



Employment Land Supply

April 2025 position statement



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1. Introduction

- 1.1. This report provides information on the supply of employment land within Rother District as of 1 April 2025.
- 1.2. The report considers the contribution that sites under construction, sites with planning permission, sites allocated for employment use, and other identified employment sites are expected to make towards meeting the Rother Local Plan Core Strategy¹ targets related to the supply of employment floorspace.
- 1.3. For the purpose of this report, employment land (essentially land used for offices, industrial, and warehousing activities) falls within Use Classes E(g) and B of the Town and Country Planning (Use Classes Order) 1987 (as amended). The Use Classes Order was amended in September 2020, when a new Use Class E(g) replaced former Use Class B1. The uses considered to be employment land for the purposes of this report are set out in Figure 1 below, together with their current planning Use Class (and also the Use Class prior to September 2020).

Figure 1: Business Use Classes

Use	Use Classes: Current	Use Classes: Previous (up to 31/08/2020)
An office to carry out any operational or administrative functions	E(g)(i)	B1a
The research and development of products or processes	E(g)(ii)	B1b
Any industrial processes (which can be carried out in any residential area without causing detriment to the amenity of that area)	E(g)(iii)	B1c
General Industrial	B2 ²	B2
Storage or distribution	B8	B8

- 1.4. It should be noted that Use Class E also includes other commercial and service uses, including shops, cafes and restaurants, financial and professional services, and some community uses (former Use Classes A1, A2, A3, parts of D1 and D2). It is not possible to monitor changes of use within Use Class E, as changes of use within a single Use Class do not require planning permission, or notification to the local planning authority.

¹ [Core Strategy – Rother District Council](#)

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

2. Employment Floorspace Needs

Core Strategy Targets

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

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

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

- 2.3. Chapter 16 of the Core Strategy explains how the employment land need was derived, referring to the Employment Strategy and Land Review³, prepared jointly with Hastings Borough Council in 2008 and updated in 2011⁴ and 2013⁵. A further study, the Employment Sites Review background paper (Nov 2016)⁶, informed the Development and Site Allocations (DaSA) Local Plan (2019).

Emerging Rother Local Plan

- 2.4. To inform its new Local Plan, Rother District Council (RDC) have, jointly with Hastings Borough Council, commissioned a Housing and Economic Development Needs Assessment⁷ (HEDNA), which was completed in February 2024. The assessment identifies that Rother and Hastings form a single Functional Economic Market Area (FEMA). Taken by itself, the HEDNA projects that Rother will need an additional 74,189sqm of employment floorspace from 2020 up to 2040, comprising of 22,776sqm of office space,

³ [Hastings and Rother Employment Strategy and Land Review \(2008\)](#)

⁴ [Hastings and Rother Employment Strategy and Land Review Update \(2011\)](#)

⁵ [Hastings and Rother Employment Strategy and Land Review Update \(2013\)](#)

⁶ [Employment Sites Review Background Paper \(rother.gov.uk\)](#)

⁷ [HEDNA \(rother.gov.uk\)](#)

18,991sqm of industrial floorspace, and 32,422sqm of storage and distribution floorspace.

- 2.5. The HEDNA finds that, as of its base date, the existing planned-for supply in Rother can meet and potentially exceed Rother's future needs for office and industrial development up to 2040, although there is a supply shortfall for storage and distribution uses. Additionally, the HEDNA finds there is a shortfall of employment land in Hastings and therefore, when considered together, there remains an unmet need across the FEMA as a whole for employment land and premises up to 2040.
- 2.6. As reported in the Employment Land Supply Position Statement last year, it should be noted that since the publication of the HEDNA, three large employment sites in Rother with outline planning permission have dropped out of the supply pipeline:
- 7,000 sqm office floorspace supply (previously with outline planning permission ref. RR/2015/1760/P) at Worsham Farm, land north of Wrestwood Road, Bexhill, is no longer available due to the site's subsequent development as a mental health hospital as per planning permission RR/2022/1246/P.
 - 2,300 sqm of light industrial floorspace at Grove Farm, Robertsbridge (previously permitted through ref. RR/2017/1629/P) will not now come forward as the permission has been superseded through Reserved Matters permissions RR/2022/283/P and RR/2022/1850/P, which have removed the original employment provision at this site, replacing it with residential development.
 - 1,475 sqm of previously permitted employment floorspace has been lost from land north of Barnhorn Road, Bexhill, due to planning permission being granted for an alternative development comprising a medical centre and a smaller amount of employment floorspace (RR/2022/3018/P).
- 2.7. The reduced pipeline, as well as the shortfall across the FEMA, means that the Council must ultimately look for additional sites for employment development beyond the current pipeline. This search is taking place through the ongoing Housing and Economic Land Availability Assessment (HELAA), being developed to support the new Rother Local Plan and informed by a '[Call for Sites](#)', which remains open. A second "Regulation 18" public consultation on the new Local Plan is planned for January 2026, and this will include proposed site allocations for employment land.

- 2.8. In terms of delivery, the HEDNA finds that, given viability issues in the private development market, the role of the public sector is essential in intervening in the property market to bring forward employment development, especially larger sites in north-east Bexhill which form a significant proportion of the currently supply pipeline. The HEDNA also notes that the delivery of new employment land and premises is a critical matter to support the local economy and that the immediacy of forthcoming supply needs to be addressed. An update to the HEDNA, to reflect the most recent National Planning Policy Framework, is to be commissioned in 2026.
- 2.9. The marginal viability of new commercial development also means that Rother's existing employment sites make a particularly valuable contribution to the supply of business land and premises. This is recognised in Local Plan policy. Adopted Policy DEC3 of the DaSA Local Plan (which updated Core Strategy Policy EC3) requires the retention of existing employment sites, except where it is demonstrated that retention is not a reasonable prospect or would cause serious harm to local amenities. It is intended to carry forward a similar policy through the new Rother Local Plan, