.	Not available.
BEX0080	Land at De La Warr Parade, Bexhill	0.54	Previously assessed	Adjacent to Flood Zones 2 and 3. Part of the site is at risk from surface water flooding.	This site was previously assessed through the SHLAA (2013) which noted that it was identified through the previous Urban Capacity Study but was not allocated or permitted. The SHLAA noted that while the area may have some potential for redevelopment and intensification, the site is in multiple ownership and there has been no indication that it will come forward in the short term. As there is still nothing to suggest the site is available or will come forward it is not appropriate to consider further through the HELAA.	Not available.
BEX0085	Bexhill Post Office, Devonshire Square, Bexhill	0.15	Previously assessed	Within the Bexhill Town Centre Conservation Area.	While additional employment uses (retail and offices) could be supported at this town centre site in principle, the site is currently occupied by the Post Office and there is no indication it is available for development.	Not available.

Site ID	Site Address	Site size (hectares)	Site Identification	Summary of Environmental Constraints	Site Assessment	Availability
BEX0142	St Richards Catholic College Playing Fields, Ashdown Road, Bexhill-on-Sea,	3.23	Council search	Contains areas at risk of surface water flooding.	The site forms a school playing field and is in active use. There is no evidence that it is available for development, and in any case, development would be contrary to national planning policy which states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on, unless particular circumstances are met such as an assessment being undertaken which clearly shows the land to be surplus to requirements.	Not available.
BEX0143	Land at De La Warr Parade, Bexhill	4.62	Council search	Within the Combe Valley Countryside Park. Within Flood Zone 3b and at risk of surface water flooding. Adjacent to a public right of way. Nearby to the Dungeness, Romney Marsh and Rye Bay Special Protection Area (SPA).	The site is wholly within the Combe Valley Countryside Park (CVCP). The CVCP is a long-term project established jointly by Rother District Council, Hastings Borough Council and East Sussex County Council which addresses the deficiency in green space for the towns of Hastings and Bexhill. It is of strategic importance to the future prosperity of the two towns and has a key role in maintaining the open gap between them and a very significant role in providing a substantial leisure/amenity resource for the large urban populations. While there is scope to review the boundary of the CVCP through the new Local Plan, any such revisions would need to be clearly justified, given the Park's strategic importance and the likely harm to its objectives which would be caused by a reduction in its area. With regard to this particular site, it is an important area of public open space adjacent to the coast and its open nature is important in defining the character and appearance of this highly prominent area. Development here would represent unacceptable and unwarranted encroachment into an area of public open space and would be harmful both to public amenity and, in parts of the site, to residential amenity. Furthermore, the site lies just north of the Dungeness, Romney Marsh and Rye Bay Special Protection Area (SPA), which is internationally important for breeding and wintering birds, and this area of open space may be important for the species using the SPA.	Not available.
BEX0147	Bexhill Hospital, Holliers Hill, Bexhill	2.31	Council search	Contains protected trees. Contains an area at risk of surface water flooding. Adjacent to a Public Right of Way.	The site is occupied by Bexhill hospital. It is in a sustainable location within the development boundary and close to public transport links. In principle it could be suitable for redevelopment, either for housing or a mixed-use scheme. However, there is no evidence it is likely to become available within the Plan period.	Not available.
BEX0152	Land at Barrack Hall, Chantry Lane, Bexhill	0.30	Council-owned land	Nearby to areas at risk of surface water flooding. Within the Bexhill Old Town Conservation Area. Within an Archaeological Notification Area. Adjacent to a Grade II Listed Building.	The site comprises part of a public open green space in the Bexhill Old Town Conservation Area. Its development would significantly reduce the size of this valued public open space within a densely populated part of the town, contrary to national planning policy which seeks to retain existing open space unless it is surplus to requirements or it will be replaced. Development here could also harm the character and setting of the conservation area. Access is a further constraint.	Not currently available.

Site ID	Site Address	Site size (hectares)	Site Identification	Summary of Environmental Constraints	Site Assessment	Availability
BEX0087	Land at Worsham Farm - west, Bexhill on Sea	10.27	Previously assessed	Contain Priority Habitats and a Local Wildlife Site. Adjacent to Ancient Woodland. Contains areas at risk from Surface Water Flooding. Nearby to a Listed Building. Within the Combe Valley Countryside Park and a Strategic Gap. Adjacent to Public Rights of Way. Nearby to a Historic Landfill Site.	The site is wholly within the Combe Valley Countryside Park (CVCP). The CVCP is a long-term project established jointly by Rother District Council, Hastings Borough Council and East Sussex County Council which addresses the deficiency in green space for the towns of Hastings and Bexhill. It is of strategic importance to the future prosperity of the two towns and has a key role in maintaining the open gap between them and a very significant role in providing a substantial leisure/amenity resource for the large urban populations. While there is scope to review the boundary of the CVCP through the new Local Plan, any such revisions would need to be clearly justified, given the Park's strategic importance and the likely harm to its objectives which would be caused by a reduction in its area. With regard to this particular site, it lies north of the strategic development permitted at Worsham Farm which itself provides a clear northern edge to development in this part of Bexhill. Development here would represent unacceptable and unwarranted encroachment into an area of rural character, reducing the open buffer between development and the area of ancient woodland at Combe Wood and the Local Wildlife Site associated with the disused railway line to the north. Furthermore, the central part of the site is permitted as playing fields/open space associated with the permitted housing development to the south.	Unknown/ not available.
BEX0097	Land east of Filsham Drive, Bexhill	0.98	Previously assessed	Adjacent to Priority Habitat. Adjacent to areas at risk from Surface Water Flooding. Nearby to a Listed Building. Within the Combe Valley Countryside Park and a Strategic Gap.	The site forms part of a sloping open field bordered by woodland, on the edge of the residential area at Pebsham. It has a distinctly rural character and it is within both the Combe Valley Countryside Park and the Strategic Gap between Bexhill and Hastings/St Leonards. Development here would be contrary to the objectives of the Combe Valley Countryside Park and would represent encroachment into a rural area, harming the distinct landscape and character of this edge of settlement location. The site also currently provides a buffer between residential development and the Business Park to the south-east, and the effect on the amenity of existing and future residents would be a consideration. Furthermore, access to the site would require the use of third party land and there is no evidence that the site is available for development.	Unknown.
BEX0102	Land West of Glovers Lane	8.43	Previously assessed	Contains Ancient Woodland and Priority Habitat. Adjacent to a Local Wildlife Site. Adjacent to protected trees. Contains areas at risk from Surface Water Flooding. Within the Combe Valley Countryside Park and a Strategic Gap. Contains Public Rights of Way. Adjacent to a Former Landfill Site.	The site is wholly within the Combe Valley Countryside Park (CVCP). The CVCP is a long term project established jointly by Rother District Council, Hastings Borough Council and East Sussex County Council which addresses the deficiency in green space for the towns of Hastings and Bexhill. It is of strategic importance to the future prosperity of the two towns and has a key role in maintaining the open gap between them and a very significant role in providing a substantial leisure/amenity resource for the large urban populations. While there is scope to review the boundary of the CVCP through the new Local Plan, any such revisions would need to be clearly justified, given the Park's strategic importance and the likely harm to its objectives which would be caused by a reduction in its area. With regard to this particular site, it is bisected by both Combe Valley Way and Haven Brook Avenue and formed part of the ecological mitigation land for Combe Valley Way. The southern section includes public access and provides a buffer between the roads and adjacent residential development, while the northern section is of a rural character. Both portions of the site are on a higher ground level compared to adjoining land and development would be highly prominent and have a harmful and urbanising effect on this open land which currently provides a landscape setting to the adjacent roads.	Unknown.

Site ID	Site Address	Site size (hectares)	Site Identification	Summary of Environmental Constraints	Site Assessment	Availability
BEX0110	Land adjoining Pebsham Rural Business Park, Pebsham Lane, Bexhill,	0.82	Submitted site	Within the Combe Valley Countryside Park and the Battle/Bexhill/Crowhurst and Hastings Strategic Gap. Nearby to protected trees. Contains areas at risk of surface water flooding. Nearby to a Grade II listed building.	This is a small field in between residential development at Pebsham and the business park at Pebsham Farm, which comprises a mixture of former agricultural buildings and purpose-built business units. The site is within the Strategic Gap between Bexhill and Hastings, as defined in the DaSA Local Plan, and within the Combe Valley Countryside Park. However, it is not publicly accessible and is relatively well-screened from adjoining land by development and boundary trees. While its development may not have a significant impact on the use of the Countryside Park or the landscape of the Strategic Gap, any encroachment into these protected areas carries the risk of setting a precedent which could weaken the protection of other land within the designations, contrary to adopted local policy and the objectives of the Combe Valley Countryside Park, which is of strategic importance and the result of a long-term project between Rother, Hastings and East Sussex Councils. Furthermore, the site has other significant constraints which make it unsuitable for development. It occupies significantly higher ground than the adjacent lane and does not have a direct access from it. Access would appear to necessitate passing through the business park, which would be likely to result in significant conflict with the business uses there. Additionally, Pebsham Lane is a narrow winding route and is also a public right of way (PROW) leading to the Countryside Park, and additional traffic could harm the safety of pedestrians. The field currently provides a buffer between the residential and business areas and forms part of a defensible boundary to the residential area. Future residents could be unacceptably impacted by business park activities, or if the site were to be developed for business use, this could unacceptably harm the amenity of existing adjoining residents.	Potentially available.
BEX0131	Land at Glyne Gap Field, Bexhill	1.32	Previously assessed	Within the Combe Valley Countryside Park and a Strategic Gap. Within a Local Wildlife Site. Contains Priority Habitat. Contains areas at risk from Surface Water Flooding. Nearby to areas in Flood Zones 2 and 3. Contains a Public Right of Way.	The site is wholly within the Combe Valley Countryside Park (CVCP). The CVCP is a long-term project established jointly by Rother District Council, Hastings Borough Council and East Sussex County Council which addresses the deficiency in green space for the towns of Hastings and Bexhill. It is of strategic importance to the future prosperity of the two towns and has a key role in maintaining the open gap between them and a very significant role in providing a substantial leisure/amenity resource for the large urban populations. While there is scope to review the boundary of the CVCP through the new Local Plan, any such revisions would need to be clearly justified, given the Park's strategic importance and the likely harm to its objectives which would be caused by a reduction in its area. With regard to this particular site, it forms part of a historic open countryside gap between Bexhill and Hastings and is also identified as a Strategic Gap. Development here would significantly detract from the existing character and appearance of the area which forms a distinct countryside gap in development between Bexhill and St Leonards-on-Sea. The site is also within the Glyne Gap Local Wildlife Site and links to other wildlife habitats within the Combe Valley Countryside Park and its development would be harmful to biodiversity.	Unknown.

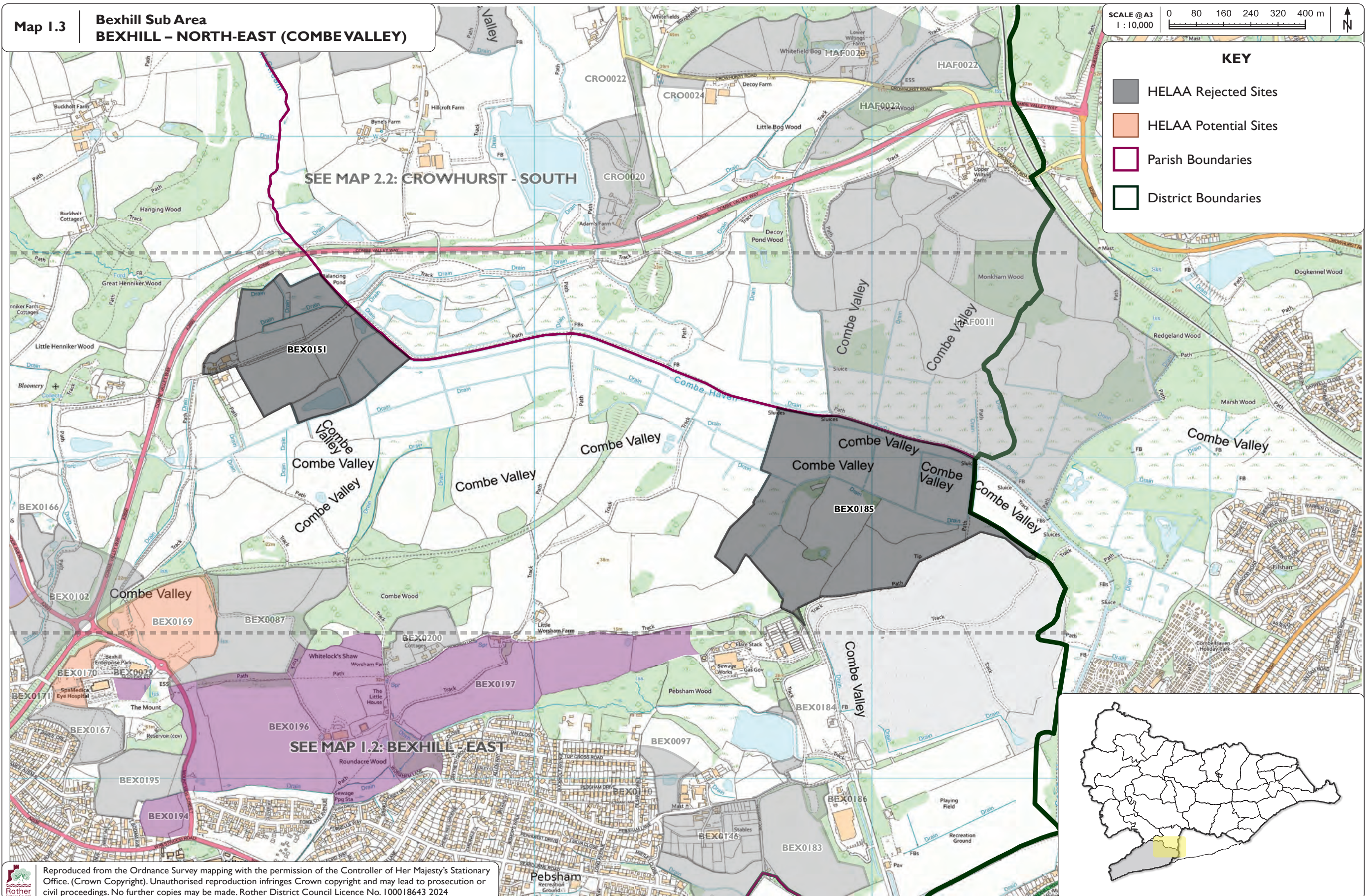
Site ID	Site Address	Site size (hectares)	Site Identification	Summary of Environmental Constraints	Site Assessment	Availability
BEX0144	Brett Drive Industrial Estate, Brett Drive, Bexhill	2.49	Council search	Nearby to areas at risk of surface water flooding. Safeguarded in the Waste and Minerals Sites Plan as a "Suitable Industrial Estate".	This is an industrial estate on the edge of Bexhill Urban containing a mixture of one and two storey business units accessed via a short cul-de-sac. Towards the southern end of the estate there is a large building accommodating a gymnastics academy, and further south, an open yard occupied by a concrete batching company and waste management company. In principle there could be scope for some redevelopment/ intensification of uses, although any resulting traffic impact on the adjoining A259 trunk road would require careful consideration, along with the impact on the existing uses. However, there is no evidence the site is available and consequently it cannot be relied upon to provide additional floorspace.	Not available.
BEX0145	Ravenside Retail and Leisure Park, Bexhill-on-Sea	7.06	Council search	Contains protected trees. Contains areas of surface water flooding.	This is a large retail park on the edge of Bexhill containing a mixture of mostly single-storey retail units, fast food restaurants, a swimming pool and a large car parking area. It was originally permitted in the late 1980s with later additions. In principle there could be scope for some redevelopment/ intensification of uses, although any resulting traffic impact on the adjoining A259 trunk road would require careful consideration, along with the impact on the existing uses. However, there is no evidence the site is available and consequently it cannot be relied upon to provide additional floorspace.	Not available.
BEX0146	Pebsham Equestrian Centre, Pebsham Lane, Bexhill	5.02	Council search	Adjacent to Priority Habitat. Adjacent to areas in Flood Zones 2 and 3. Contains areas at risk of surface water flooding. Nearby to a Local Wildlife Site. Adjacent to Public Rights of Way. Within the Combe Valley Countryside Park and a Strategic Gap.	The site comprises an equestrian centre on the edge of the built up area. It is steeply sloping in parts and contains areas of mature trees. It has a distinctly rural character and is accessed from a narrow lane. It is within the Combe Valley Countryside Park and the Strategic Gap between Bexhill and Hastings/St Leonards, and development here would be contrary to the objectives of the Countryside Park and have a harmful, urbanising impact which would be highly visible from the surrounding area. It would also be harmful to a rural business. There are likely to be access difficulties, and a significant increase in traffic through the residential area of Pebsham is likely to be harmful both to highway safety and residential amenity. Furthermore, there is no evidence the site is available for development.	Unknown.
BEX0166	Land east of A2691, Bexhill	1.10	Council search	Adjacent to Ancient Woodland and Priority Habitat. Adjacent to areas at risk from Surface Water Flooding. Within a Strategic Gap. Contains a Public Right of Way. Nearby to the Combe Valley Countryside Park.	This site comprises ecological mitigation land for the construction of Haven Brook Avenue, secured through the planning permission for the road. Its development would be contrary to that planning permission and harmful to biodiversity.	Unknown.

Site ID	Site Address	Site size (hectares)	Site Identification	Summary of Environmental Constraints	Site Assessment	Availability
BEX0167	Land north of St James Crescent, Bexhill	2.89	Council search	Adjacent to Priority Habitat. Contains areas at risk from Surface Water Flooding. Contains a Public Right of Way.	This land has an important function as public open space and landscaping between the adjacent strategic housing and employment developments and allocations, and is identified as such through the adopted North East Bexhill Supplementary Planning Document (2009). Its loss would be harmful to the strategic and sustainable development of this part of Bexhill. It provides an accessible area of open space for use by existing and future residents, as well as access to the nearby Combe Valley Countryside Park and the loss of public open space would be contrary to national planning policy. Furthermore, it sits on a high ground level and development would be highly prominent in the local landscape.	Unknown.
BEX0183	Land at Pebsham Farm (south), Bexhill on Sea	10.27	Hastings Borough Council-owned land	Contains Priority Habitats. Adjacent to a Local Wildlife Site. Contains areas in Flood Zones 2 and 3 as well as areas at risk from Surface Water Flooding. Nearby to a Grade II listed building. Within the Combe Valley Countryside Park as well as a Strategic Gap. Contains Public Rights of Way. Within the consultation area for the Pebsham Household Waste Recycling Centre and Waste Transfer Centre.	The site is wholly within the Combe Valley Countryside Park (CVCP). The CVCP is a long-term project established jointly by Rother District Council, Hastings Borough Council and East Sussex County Council which addresses the deficiency in green space for the towns of Hastings and Bexhill. It is of strategic importance to the future prosperity of the two towns and has a key role in maintaining the open gap between them and a very significant role in providing a substantial leisure/amenity resource for the large urban populations. While there is scope to review the boundary of the CVCP through the new Local Plan, any such revisions would need to be clearly justified, given the Park's strategic importance and the likely harm to its objectives which would be caused by a reduction in its area. With regard to this particular site, it comprises agricultural land between the residential area of Pebsham and the waste recycling sites at Freshfields and forms part of an area of accessible countryside, including a public right of way. It is within the Strategic Gap between Bexhill and St Leonards, and development here would be very harmful to the openness and rural character of the countryside that separates the two towns. Access and the impact on Priority Habitats are further significant constraints.	Potentially available.
BEX0184	Land at Pebsham Farm (central), Bexhill-on-Sea	0.29	Hastings Borough Council-owned land	Contains areas at risk of surface water flooding as well as areas in Flood Zone 2 and 3. Within the Combe Valley Countryside Park and the Battle/ Bexhill/Crowhurst and Hastings Strategic Gap. Adjacent to a Public Right of Way.	This is a small section of greenfield land to the south of a wastewater treatment works. The site is wholly within the Combe Valley Countryside Park as well as the Strategic Gap between Bexhill and St Leonards. It is remote from other development and it lacks an access, other than via a public right of way. It is not a sustainable location for additional development, furthermore, its development would harm the openness and rural character of the countryside. Flood risk is an additional constraint.	Potentially available.

Site ID	Site Address	Site size (hectares)	Site Identification	Summary of Environmental Constraints	Site Assessment	Availability
BEX0186	Land north-west of Bexhill Road, Pebsham	0.60	Submitted site	Nearby to Priority Habitat. Contains an area at risk of surface water flood. Partly within the Combe Valley Countryside Park and wholly within the Battle/ Bexhill/Crowhurst and Hastings Strategic Gap. Adjacent to a waste site safeguarded in the Waste and Minerals Local Plan.	The site comprises a concreted plot adjacent to, but on a higher ground level than waste recycling sites on Freshfield Lane. It lies within the Strategic Gap between Bexhill, Crowhurst and St Leonards and partly within the Combe Valley Countryside Park. It is wholly unsuitable for residential development due to the adjacent land uses and its separation from any settlement. In terms of its suitability for economic development, while its character is influenced by the adjacent industrial uses to an extent, and it is relatively well screened by boundary hedgerows, due to its raised position, any tall buildings within the site would be visible from adjoining land and would harm the rural character and openness of the countryside. It has recently gained planning permission for use as a motorcycle training centre including low level buildings and is therefore unavailable for other development.	Not available.
BEX0187	3 (Fairlawn) & 4 Sycamore Walk, St Johns Road	0.11	Planning application	Adjacent to protected trees.	The site is a backland parcel of land between residential gardens within the built-up area of Bexhill. It is considered to be too small to satisfactorily accommodate 5 dwellings without harming the character and appearance of the local area or the residential amenity of adjacent dwellings.	Unknown.
BEX0192	26-28 Aaron Manor, Penland Road	0.20	Planning application	No significant environmental constraints.	The site comprises a large detached building previously used as a residential care home. The care home use has now ceased. A planning application for extensions and conversion to 14 flats (C3 Use) was refused in 2023 due to the loss of a community facility (C2 use) and design concerns. However, this is a brownfield site in a sustainable location and in principle, a C3 use could have been accepted if it were demonstrated that the building was no longer needed as a community facility. However, a subsequent planning permission has been granted to change the use of the building to college accommodation (also a C2 use class). Consequently, the community use of the building continues and it is not available for residential redevelopment.	Not available.
BEX0195	Worsham Farm Site C, Land North of Abbey View	4.09	Planning application	Contains areas at risk of surface water flooding.	The site, together with adjoining land, was allocated through the 2006 Local Plan (no longer extant) for a strategic mixed use development. This wider site has outline planning permission for uses commensurate with the allocation (specifically, up to 1,050 residential dwellings, up to 7,000sqm business floorspace, a primary school and children's nursery; and other supporting and community uses), with a requirement that approval of all Reserved Matters is sought within 8 years of the date of the outline permission (i.e. by 29 March 2024). However, this site has subsequently gained planning permission for an inpatient mental health facility and is therefore no longer available for residential or employment development.	Not available.

Site ID	Site Address	Site size (hectares)	Site Identification	Summary of Environmental Constraints	Site Assessment	Availability
BEX0200	Land at Worsham Farm - east, Bexhill-on-sea	2.97	Previously assessed	Within the Combe Valley Countryside Park and the Battle /Bexhill/ Crowhurst and Hastings Strategic Gap.Adjacent to ancient woodland, Priority Habitat and a Local Wildlife Site. Public rights of way adjacent.	The site is wholly within the Combe Valley Countryside Park (CVCP).The CVCP is a long term project established jointly by Rother District Council, Hastings Borough Council and East Sussex County Council which addresses the deficiency in green space for the towns of Hastings and Bexhill. It is of strategic importance to the future prosperity of the two towns and has a key role in maintaining the open gap between them and a very significant role in providing a substantial leisure/amenity resource for the large urban populations.While there is scope to review the boundary of the CVCP through the new Local Plan, any such revisions would need to be clearly justified, given the Park's strategic importance and the likely harm to its objectives which would be caused by a reduction in its area.With regard to this particular site, it lies north of the strategic development permitted at Worsham Farm which itself provides a clear northern edge to development in this part of Bexhill. Development here would represent unacceptable encroachment into an area of rural character, reducing the open buffer between development and the area of ancient woodland at Combe Wood and the Local Wildlife Site associated with the disused railway line to the north.	Unknown.

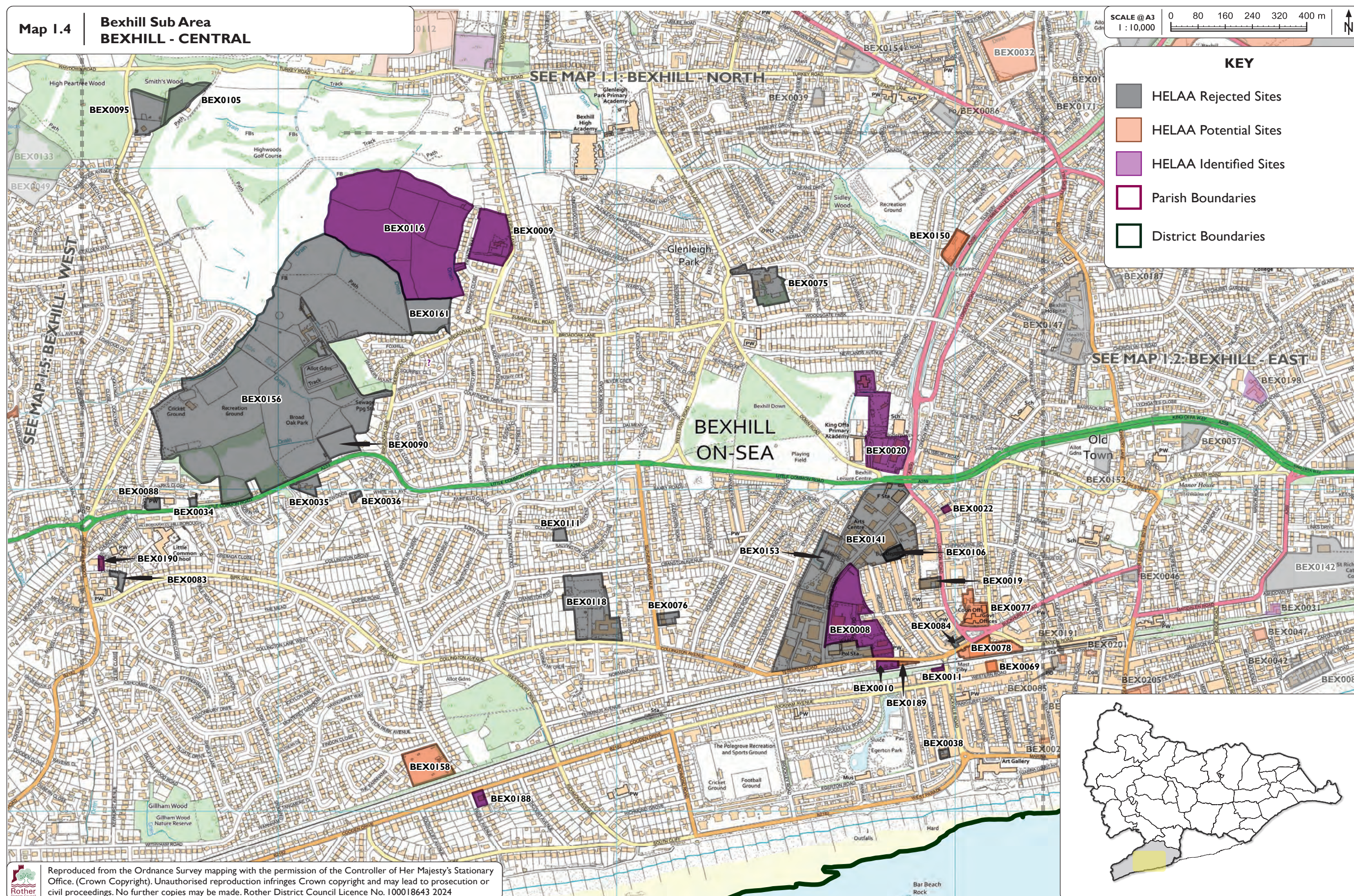
Map I.3 | **Bexhill Sub Area**
BEXHILL – NORTH-EAST (COMBE VALLEY)



BEXHILL - NORTH-EAST (COMBE VALLEY)

REJECTED SITES (Sites assessed as Currently Unsuitable/ Unavailable/ Unachievable)

Site ID	Site Address	Site size (hectares)	Site identification	Area	Summary of Environmental Constraints	Site Assessment	Availability
BEX0151	Actons Farm, Buckholt Lane, Bexhill	16.10	County Council-owned land	Bexhill North	Within the Combe Valley Countryside Park and a Strategic Gap. Partly within the Combe Haven SSSI. Contains Priority Habitat. Contains areas within Flood Zones 2 and 3 and areas at risk of surface water flooding. Contains a Public Right of Way.	The site is wholly within the Combe Valley Countryside Park (CVCP). The CVCP is a long-term project established jointly by Rother District Council, Hastings Borough Council and East Sussex County Council which addresses the deficiency in green space for the towns of Hastings and Bexhill. It is of strategic importance to the future prosperity of the two towns and has a key role in maintaining the open gap between them and a very significant role in providing a substantial leisure/amenity resource for the large urban populations. While there is scope to review the boundary of the CVCP through the new Local Plan, any such revisions would need to be clearly justified, given the Park's strategic importance and the likely harm to its objectives which would be caused by a reduction in its area. With regard to this particular site, it is wholly unsuitable for additional development. It comprises open fields, a single dwelling and agricultural buildings. It is in an isolated rural location and can only be accessed via a narrow, winding, unadopted lane, unsuited to additional traffic. It is also located within the Strategic Gap between Bexhill, St Leonards, Crowhurst and Battle and its development would have adverse landscape impacts and a highly urbanising and harmful effect on the rural character of the area. It also has significant environmental constraints including part of the site being within a SSSI and large parts of the site being at high risk of flooding.	Unknown.
BEX0185	Land at Pebsham Farm (north), Bexhill-on-Sea	31.70	Hastings Borough Council-owned land	Bexhill North	Partly within the Combe Haven SSSI. Contains Priority Habitats. Nearby to a Local Wildlife Site and Local Nature Reserve. Contains areas within Flood Zones 2 and 3 as well as areas at risk from Surface Water Flooding. Within the Combe Valley Countryside Park and a Strategic Gap. Contains Public Rights of Way.	The site is wholly within the Combe Valley Countryside Park (CVCP). The CVCP is a long-term project established jointly by Rother District Council, Hastings Borough Council and East Sussex County Council which addresses the deficiency in green space for the towns of Hastings and Bexhill. It is of strategic importance to the future prosperity of the two towns and has a key role in maintaining the open gap between them and a very significant role in providing a substantial leisure/amenity resource for the large urban populations. While there is scope to review the boundary of the CVCP through the new Local Plan, any such revisions would need to be clearly justified, given the Park's strategic importance and the likely harm to its objectives which would be caused by a reduction in its area. With regard to this particular site, it comprises a large area of agricultural land which is also within the Strategic Gap between Bexhill, Crowhurst and St Leonards. Development here would severely impact on the openness and rural character of the countryside. The northern part of the site is within the Combe Haven SSSI, at risk of flooding, and also contains Priority Habitats, and is unsuitable for any development. The site does not adjoin a settlement and is not in a sustainable location for additional development. Access is a further significant constraint.	Potentially available.



BEXHILL - CENTRAL

IDENTIFIED SITES (Existing allocations and sites with planning permission⁴. Sites are assumed to be suitable, available and achievable for development, unless otherwise stated)

Site ID	Site Address	Site size (hectares)	Site Identification	Summary of Environmental Constraints	Site Assessment	Development Potential	Anticipated Timescale for Development
BEX0008	Land south-east of Beeching Road, Bexhill	2.81	Allocated site	Contains areas at risk of surface water flooding and Public Rights of Way.	The site is allocated for 2,000sqm of retail space, as well as offices, through Policy BEX14 of the DaSA Local Plan.	Retail: 2,000sqm retail space	Within 5 years
BEX0009	Land at Moleynes Mead, Fryatts Way, Bexhill	1.59	Allocated site	Contains protected trees. Within the Pevensey Levels Hydrological Catchment. Nearby to areas at risk from Surface Water Flooding.	The site is allocated through Policy BEX7 of the DaSA Local Plan for 24 dwellings. It also has an extant planning permission for 26 dwellings (RR/2020/565/P). The interim HRA for the new Local Plan has identified that because the site is within the Pevensey Levels Hydrological Catchment Area, mitigation measures to protect against significant effects to the Habitats Site may be required.	Residential: 26 dwellings	Within 5 years
BEX0010	Land south of Terminus Road	0.15	Allocated site	Contains areas at risk of surface water flooding.	The site is allocated for 10 dwellings through Policy BEX8 of the DaSA Local Plan.	Residential: 10 dwellings	Within 5 years
BEX0011	2a Sackville Road	0.03	Planning application	Contains areas at risk of surface water flooding across the site. Partly within Conservation Area.	The site has planning permission for 6 dwellings (flats) and a retail use at ground floor level amounting to 95 sqm floorspace (RR/2020/155/P). It is understood that the development commenced before the planning permission would have expired and if this is the case then the planning permission remains extant.	Mixed use: 6 dwellings, 95 sqm retail floorspace	Within 5 years
BEX0020	Land at Former High School Site, Down Road, Bexhill	2.26	Allocated site	Contains areas in Flood Zone 2 and areas at risk of surface water flooding. Contains Archaeological Notification Area and two Public Rights of Way.	This brownfield site is allocated through Policy BEX4 of the DaSA Local Plan for up to 54 dwellings including 30% affordable housing, a wet and dry sports and leisure facility of up to 6,500sqm, and complementary commercial development, including a hotel and 4 units of restaurant space. The majority of the site area (excluding the drill hall) is subject to an outline planning application for the residential and leisure centre uses only, which is delegated to approve subject to the completion of a legal agreement (RR/2019/430/P). The site remains suitable for development in principle although the availability of the whole site needs to be determined and if the drill hall is not available in the Plan period, the quantum and mix of allocated uses may need to be reconsidered. The southern part of the site is within Flood Zone 2 and at risk of surface water flooding and this would need to be considered in any revised proposals.	Mixed use: 54 dwellings, 6,500sqm leisure facility, hotel, restaurant space	Within 5 years
BEX0022	1 Burnside Mews, Craythorne House, London Road, Bexhill-on-Sea	0.03	Planning application	Adjacent to areas at risk of surface water flooding.	This is a brownfield site at the rear of development fronting London Road. It has approval for a total of five flats (RR/2023/1949/PN3 and RR/2023/2466/P).	Residential: 5 dwellings	Within 5 years

⁴ Or a resolution to grant planning permission subject to the completion of a Section 106 legal agreement.

Site ID	Site Address	Site size (hectares)	Site Identification	Summary of Environmental Constraints	Site Assessment	Development Potential	Anticipated Timescale for Development
BEX0116	Land west of Fryatts Way, Bexhill	11.56	Planning application	Adjacent to protected trees. Contains areas within Flood Zones 2 and 3, as well as areas at risk of surface water flooding. Contains Historic Landfill Site.	The site comprises open, sloping fields with treed boundaries, on the western side of Fryatts Way, adjacent to but just outside the Bexhill development boundary. It has an extant outline planning permission for up to 210 dwellings, including 30% affordable housing, granted on appeal in January 2023 (RR/2021/1656/P). The interim HRA for the new Local Plan has identified that because the site is within the Pevensey Levels Hydrological Catchment Area, mitigation measures to protect against significant effects to the Habitats Site may be required.	Residential: 210 dwellings	Within 5 years
BEX0188	81 Cooden Drive, Bexhill	0.14	Planning application	Adjacent to areas at risk of surface water flooding.	The site is located on the corner of the Pages Avenue and Cooden Drive junction, within the development boundary of Bexhill. It consists of a detached dwelling and garden. It has an extant planning permission for demolition of the existing bungalow and garage and replacement with four flats and a family dwelling (RR/2021/1519/P).	Residential: 5 dwellings	Within 5 years
BEX0190	49 Cooden Sea Road, Cooden	0.05	Planning application	Within Pevensey Levels Hydrological Catchment Area.	The site is a light industrial unit within Little Common District Centre. It has an extant planning permission for a change of use to form 9 self-contained apartments (RR/2021/1621/P). The interim HRA for the new Local Plan has identified that because the site is within the Pevensey Levels Hydrological Catchment Area, mitigation measures to protect against significant effects to the Habitats Site may be required.	Residential: 9 dwellings	Within 5 years

POTENTIAL SITES (Sites are potentially suitable, potentially available and potentially deliverable, subject to further assessment or investigation)

Site ID	Site Address	Site size (hectares)	Site Identification	Summary of Environmental Constraints	Site Assessment	Availability	Estimated Development Potential	Anticipated Timescale for Development
BEX0077	Bexhill Town Hall and adjoining land, Bexhill	0.59	Planning application	Contains and is adjacent to areas at risk of surface water flooding. Nearby to Grade II Listed Building.	The site contains Bexhill town hall and adjacent office accommodation occupied by Rother District Council and other organisations, together with car parking areas and adjoining land. It is within Bexhill town centre but outside the Conservation Area and primary shopping area. The site has been subject to a recently refused planning application for redevelopment for a mixed-use office and community scheme. While that planning application was refused, the site could still be suitable in principle for some form of redevelopment to provide additional employment floorspace.	Potentially available	Economic: 1,484sqm employment floorspace	Unknown
BEX0078	Sainsbury's site, 1 Buckhurst Place, Bexhill-on-Sea	0.67	Council-owned land	Contains areas at risk of surface water flooding. Nearby to Conservation Area.	The site comprises a two-storey supermarket and adjoining car parking area, service yard and a separate small retail unit. It is within Bexhill town centre but outside the Conservation Area, and just north of the railway line. The site is suitable in principle for a retail-led redevelopment, to include the retention of the supermarket and also potentially new residential units.	Potentially available	Economic: 2,500sqm retail floorspace and Residential: 10 dwellings	Unknown

Site ID	Site Address	Site size (hectares)	Site Identification	Summary of Environmental Constraints	Site Assessment	Availability	Estimated Development Potential	Anticipated Timescale for Development
BEX0158	Land west of Pages Lane, Bexhill on Sea	1.22	Submitted site	Nearby to Ancient Woodland, Priority Habitat and a Local Wildlife Site. Contains and is adjacent to areas at risk of surface water flooding.	The site comprises a level grassed field currently accommodating electronic communications devices. It also contains a number of mature trees. It is within a residential area just north of the railway line within the Bexhill development boundary. The landowner has advised that the current use of the site will continue until 2028 at which point it will be decommissioned and an alternative use may be pursued. Given its location, it is considered suitable for residential redevelopment in principle. Initial comments of the Highway Authority suggest that a redevelopment scheme is unlikely to attract an objection on highway grounds, although pedestrian and cycle links to local facilities would need to be maximised. A careful design would be needed to retain mature trees as far as possible and provide a net gain for biodiversity.	Potentially available after 2028	Residential: 25 dwellings	Within 10 years
BEX0189	1 Wellington Place and 3-15 Terminus Road, Bexhill-on-Sea	0.04	Submitted site	Nearby to areas at risk of surface water flooding.	This is a narrow, brownfield site occupied by a detached, single storey office building and a car wash. It is within Bexhill development boundary just north of the railway line, within walking distance of the town centre. It adjoins another brownfield site (BEX0010), occupied by a car garage, which is allocated for 10 dwellings through Policy BEX8 of the DaSA Local Plan. The two sites are within the same ownership. In principle, redevelopment of this land, as an extension to the allocated site, for either a residential or mixed-use development, could be appropriate, although the loss of an employment use at the site would need to be justified.	Potentially available	Residential: 4 dwellings	Unknown

OTHER POTENTIALLY SUITABLE SITES WHERE AVAILABILITY IS UNKNOWN

Site ID	Site Address	Site size (hectares)	Site Identification	Summary of Environmental Constraints	Site Assessment	Availability	Estimated Development Potential	Anticipated Timescale for Development
BEX0069	28-32 Western Road, Bexhill on Sea	0.09	Planning application	Within Conservation Area.	The site comprises a terraced building on the northern side of Western Road, within Bexhill town centre, with retail on the ground floor and office/gym space on the upper floors. It had a planning permission for conversion of the upper floors to 7 flats, with the ground floor of the building to remain in retail use but this expired in July 2023. However the site remains suitable for the previously permitted use in principle.	Unknown	Residential: 7 dwellings	Unknown

Site ID	Site Address	Site size (hectares)	Site Identification	Summary of Environmental Constraints	Site Assessment	Availability	Estimated Development Potential	Anticipated Timescale for Development
BEX0150	Sidley Depot, Elva Way, Bexhill	0.41	County Council -owned land	Contains areas at risk of surface water flood risk. Contains a Public Right of Way.	The site is a former Highway Authority depot containing buildings and an open yard/ parking area. It is at the southern end of Elva Way, a small business area within the Bexhill development boundary. The site is bordered by residential development on a higher ground level to the west. There is no access point for either pedestrians or vehicles between the site and the adjoining residential area and there does not appear to be a realistic opportunity to provide one. Therefore, the only means of accessing the site is via the adjoining business area, with its corresponding potential for conflict between vehicles and pedestrians. This means that the site is only considered suitable for employment use rather than a residential use. It could potentially be developed with modern business units like others in Elva Way. Initial comments of the Highway Authority suggest that redevelopment is likely to be acceptable in terms of the highway capacity. The site is currently being considered for purchase by the District Council for use as a vehicle depot.	Unknown as potentially to be used for alternative use	Economic; 1,000sqm employment floorspace	Unknown

REJECTED SITES (Sites assessed as Currently Unsuitable/ Unavailable/ Unachievable)

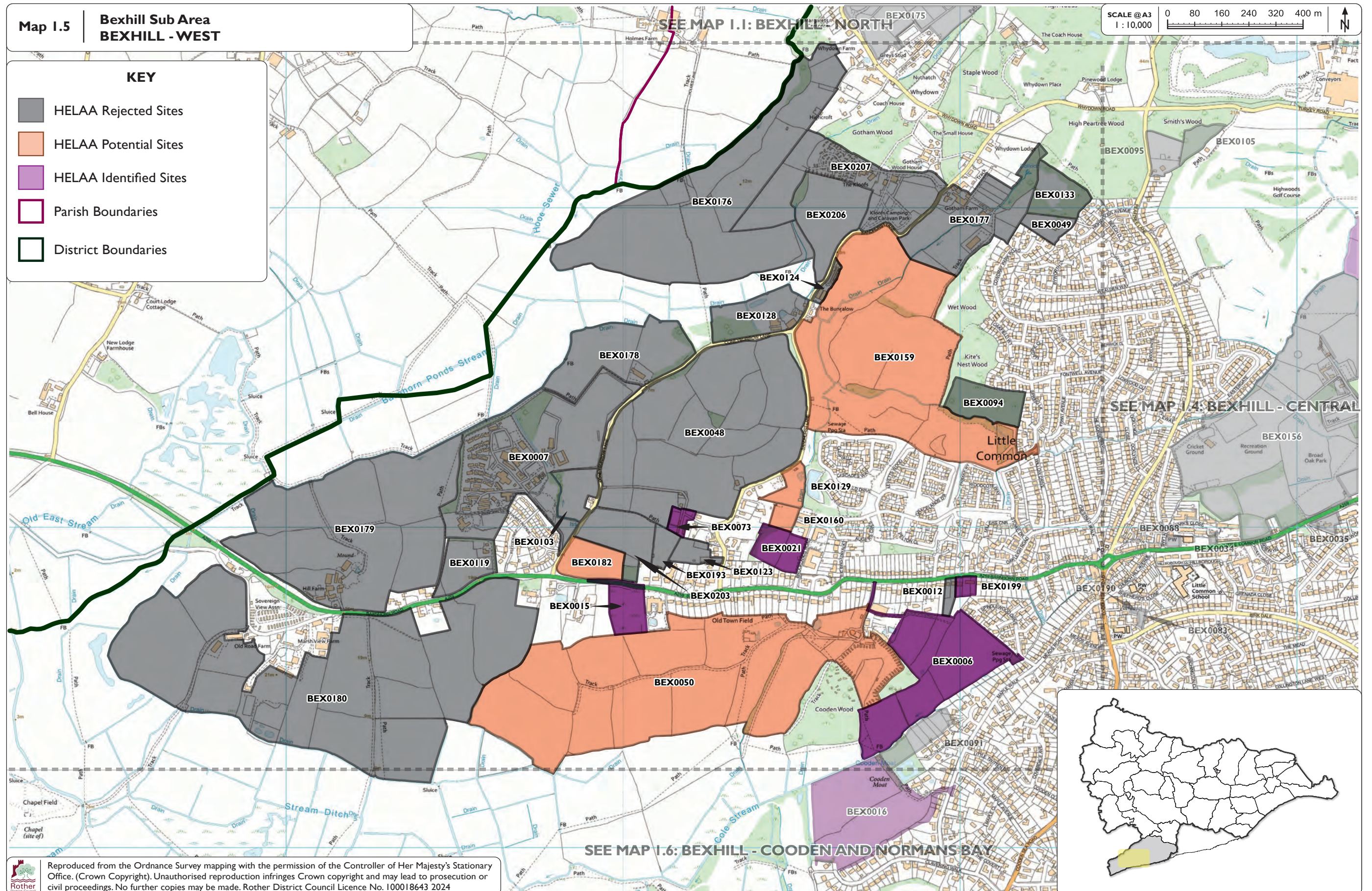
Site ID	Site Address	Site size (hectares)	Site Identification	Summary of Environmental Constraints	Site Assessment	Availability
BEX0019	47 London Road, Bexhill	0.18	Planning application	Contains area at risk of surface water flooding.	The site comprises a one to two storey building occupied by a charity furniture shop, close to Bexhill town centre. It previously had planning permission for redevelopment for a three storey showroom and staff welfare area but this expired in 2022. While the site would remain suitable for a similar redevelopment for employment purposes, the additional floorspace that would have been gained through the recent permission was limited to 370sqm, meaning it falls below the threshold of 500sqm considered through the HELAA. Consequently, the site is too small for further consideration.	Unknown
BEX0034	Little Common Road - Land at, Bexhill	0.05	Planning application	Contains protected trees. Within the Pevensey Levels Hydrological Catchment Area. Adjacent to area at risk of surface water flooding.	The site could not accommodate 5 dwellings without causing harm to/ the loss of protected trees. The loss of the protected trees would cause significant harm to the character and appearance of the area. Furthermore, due to the site's topography and relationship with dwellings on adjacent land to the north, development would be likely to cause harm to residential amenity.	Unknown

Site ID	Site Address	Site size (hectares)	Site Identification	Summary of Environmental Constraints	Site Assessment	Availability
BEX0035	Beech Court House, Little Common Road	0.29	Planning application	Contains protected trees. Within the Pevensey Levels Hydrological Catchment Area. Adjacent to a public right of way.	The site comprises a detached house within a triangular plot. Significant areas of the site, adjacent to the boundaries, are covered by a Tree Preservation Order. The site was subject to a planning application in 2016 for its redevelopment to provide 14 flats, which was refused on grounds including overdevelopment of the site, harm to residential amenity, harm to protected trees and impact on highway safety. There have been no planning applications or appeals since. While a planning application could come forward in the future, potentially for a smaller number of flats, there is insufficient evidence to determine whether such a proposal could be supported, or indeed if the site is suitable in principle for redevelopment to provide at least 5 dwellings, having regard to the protected trees on site and also the proximity of adjacent residential properties.	Unknown.
BEX0036	The Lodge, Collington Rise	0.07	Planning application	There are no significant environmental constraints.	The site comprises a detached house set in a corner plot. It was subject to a planning refusal and dismissed appeal in 2016 for its redevelopment for six flats. This decision strongly suggests that the site is not large enough, having regard to the character of the locality and the proximity of adjacent dwellings, to accommodate such a development without harming either the character of the area or residential amenity. There is no evidence to suggest that reducing the number of flats by one would overcome these constraints.	Unknown.
BEX0038	10-12 Egerton Road, Bexhill	0.07	Planning application	Within the Bexhill Town Centre Conservation Area.	The site comprises a pair of traditional, two storey villas within Bexhill Town Centre Conservation Area. They are typical of the Conservation Area and make a positive contribution to its character. Recent planning and appeal decisions have supported their retention for this reason. Therefore, there is no scope for significant redevelopment of the site, which is already in residential use, and such development would cause harm to the character and appearance of the Conservation Area.	Unknown.
BEX0075	Woodsgate Place, Gunters Lane, Bexhill	1.09	Previously assessed	Contains protected trees.	The site comprises a detached property set in a large, partly wooded curtilage, within the development boundary of Bexhill. It is currently in private educational use. The site is surrounded by housing on four sides. If the educational use were to be re-provided within the town, in principle, the site could be suitable for residential redevelopment, subject to an appropriate access being achieved and protected trees within the site being retained. Its potential was identified in the SHLAA (2013) and development has not come forward. The site is not currently available, and given that the size of the site is limited and the developable area is constrained, the number of dwellings that could be provided may not make redevelopment economically viable. Therefore, it cannot be considered a likely deliverable site at the present time.	Not available at the present time.
BEX0076	12-14 Sutherland Avenue, Bexhill	0.20	Previously assessed	There are no significant environmental constraints.	The site comprises two detached houses on the eastern side of Sutherland Avenue. At least one of the houses is divided into flats. It is in the Bexhill development boundary. The site previously benefited from a planning permission, granted in 2008 for demolition and reconstruction of a new building to accommodate 14 flats, however this was not implemented. While the site could be suitable in principle for some form of redevelopment it may be that the retention of the existing buildings would be more appropriate than demolition, in both townscape and sustainability terms. It is unclear how many additional dwellings could be accommodated within the site compared to the existing situation. Furthermore, the availability of the site is unknown.	Unknown.

Site ID	Site Address	Site size (hectares)	Site Identification	Summary of Environmental Constraints	Site Assessment	Availability
BEX0083	Recycling Centre and Car Park, Little Common, Bexhill	0.14	Previously assessed	Within the Pevensey Levels Hydrological Catchment Area.	The site is a well-used public car park/recycling facility just outside Little Common District Centre. The loss of these valued facilities would harm the viability of the District Centre and be contrary to national planning policy which seeks to retain valued community facilities and services. Furthermore, the site is of a limited size and adjacent to a substation, with likely impacts on the amenity of both existing and future occupiers. Achieving an appropriate access may also be difficult.	Not available.
BEX0084	The Town House Car Park, Town Hall Square, Bexhill	0.05	Previously assessed	Adjacent to areas at risk of surface water flooding.	The site is in use as a car park and outdoor seating area for a public house. There is no indication it is available for development but in any event, it was considered and rejected through the SHLAA (2013) due to Highway Authority objections. Its development would be harmful to the viability of the public house, contrary to national planning policy which seeks to retain services that enhance the sustainability of communities and residential environments.	Not available.
BEX0088	St Marks Church Car Park, Little Common Road, Bexhill	0.14	Previously assessed	Within the Pevensey Levels Hydrological Catchment Area. Adjacent to areas at risk of surface water flooding.	This site was previously assessed through the SHLAA (2013) which noted there was no indication from the landowner that they wish to pursue a residential development in the site. There is still no such evidence. Furthermore, the loss of the car park to the community facility (St Marks Church) would be contrary to national planning policy which seeks to retain services which enhance the sustainability of communities and residential environments.	Not available.
BEX0090	Land adjacent to Conifers, Little Common Road, Bexhill	0.75	Previously assessed	Within the Pevensey Levels Hydrological Catchment Area. Contains areas at risk of surface water flooding.	The site comprises part of an important open green space and its development would be harmful to the character of this part of Bexhill. It slopes down to the north and west and occupies a prominent position on a ridge. Previous advice from the Highway Authority has indicated an access from the A259 could not be achieved and access would therefore require the use of third party land. Furthermore, there is no evidence the site is available for development.	Unknown.
BEX0106	Rear of 3 Beeching Road (Business Car Park), Bexhill	0.20	Previously assessed	Adjacent to areas at risk of surface water flooding.	The site comprises a car parking area used by businesses within the Beeching Road industrial area in Bexhill. It was considered through the SHLAA (2013) and found unsuitable for residential redevelopment, although in principle it could potentially be suitable for redevelopment for employment purposes. However, it is on a long ground lease and the larger site is fully occupied so it is unlikely to come forward during the Plan period.	Not currently available.
BEX0111	Land between 18 - 20 Collington Park Crescent, Bexhill on sea, East Sussex	0.14	Submitted site	Contains areas at risk of surface water flooding.	This is a small open space within a residential area in the Development Boundary. It was publicly accessible for recreation for many years up until 2019 when the landowner withdrew public access. It has been subject to two recent appeals for residential redevelopment which have been dismissed on the grounds that its development would incur the loss of an area of open space. While no longer publicly accessible, the Inspector in the most recent appeal (2023) found that the site still has value as an open area, providing an important visual break in otherwise built-up surroundings, and ecological value, both in terms of providing habitat on site and forming part of a network of green spaces. Its development would conflict with national planning policy in that it would give rise to the loss of existing open space which continues to serve a useful function in that regard.	Potentially available.

Site ID	Site Address	Site size (hectares)	Site Identification	Summary of Environmental Constraints	Site Assessment	Availability
BEX0118	Conquest House, 32-34 Collington Avenue, Bexhill	2.49	Planning application	Adjacent to protected trees. Contains area at risk of Surface Water Flooding.	This is a large site within the Bexhill development boundary, occupied by a six-storey office building and extensive car parking areas. It is an important employment site and is not currently available for redevelopment.	Not available.
BEX0141	Beeching Road Business Area, Bexhill	12.54	Council search	Contains protected trees. Contains area within Flood Zone 2 and areas at risk of surface water flooding. Contains Public Rights of Way.	The site comprises the whole of the Beeching Road industrial area. It is within the Bexhill development boundary, in a sustainable location close to public transport links and the town centre. In principle the whole site could have potential for large scale redevelopment to include a mixture of uses including high density residential, business and community uses together with improvements to the public realm. However, the acceptability of this would be dependent on relocating any business floorspace to be displaced to an alternative and suitable location. Traffic impacts, including on key junctions on the A259 trunk road would require careful consideration. Given the large number of different occupiers and leases, large-scale redevelopment may not be feasible over the Plan period.	Not currently available.
BEX0153	Beeching Close Car Park, Bexhill	0.16	Council-owned land	Contains areas at risk of surface water flooding. Nearby to Flood Zones 2 and 3.	The site is a public car park within the Beeching Road business area. In principle it could be suitable for redevelopment for small business units if the existing well-used car parking provision were to be relocated. There is a risk of surface water flooding across the site, and this would need to be addressed in any redevelopment proposal. The wider Beeching Road area comprises land owned by the District Council but leased to many different occupiers. This wider area could be suitable for redevelopment, potentially for mixed uses, over the longer term.	Potentially available
BEX0156	Broad Oak Park, Broad Oak Lane, Bexhill	32.03	Council-owned land	Contains Deciduous Woodland Priority Habitat, and the Little Common Local Wildlife Site. Within the Pevensey Levels Hydrological Catchment Area. Contains areas in Flood Zones 2 and 3 and some areas at risk of surface water flooding, especially along the watercourses within the site. Contains Public Rights of Way. Nearby to a historic landfill site.	This is a large site in the north-west of central Bexhill. Broad Oak Park and Little Common Recreation Ground make up most of the site. Development here would result in the loss of these important public open spaces, contrary to national planning policy which seeks to retain existing open space unless it is surplus to requirements or it will be replaced. There would also be harm to local landscape character and views, harm to biodiversity and harm to mature trees and woodland. Furthermore, it is understood that Broad Oak Park is subject to a deed of dedication with Fields in Trust which seeks to protect it from alternative uses in perpetuity. Consequently, it is not available for development.	Not currently available.

Site ID	Site Address	Site size (hectares)	Site Identification	Summary of Environmental Constraints	Site Assessment	Availability
BEX0161	Land north of Broadoak Lane, Broadoak Lane, Bexhill	1.26	Council-owned land	Adjacent to protected trees. Within the Pevensey Levels Hydrological Catchment Area. Adjacent to areas at risk of surface water flooding. Contains a Public Right of Way.	The site comprises a sloping grassed field on the edge of a residential area, adjacent to the Bexhill development boundary. There is a public footpath on its southern edge although the field itself is not currently publicly accessible. There is no clear vehicular access point and access would need to be via third party land. The site forms part of the wider Broad Oak Park and it is understood it is subject to a deed of dedication with Fields in Trust which seeks to protect it from alternative uses in perpetuity. Consequently it is not available for development.	Not available.
BEX0095	Land at 168 Peartree Lane, Bexhill	1.10	Previously assessed	Adjacent to Priority Habitats, a Local Wildlife Site and Ancient Woodland. Nearby to protected trees. Within the Pevensey Levels Hydrological Catchment. Nearby to areas at risk from Surface Water Flooding.	The site comprises a detached dwelling and adjoining field, bound by ancient woodland and a narrow lane, on the northern edge of Bexhill. The undeveloped section of the site provides an open buffer between residential development to the south and an area of ancient woodland and Priority Habitat within the High Peartree, Smiths & High Woods Local Wildlife Site which adjoins the site to the north. Development here would be harmful to those protected habitats and designations. Furthermore, the site is in an unsustainable location, not well related to services in Bexhill. It has poor pedestrian connectivity and is accessed via a narrow country lane with no footways. It is in an area of rural character and further development here would be harmful to that character.	Unknown.
BEX0105	Land adjacent to Peartree Lane, Bexhill	0.75	Previously assessed	Adjacent to Ancient Woodland, Priority Habitat and a Local Wildlife Site. Contains areas at risk from Surface Water Flooding. Within the Pevensey Levels Hydrological Catchment.	This is a small greenfield site, partly wooded, bound by ancient woodland and a golf course, on the northern edge of Bexhill. It forms part of an undeveloped green buffer between residential development to the south-west and an area of ancient woodland and Priority Habitat within the High Peartree, Smiths & High Woods Local Wildlife Site which adjoins the site to the north. Development here would be harmful to those protected habitats and designations. Furthermore, the site is in an unsustainable location, not well related to services in Bexhill. It has poor pedestrian connectivity and can only be accessed via adjoining land, which is itself accessed via a narrow country lane with no footways. It is in an area of rural character and further development here would be harmful to that character.	Unknown.



BEXHILL - WEST

IDENTIFIED SITES (Existing allocations and sites with planning permission⁵. Sites are assumed to be suitable, available and achievable for development, unless otherwise stated)

Site ID	Site Address	Site size (hectares)	Site Identification	Summary of Environmental Constraints	Site Assessment	Development Potential	Anticipated Timescale for Development
BEX0006	Land off Spindlewood Drive, Bexhill	9.36	Allocated site	Contains Priority Habitats. Adjacent to Ancient Woodland and Priority Habitats. Adjacent to the Pevensey Levels SSSI, Ramsar and SAC. Adjacent to protected trees. Within the Pevensey Levels Hydrological Catchment. Contains areas at risk from Surface Water Flooding along with some areas in Flood Zones 2 and 3. Nearby to Listed Buildings. Nearby to an Archaeological Notification Area and a Scheduled Monument. Contains a Public Right of Way.	The site is allocated for 160 dwellings including 30% affordable, through Policy BEX9 of the DaSA Local Plan. It is also subject to outline planning permission for 160 dwellings (RR/2017/1705/P). An application for approval of Reserved Matters for 146 dwellings is currently under consideration (RR/2023/1202/P). The interim HRA for the new Local Plan has identified that because the site is within the Pevensey Levels Hydrological Catchment Area, mitigation measures to protect against significant effects to the Habitats Site may be required.	Residential: 160 dwellings	Within 5 years
BEX0015	Land south of Barnhorn Road & West of Ashridge Court, Barnhorn Road, Bexhill on Sea	1.75	Planning application	Contains protected trees. Within the Pevensey Levels Hydrological Catchment. Adjacent to areas at risk of Surface Water Flooding.	The site is a field on the southern side of Barnhorn Road, at the western edge of Bexhill. It has an extant planning permission for 29 dwellings (RR/2020/1410/P) and construction has commenced. The interim HRA for the new Local Plan has identified that because the site is within the Pevensey Levels Hydrological Catchment Area, mitigation measures to protect against significant effects to the Habitats Site may be required.	Residential: 29 dwellings	Within 5 years
BEX0021	Land at Barnhorn Green, Bexhill on Sea	1.58	Planning application	Contains protected trees and Priority Habitats. Within the Pevensey Levels Hydrological Catchment. Contains areas at risk from Surface Water Flooding and areas in Flood Zone 2. Nearby to Listed Buildings. Contains a Public Right of Way.	The site comprises two fields to the south-east of the residential development at Rosewood Park, north of the A259. It has planning permission (RR/2022/3018/P) for a new medical centre of 1775 sqm and three light industrial buildings totalling 2025 sqm floorspace. The interim HRA for the new Local Plan has identified that because the site is within the Pevensey Levels Hydrological Catchment Area, mitigation measures to protect against significant effects to the Habitats Site may be required.	Mixed use: 2,025 sqm employment floorspace and 1,775sqm medical centre	Within 5 years
BEX0073	Barn at Beeches Farm, Sandhurst Lane, Bexhill	0.46	Planning application	Within the Pevensey Levels Hydrological Catchment Area. Nearby to areas at risk of surface water flooding. Nearby to a Grade II listed building.	The site comprises a stable yard containing stables and a barn, most recently in low-key equestrian use. It has full planning permission for 5 dwellings (RR/2023/926/P, granted 2023), with access via Coneyburrow Lane. The interim HRA for the new Local Plan has identified that because the site is within the Pevensey Levels Hydrological Catchment Area, mitigation measures to protect against significant effects to the Habitats Site may be required.	Residential: 5 dwellings	Within 5 years

⁵ Or a resolution to grant planning permission subject to the completion of a Section 106 legal agreement.

Site ID	Site Address	Site size (hectares)	Site Identification	Summary of Environmental Constraints	Site Assessment	Development Potential	Anticipated Timescale for Development
BEX0199	41A, 41 & 43 Barnhorn Road, Bexhill	0.35	Planning application	Within the Pevensey Levels Hydrological Catchment. Adjacent to areas at risk of surface water flooding.	The site comprises 3 adjacent houses on the southern side of Barnhorn Road. It has an extant planning permission for demolition of existing buildings and redevelopment for retirement living including 35 apartments (RR/2022/2570/P). The interim HRA for the new Local Plan has identified that because the site is within the Pevensey Levels Hydrological Catchment Area, mitigation measures to protect against significant effects to the Habitats Site may be required.	Residential: 35 dwellings	Within 5 years

POTENTIAL SITES (Sites are potentially suitable, potentially available and potentially deliverable, subject to further assessment or investigation)

Site ID	Site Address	Site size (hectares)	Site Identification	Summary of Environmental Constraints	Site Assessment	Availability	Estimated Development Potential	Anticipated Timescale for Development
BEX0050	Land south of Barnhorn Road	37.19	Council search	Adjacent to the Pevensey Levels Ramsar, SAC and SSSI. Adjacent to Ancient Woodland and Priority Habitats and is nearby to protected trees. Partly within Flood Zones 2 and 3. Contains areas at risk of surface water flooding. Within the Pevensey Levels Hydrological Catchment. Contains Public Rights of Way.	This is a large area of mostly greenfield land to the south of Barnhorn Road. It offers the potential for a significant residential led, mixed-use development in the south-western part of Bexhill although there are constraints, in particular vehicular access and the impact on the capacity of the A259 Trunk Road, and potential impacts on the nearby Pevensey Levels Ramsar, SAC and SSSI. The advice of National Highways and Natural England is needed. The main part of the site comprises agricultural fields behind ribbon development. Its development would represent a large extension to the built form into an area of countryside. In addition to its proximity to the Pevensey Levels Habitat Sites, there are other environmental and heritage constraints including areas at risk of flooding, adjacent ancient woodland and Priority Habitat, two Grade II listed buildings in the eastern part of the site, and public footpaths. The eastern part of the site contains a holiday caravan park, and the loss of tourism accommodation would be a significant consideration in any redevelopment proposal. However, in landscape terms, parts of the site are relatively contained, and development would offer opportunities to improve pedestrian and cycle links towards Little Common, as well as significant opportunities for on-site Biodiversity Net Gain. If development were to be accepted here it would need to include a mixture of residential, employment and community uses together with open space, in order to create a sustainable community with good links to existing services. Further assessment of suitable locations for growth around the edges of Bexhill is needed. If that process determined that growth in this location is appropriate then this site could potentially be suitable.	Potentially available	Residential: 340 dwellings and Employment: 4,000sqm	Unknown

Site ID	Site Address	Site size (hectares)	Site Identification	Summary of Environmental Constraints	Site Assessment	Availability	Estimated Development Potential	Anticipated Timescale for Development
BEX0129	Pond Field, Sandhurst Lane, Bexhill	0.93	Submitted site	Contains protected trees. Contains areas at risk of surface water flooding. Within the Pevensey Levels Hydrological Catchment Area.	This is a small irregularly shaped field on the southern side of Sandhurst Lane. It is covered with scrub vegetation and has wooded boundaries, including TPOs on its eastern boundary. There is a pond in the north-eastern part of the site and areas at risk of surface water flooding. The site does have a rural character although it is close to the large new residential development at Rosewood Park. While there are environmental constraints, the southern part of the site could potentially be suitable for small-scale residential development, although this would be reliant on a vehicular access being achieved from the south, via adjoining land. Sandhurst Lane is narrow and winding with no footways and would not be acceptable to provide access. If an alternative access cannot be secured, the site is unsuitable for development. Ecological, tree and drainage surveys would be required to support any development proposal. The interim HRA for the new Local Plan has identified that because the site is within the Pevensey Levels Hydrological Catchment Area, mitigation measures to protect against significant effects to the Habitats Site may be required.	Potentially available	Residential: 10 dwellings	Unknown
BEX0159	Land north of Rosewood Park, Gotham Farm, Bexhill-on-Sea	26.79	Submitted site	Contains Priority Habitats and protected trees. Adjacent to further Priority Habitats as well as Ancient Woodland and protected trees. Contains areas within Flood Zone 3 and areas at risk of surface water flooding. Within the Pevensey Levels Hydrological Catchment Area. Contains Public Rights of Way.	This is a large site comprising a number of adjoining fields, to the north-west of the developed area of Bexhill. It has a rural character, particularly in the northern fields, and the rural lanes that border the west of the site are narrow and winding. It has environmental constraints including an area at risk of flooding in the south-west corner, ancient woodland and other protected woodland to the east, and mature trees on field boundaries. Additionally, it is some distance to services and facilities in Little Common, including bus stops on Barnhorn Road to the south. However, in landscape terms, the southern parts of the site could have capacity for development. Any residential-led development at the site would need to include appropriate community facilities and improvements to walking, cycling and public transport infrastructure to allow the creation of a sustainable community. The site is subject to an outline planning application for up to 340 dwellings which has not yet been determined. The interim HRA for the new Local Plan has identified that because the site is within the Pevensey Levels Hydrological Catchment Area, mitigation measures to protect against significant effects to the Habitats Site may be required.	Potentially available	Residential: 250 dwellings	Within 5 years

Site ID	Site Address	Site size (hectares)	Site Identification	Summary of Environmental Constraints	Site Assessment	Availability	Estimated Development Potential	Anticipated Timescale for Development
BEX0160	Land east of Fantails, Sandhurst Lane, Bexhill	0.54	Council search	Contains protected trees. Within the Pevensey Levels Hydrological Catchment. Adjacent to areas at risk from Surface Water Flooding.	This is a small paddock area at the rear of a residential property fronting Sandhurst Lane. It is just west of the newly constructed residential development site at Rosewood Park, and lies just north of a currently undeveloped site with planning permission for a medical centre and employment uses (BEX0021). Given its proximity to existing and potential development and its enclosed nature, it is potentially suitable for residential development, subject to an access being achieved via BEX0021. The interim HRA for the new Local Plan has identified that because the site is within the Pevensey Levels Hydrological Catchment Area, mitigation measures to protect against significant effects to the Habitats Site may be required.	Potentially available	Residential: 15 dwellings	Unknown
BEX0182	Land at Barnhorn Road and Coneyburrow Lane, Bexhill	2.00	Planning application	Within the Pevensey Levels Hydrological Catchment Area. Contains a Public Right of Way.	The site comprises a field north of Barnhorn Road. Together with the adjoining field to the north, it has been subject to two recently refused outline planning applications for residential development, which have attracted objections from consultees including Natural England (in respect of the potential impacts on nearby designated sites) and National Highways (in respect of the potential impact on the A259 trunk road). The site also appears to comprise Grade 2 agricultural land (very good quality), although given its small size its loss may not be an over-riding constraint. Other key considerations are the effect of development on the landscape, and the sustainability of the location. The character of the site is rural and it represents a physical and visual break between the ribbon development to the east and the nucleated development at Northeye to the west, and this character should be retained as far as possible. The adjoining field to the north (BEX0203), previously included in the refused planning applications, is sensitive in views from the wider countryside. It may be that in landscape terms, a limited development could be accommodated in this southern field only. The location of the site is not ideal from an accessibility perspective due to the distance to facilities, however, there is a bus service and footways alongside the A259. The site could potentially be suitable for limited development as part of a strategic, mixed-use, sustainable development in the west of Bexhill, subject to the satisfactory resolution of the constraints. The interim HRA for the new Local Plan has identified that because the site is within the Pevensey Levels Hydrological Catchment Area, mitigation measures to protect against significant effects to the Habitats Site may be required.	Potentially available	Residential: 25 dwellings	Unknown

REJECTED SITES (Sites assessed as Currently Unsuitable/ Unavailable/ Unachievable)

Site ID	Site Address	Site size (hectares)	Site Identification	Summary of Environmental Constraints	Site Assessment	Availability
BEX0007	Land at Northeye (Former UAE Technical Training Project), Bexhill	15.34	Allocated site	Contains Priority Habitat. Contains areas at risk from Surface Water Flooding. Contains areas in both Flood Zones 2 and 3. Contains a Public Right of Way.	This is a large, partly brownfield site on the western edge of Bexhill. It is allocated for 140 dwellings and playing pitches through Policy BEX10 of the DaSA Local Plan. However, it has recently been purchased by the Government and it is understood that the Government does not intend to make it available for the development subject to the allocation. Consequently, it is considered to be unavailable.	Not available.
BEX0012	45-47 Barnhorn Road, Bexhill on Sea	0.34	Planning application	Within the Pevensey Levels Hydrological Catchment. Nearby to areas at risk of surface water flooding.	The site comprises two detached houses with long rear gardens on adjoining plots. It is in a sustainable location close to Little Common and has few environmental constraints. It previously had planning permission for demolition of the two houses and construction of ten apartments, which expired in 2020. In principle therefore, it is suitable for development. However, the landowner has indicated that while the site remains available for development in principle there are no intentions to bring it forward, or reapply for planning permission because its redevelopment is considered unviable.	Not available at the present time.
BEX0048	Land east of Coneyburrow Lane, Bexhill	25.17	Previously assessed	Some areas of Priority Habitat and protected trees on adjacent land. Some small areas at risk of surface water flooding. Within the Pevensey Levels Hydrological Catchment Area. Two Grade II listed buildings to the south. Public footpath on southern boundary.	This is a large site comprising open fields between Coneyburrow Lane and Sandhurst Lane. It has a strong rural character despite its relative proximity to Bexhill. There is limited development adjacent to the site and it is accessed via narrow winding country lanes. Trees and hedgerows line the site boundaries and individual field boundaries within the site, and there are many mature trees important to the local landscape character. The site is mainly exposed in the landscape, with far-reaching views. There is little potential to mitigate the landscape impact of development across the majority of the site, and as such it is not considered suitable for development due to the impact on local landscape character. Development here would be intrusive in the local landscape, visible in long views and would harm the historic rural character of the area. While there is a large new residential development at Rosewood Park just east of the site, once complete, this will be largely screened from views from the west by trees.	Unknown.
BEX0049	Land at Highwoods Avenue, Bexhill	0.91	Previously assessed	Contains protected trees. Nearby to Ancient Woodland, Priority Habitat, and a Local Wildlife Site. Within the Pevensey Levels Hydrological Catchment.	The site contains a single dwelling in a large curtilage, on the north-western edge of the built-up area of Little Common. In principle it could be suitable for small-scale residential redevelopment, together with adjoining land to the north (site BEX0133), although a significant tree belt exists between the two sites, and all trees within the site are protected by a TPO. However, it is unclear if a suitable vehicular access could be achieved. While the dwelling within the site has an existing access from Highwoods Avenue, there are tree constraints to improving it, and the Highway Authority has previously advised this access would not be suitable to serve a larger development and that any access should be via Cowdray Park Road (to the south), however this would require third party land. Furthermore, trees within the site would limit the potentially developable area. Given the likely small scale of development, it is unlikely to be viable if this site is considered in isolation, given the existence of a third party ransom strip, even if that third party land were to become available. On this basis the site cannot currently be considered achievable for the level of development considered through the HELAA.	Potentially available.

Site ID	Site Address	Site size (hectares)	Site Identification	Summary of Environmental Constraints	Site Assessment	Availability
BEX0094	Land west of Spring Lane, Bexhill	2.32	Previously assessed	Contains protected trees and Priority Habitat. Adjacent to Ancient Woodland. Contains areas at risk of surface water flooding. Contains areas in Flood Zones 2 and 3. Nearby to a historic landfill. Adjacent to a Public Right of Way.	The site has significant environmental constraints and is unsuitable for development. It is heavily wooded and wholly covered by a TPO and is also Priority Habitat (deciduous woodland). It adjoins an area of ancient woodland on its northern boundary. The southern part of the site is at risk of surface water flooding and there appears to be a watercourse on the southern boundary which is within Flood Zone 3. Furthermore, there is no clear access route into the site.	Unknown.
BEX0103	Land west of Coneyburrow Lane, Bexhill	1.61	Submitted site	Contains areas at risk of surface water flooding. Within the Pevensey Levels Hydrological Catchment Area.	This is a small, irregularly shaped field on the western side of Coneyburrow Lane. It slopes down quite steeply away from the lane to a stream on its western boundary. It has a strong rural character with mature trees on its boundaries. It is accessed via Coneyburrow Lane, which is very narrow and winding with no footways, and lined by large mature trees in this location. While the site is close to an established residential area to the south-west and the former prison at Northeye (allocated for redevelopment although not currently available), due to the differences in topography between these sites together with intervening trees, it reads more as part of the countryside than a logical extension to any existing developed area. Development here would be intrusive in the local landscape, visible in long views from the west and would harm the historic rural character of the area. Impacts would be compounded by the challenges posed by the sloping nature of the site, where levels would need significant engineered alteration including to provide any access road. Furthermore, access is a significant constraint: Coneyburrow Lane is unsuitable to provide access and it does not appear that an access could be achieved from third party land to the west (even if this were to be available) due to the need to cross a stream and associated area at risk of surface water flooding and pass through a small area of woodland. The site is also not well connected to services or public transport routes.	Potentially available.
BEX0119	Land at Barnhorne Hill Farm, Barnhorn Road, Bexhill	2.26	Submitted site	Adjacent to areas at risk of surface water flooding. Within the Pevensey Levels Hydrological Catchment Area. Adjacent to a Public Right of Way. Nearby to a Grade II listed building.	The site is an open field/ paddock on the northern side of the A259 trunk road at the western edge of Bexhill. It rises up from the road and is clearly visible from it, including in views from the east. It is important to the rural character of this edge of settlement location. Development here would significantly change the appearance of this prominent site, and push the extent of development in Bexhill westwards, into an area of rural character which is important to the setting of Bexhill. The topography is such that development could not be screened from the south, unlike the directly adjoining residential development to the east which is screened by tall trees and hedgerows. Access from the trunk road is also a possible constraint.	Potentially available.
BEX0123	Land at The Cedars, Sandhurst Lane, Bexhill	0.84	Submitted site	Nearby to protected trees. Within the Pevensey Levels Hydrological Catchment Area. Nearby to areas at risk of surface water flooding. Nearby to a Grade II listed building. Comprises Grade 2 agricultural land (very high quality). Adjacent to a Public Right of Way.	The site comprises a detached house and small paddock. In landscape terms the site is relatively enclosed and could accommodate limited development. It is not ideal from an accessibility perspective due to the lack of facilities within walking distance, although there is a frequent bus service available nearby. Furthermore, part of the site appears to comprise Grade 2 agricultural land (very good quality), although given its small size its development could potentially be accepted. However, the site is currently unsuitable for development due to the only access being onto Sandhurst Lane, which is particularly narrow and winding with no footways, and therefore unsuitable for the level of traffic that would be associated with a minimum of five additional dwellings. A recent planning application at the site attracted an objection from the Highway Authority for this reason. It appears there is currently no available land adjoining the site to allow for an alternative access route.	Potentially available.

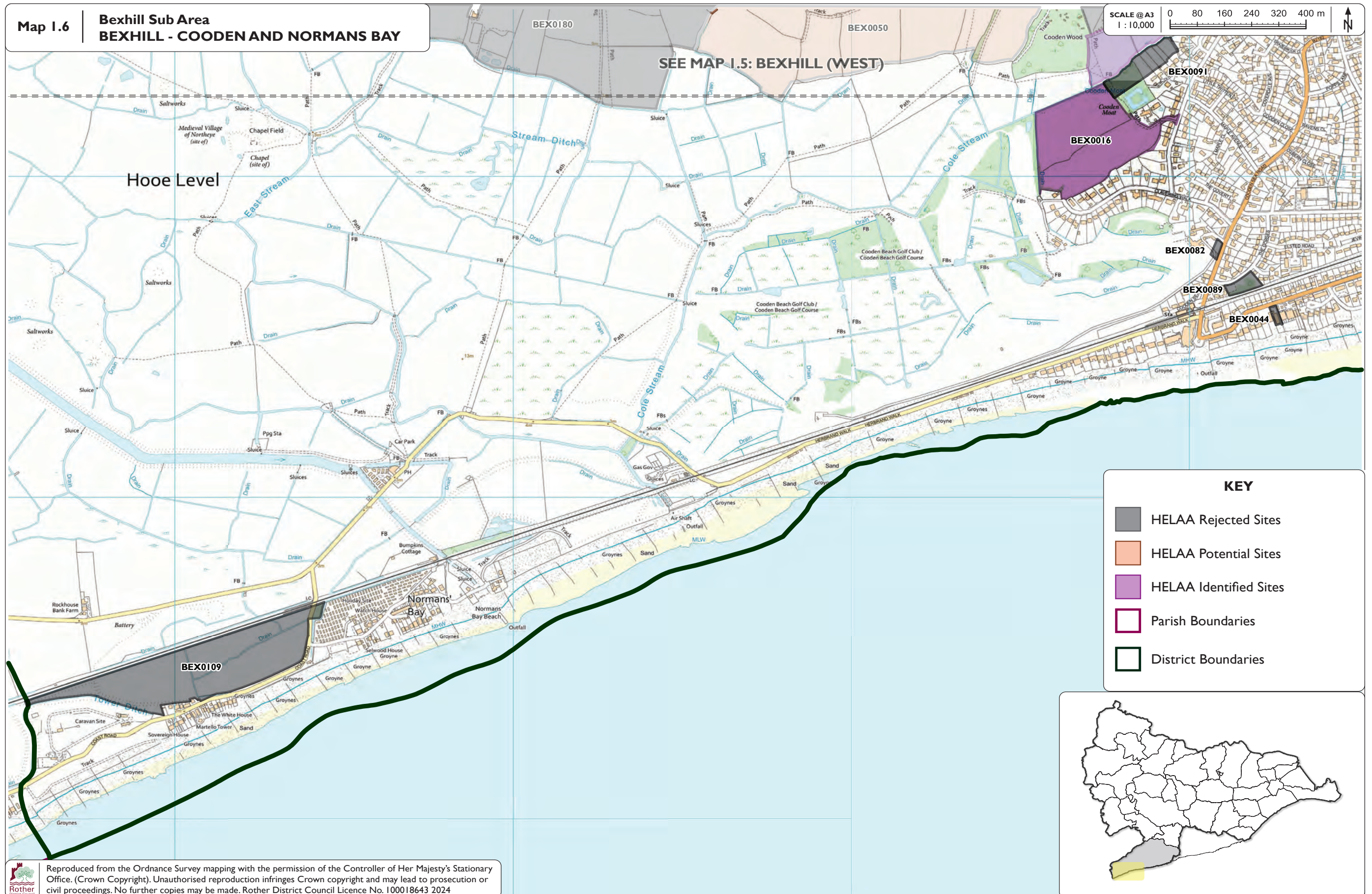
Site ID	Site Address	Site size (hectares)	Site Identification	Summary of Environmental Constraints	Site Assessment	Availability
BEX0124	Land at The Piggeries, The Bungalow, Sandhurst Lane, Bexhill	0.37	Submitted site	Contains Priority Habitats. Adjacent to areas within Flood Zone 3 and at risk of surface water flooding. Within the Pevensey Levels Hydrological Catchment Area.	This is a small site containing agricultural buildings. There are environmental constraints including flood risk and small areas of Priority Habitat (coastal and floodplain grazing marsh) in the southern part of the site and on adjoining land to the south-east. There are also mature trees within the site. This means that any potentially developable area would be limited to the northern part of the site only. While in landscape terms there could be scope to replace the agricultural buildings with small scale development, access is a significant constraint. Sandhurst Lane is unsuitable to accommodate additional traffic due to its narrow width and poor alignment. The road lacks any footway provision. Travel choices are limited to private motorised transport due to distances and gradients, therefore the site is unsustainable as all trips would be car reliant. The site adjoins a larger site (BEX0159) which is also available and has been assessed as potentially suitable for a residential-led development. If BEX0159 were to be developed then this small site could potentially be accessed from that land, however, flood risk and mature trees would remain constraints, together with the need to provide appropriate landscaping on the Sandhurst Lane. Furthermore, the size and shape of the potential developable area is very limited and unlikely to accommodate 5 dwellings, given the environmental constraints, and viability would be a further constraint.	Potentially available.
BEX0128	Picknill Green Farm Buildings, Sandhurst Lane, Bexhill	3.18	Submitted site	Contains Priority Habitats. Contains areas within Flood Zones 2 and 3. Contains areas at risk of surface water flooding. Within the Pevensey Levels Hydrological Catchment Area. Adjacent to a Public Right of Way.	This is an agricultural site with a strong rural character. It contains a number of farm buildings including large open-sided barns used for cattle with some cleared areas between the barns and a field at the rear used for grazing. The western part of the site has some tree cover. It is accessed via Coneyburrow Lane or Sandhurst Lane which are both narrow, winding rural lanes with no footways, highly unsuited for any significant increases in traffic. The site is over 1 km from each of the lanes' junctions with the A259 and is very poorly connected to services and facilities, with no pedestrian infrastructure other than rural, unmade public footpaths nearby. Parts of the site have significant environmental constraints: Priority Habitat (coastal and floodplain grazing marsh), covers more than half the site (northern section), and flood risk also affects the northern part of the site. Furthermore, the south-eastern section has significant tree cover, the loss of which would be harmful to biodiversity. The extent of the constraints mean that any potentially developable area would be limited to the south-western part of the site only. However, the site is considered unsuitable for development in its entirety due to the impact on rural character, unacceptable road access and unsustainable location.	Potentially available.
BEX0133	Land adjacent to Holly Close, Bexhill	2.08	Previously assessed	Adjacent to protected trees, Ancient Woodland, Priority Habitat, and a Local Wildlife Site. Within the Pevensey Levels Hydrological Catchment.	The site is a field on the north-western edge of the settlement of Little Common. It is bordered by an area of ancient woodland to the north. In principle it could be suitable for a small-scale extension to the existing residential area, potentially together with adjoining land to the south (BEX0049), although a significant tree belt exists between the two sites. However, it is unclear if a vehicular access could be achieved without the use of third-party land. Furthermore, the need to retain a buffer to the adjoining ancient woodland limits the potentially developable area. Due to the uncertainty in achieving an access, the site cannot currently be considered achievable.	Potentially available.

Site ID	Site Address	Site size (hectares)	Site Identification	Summary of Environmental Constraints	Site Assessment	Availability
BEX0176	Land south of Whydown, Bexhill	23.50	Council search	Contains Priority Habitats. Nearby to Ancient Woodland and Priority Habitat. Within the Pevensey Levels Hydrological Catchment. Contains areas at risk from Surface Water Flooding, as well as areas within Flood Zones 2 and 3. Close to Listed Buildings. Contains Public Rights of Way.	The site comprises a network of fields with mature treed boundaries and a small area of woodland in the northern section, close to the small hamlet of Whydown. It has a strong rural character with long views. Development at the scale considered through the HELAA would be very harmful to the landscape and local character. The site is in an unsustainable location and can only be accessed via a narrow, winding lane with no footways, with no obvious scope for improvement. It has environmental constraints including adjoining areas of ancient woodland, priority habitat, flood risk and listed buildings.	Unknown.
BEX0177	Land south of Whydown Road	7.30	Submitted site	Contains Priority Habitats. Adjacent to protected trees, further Priority Habitat, Ancient Woodland, and a Local Wildlife Site. Within the Pevensey Levels Hydrological Catchment. Contains areas at risk from Surface Water Flooding. Contains Public Rights of Way.	The site comprises fields, an area of woodland, including ancient woodland, a farmhouse and agricultural buildings. While a small section adjoins a large housing estate on its south-eastern boundary, this is not readily visible from the site, meaning the overall character of the area and the site is strongly rural, consisting of fields interspersed with woodland and scattered dwellings accessed via rural lanes. There are long views southwards. Significant development here would be very harmful to the local landscape and rural character. Furthermore, the site is in an unsustainable location on the edge of Bexhill and can only be accessed via a narrow, winding lane with no footways, with no obvious scope for improvement. It has environmental constraints including adjoining areas of ancient woodland, Priority Habitat, a Local Wildlife Site, protected trees and surface water flooding. The site adjoins a larger site (BEX0159) which is also available and has been assessed as potentially suitable for a residential-led development. If that site is developed then it could provide an access through to this site. However it is not considered that the northern section of BEX0159 (adjoining this site) is suitable for development due to the adverse impact on rural character. On this basis, it cannot be relied upon to provide access to this site. Even if access were achieved, this site (BEX0177) is still considered unsuitable for development due to the harm to rural character that would arise.	Potentially available.
BEX0178	Land north of Coneyburrow Lane, Bexhill	6.56	Council search	Contains and is adjacent to Priority Habitats. Within the Pevensey Levels Hydrological Catchment. Contains areas in Flood Zones 2 and 3, as well as areas at risk from Surface Water Flooding.	The site comprises a motorbike racing track, agricultural barn and adjoining field. It is in an area of strong rural character consisting of small fields, areas of woodland, mature boundary trees and narrow rural lanes. The site itself has environmental constraints including areas of Priority Habitat and areas at risk of flooding. Additional development here would be very harmful to the local landscape and rural character, as well as to biodiversity. Furthermore, the site is in an unsustainable location on the edge of Bexhill and can only be accessed via a narrow, winding lane with no footways, with no obvious scope for improvement.	Unknown.

Site ID	Site Address	Site size (hectares)	Site Identification	Summary of Environmental Constraints	Site Assessment	Availability
BEX0179	Land north of Barnhorn Road, Bexhill	23.65	Council search	Adjacent to Priority Habitat. Nearby to the Pevensey Levels SSSI, Ramsar and SAC. Within the Pevensey Levels Hydrological Catchment. Contains areas within Flood Zones 2 and 3, as well as areas at risk from Surface Water Flooding. Close to a Listed Building. Contains Public Rights of Way.	This is a large area of countryside on the western edge of Bexhill, consisting of undulating fields with mature hedgerows and a small cluster of agricultural buildings and associated dwellings. The site is very exposed in the landscape with far reaching views south, across the Pevensey Levels towards the sea, and north across the Levels. Development here would be highly prominent, and very harmful to the landscape character of this rural area. Furthermore, the site is close to the Pevensey Levels SSSI, Ramsar site and Special Area of Conservation (SAC), and areas of Priority Habitat, development could be harmful to biodiversity and the designated sites. In addition, the site is not sustainably located, being some distance from services and facilities in Bexhill.	Unknown.
BEX0180	Land south of Barnhorn Road, Bexhill	43.98	Council search	Contains Priority Habitats. Adjacent to the Pevensey Levels SSSI, Ramsar, and SAC. Southern section within Flood Zone 3. Some areas at risk from Surface Water Flooding. Contains a Historic Landfill Site. Contains Public Rights of Way.	This is a large area of countryside on the south-western edge of Bexhill, consisting of fields adjoining a farmstead and associated businesses and a caravan park. The site is very exposed in the landscape with far reaching views south, across the Pevensey Levels towards the sea. Development here would be highly prominent, and very harmful to the landscape character of this rural area. Furthermore, the site adjoins the Pevensey Levels SSSI, Ramsar site and Special Area of Conservation (SAC) and development could be harmful to those designations. In addition, the site is not sustainably located, being some distance from services and facilities in Bexhill.	Unknown.
BEX0193	Land north of 156 Barnhorn Road, Bexhill-on-Sea	0.74	Previously assessed	Trees on the eastern boundary are subject to a Tree Preservation Order. Within the Pevensey Levels Hydrological Catchment. Adjacent to a Grade II listed building. Public footpath on northern boundary. Grade 2 agricultural land.	The site comprises a small section of field at the rear of a house fronting Barnhorn Road, close to the western edge of Bexhill. In principle it could be suitable for limited development if the adjoining land were also to be developed, however, the landowner has confirmed it is not available for development.	Not available.
BEX0203	Land north of 160 Barnhorn Road, Bexhill-on-Sea	2.91	Previously assessed	Within the Pevensey Levels Hydrological Catchment. Public footpath on northern boundary. Grade 2 agricultural land.	The site comprises a small field and an adjoining, small, wooded section, north of Barnhorn Road. Adjoining land to the south-west (site BEX0182) has been assessed as being potentially suitable for limited development subject to the resolution of a number of factors. However, as detailed under BEX0182, the northern field (which accounts for the majority of this site area) is not considered suitable for development due to its landscape impact. If the other constraints detailed under BEX0182 can be overcome, it is considered development should be limited to the southern field. In relation to the small, wooded area adjoining BEX0182, development here would result in the loss of trees, harm to biodiversity and harm to the local landscape character; consequently, it is not suitable for built development.	Potentially available

Site ID	Site Address	Site size (hectares)	Site Identification	Summary of Environmental Constraints	Site Assessment	Availability
BEX0206	Land at Gotham Farm (west), Sandhurst Lane, Bexhill	4.44	Submitted site	Close to an area of Priority Habitat. Adjacent to land within Flood Zones 2 and 3 and at risk of surface water flooding. Within the Pevensey Levels Hydrological Catchment.	This is a sloping field on the western side of Sandhurst Lane. The site is within an area of strong rural character with only scattered development, small fields and areas of woodland. Development here would be harmful to the rural character and landscape of the locality. Furthermore, it is in an unsustainable location in the countryside to the north-west of Bexhill, a significant distance from services. It can only be accessed via a narrow, winding lane with no footways, with no obvious scope for improvement. New residents would be highly car-reliant. Additionally, there is an area at risk of flooding on the western boundary of the site which extends to the south, and an adjoining area of Priority Habitat to the south-west.	Potentially available
BEX0207	Kloofs Caravan Park, Sandhurst Lane	8.27	Submitted site	Adjacent to Ancient Woodland and Priority Habitats. Contains an area at risk of surface water flooding. Within the Pevensey Levels Hydrological Catchment.	The site comprises a holiday caravan site on the edge of Bexhill, together with an adjoining field. It is within an area of strong rural character with only scattered development, small fields and areas of woodland. While much of the site is developed, this is relatively low key and low-lying in the landscape. Additional residential or employment development here would be harmful to the rural character and landscape of the locality. Furthermore, it is in an unsustainable location in the countryside to the north-west of Bexhill, a significant distance from services. It can only be accessed via a narrow, winding lane with no footways, with no obvious scope for improvement. New residents would be highly car-reliant. The loss of the holiday caravan site would adversely impact on the rural economy and would be contrary to Local Plan policies. Adjoining ancient woodland and an area at risk of surface water flooding are further constraints.	Potentially available

Map 1.6 | **Bexhill Sub Area**
BEXHILL - COODEN AND NORMANS BAY



BEXHILL - COODEN AND NORMANS BAY

IDENTIFIED SITES (Existing allocations and sites with planning permission⁶. Sites are assumed to be suitable, available and achievable for development, unless otherwise stated)

Site ID	Site Address	Site size (hectares)	Site Identification	Summary of Environmental Constraints	Site Assessment	Development Potential	Anticipated Timescale for Development
BEX0016	Land at Clavering Walk, Bexhill on Sea	8.15	Planning application	Contains Priority Habitats. Adjacent to the Pevensey Levels SSSI, Ramsar and Special Area of Conservation (SAC). Adjacent to Ancient Woodland and protected trees. Contains areas in Flood Zones 2 and 3 and also some parts at risk from Surface Water Flooding. Within the Pevensey Levels Hydrological Catchment. Adjacent to an Archaeological Notification Area and a Scheduled Monument. Nearby to a Public Right of Way.	The site is agricultural land on the western edge of Bexhill. It has detailed planning permission for 70 dwellings (RR/2020/2260/P). The interim HRA for the new Local Plan has identified that because the site is within the Pevensey Levels Hydrological Catchment Area, mitigation measures to protect against significant effects to the Habitats Site may be required.	Residential: 70 dwellings	Within 5 years

REJECTED SITES (Sites assessed as Currently Unsuitable/ Unavailable/ Unachievable)

Site ID	Site Address	Site size (hectares)	Site Identification	Summary of Environmental Constraints	Site Assessment	Availability
BEX0044	207 Cooden Drive, Bexhill	0.11	Brownfield Land Register	Adjacent to Local Wildlife Site. 50 metres from Dungeness, Romney Marsh and Rye Bay Special Protection Area (SPA). Within the Pevensey Levels Hydrological Catchment. Adjacent to areas at risk from Surface Water Flooding.	The site comprises a large detached dwelling in the Development Boundary in Bexhill, with few environmental constraints. It previously had planning permission for demolition and construction of six apartments but this expired in 2013, and it is therefore suitable for development in principle. However, the landowner has indicated it is not available for development.	Not available.
BEX0082	Cooden Beach Golf Course (frontage), Cooden Sea Road, Bexhill	0.11	Previously assessed	Adjacent to the Pevensey Levels Ramsar, SAC and SSSI. Within the Pevensey Levels Hydrological Catchment Area. Contains areas at risk of surface water flooding.	The site comprises a small area of open land on the edge of a golf course. It has environmental constraints, adjoining the Pevensey Levels Ramsar site, SAC and SSSI, and being partly at risk of surface water flooding. Furthermore, there is no evidence that the land is available and the landowners have previously advised that they have no interest in development here.	Unknown.

⁶ Or a resolution to grant planning permission subject to the completion of a Section 106 legal agreement.

Site ID	Site Address	Site size (hectares)	Site Identification	Summary of Environmental Constraints	Site Assessment	Availability
BEX0089	Gorses Car Park and open space, The Gorses, Bexhill	0.39	Council-owned land	Nearby to the Pevensey Levels Ramsar, SAC and SSSI. Within the Pevensey Levels Hydrological Catchment Area. Contains areas at risk of surface water flooding.	The site comprises a small public car park and an adjoining larger area of public open space consisting of grassed and wooded areas. It is located in a sustainable location, however, its development would result in the loss of a public car parking area in close proximity to the train station, the loss of wildlife habitats and a subsequent adverse effect on biodiversity in close proximity to the Pevensey Levels SSSI, Ramsar site, SAC and Biodiversity Opportunity Area, and the loss of an area of public open space. Currently it is not considered suitable for development.	Potentially available.
BEX0091	Land west of Old Harrier Kennels, Maple Walk, Bexhill	1.43	Previously assessed	Contains protected trees and Priority Habitat. Close to the Pevensey Levels Ramsar, SAC and SSSI and Ancient Woodland. Partly within Flood Zone 3 with areas at risk of surface water flooding. Contains Public Rights of Way. Adjacent to a scheduled monument. Partly within an Archaeological Notification Area.	The site has significant environmental constraints and is unsuitable for development. It is largely wooded, including an area of Priority Habitat and an area subject to a Tree Preservation Order. It also adjoins a Scheduled Monument, a medieval moated site. Development here would be harmful to biodiversity and could harm the setting of the heritage asset. The western part of the site lies within Flood Zone 3, and a large part of the site is at risk of surface water flooding. Furthermore, the site is in multiple ownerships and contains a number of residential gardens, and there is no clear access point.	Unknown.
BEX0109	Land at Coast Road, Normans Bay, Bexhill	10.47	Submitted site	Contains Priority Habitats. Almost adjacent to Pevensey Levels Ramsar site, Special Area of Conservation (SAC) and SSSI. Nearby to a Local Wildlife Site. Within Flood Zones 2 and 3 and contains areas at risk of surface water flooding. Nearby to a Grade II listed building, Scheduled Monument. And an associated Archaeological Notification Area.	The site has significant environmental constraints and is unsuitable for development, being located wholly in Flood Zone 3a. The NPPF requires the sequential test to be applied to steer new development to areas with the lowest risk of flooding; development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. Even if the site were to be accepted through the sequential test, development would need to pass the exception test through demonstrating wider sustainability benefits to the community that outweigh flood risk. The previous Rother Strategic Flood Risk Assessment (SFRA, 2008) identified particular issues at Normans Bay in that the main access road to the village would be at risk of particularly deep flooding in the event of a breach of the existing flood defence. Furthermore, development of the site would be harmful to biodiversity because the site almost entirely comprises Priority Habitat (coastal and floodplain grazing marsh), and is adjacent to the Pevensey Levels RAMSAR site, SAC and SSSI (to the north, separated from the site by the railway line) and the Normans Bay Shingle Beach Local Wildlife Site (to the south). There is the potential for development of this large site to cause harm to the SSSI and internationally protected sites for reasons including the impact of surface water run-off and also the potential for important species to utilise this area of habitat. In sustainability terms, while there is an adjoining railway station, the service is limited and the site is accessed via narrow, winding roads unsuited to any significant increase in traffic and in an area with very few services, resulting in it not being a sustainable location for development. Additionally, the landscape is very flat and open with a strong sense of place, meaning development of this large site would be highly visible, resulting in a harmful, urbanising effect.	Potentially available.

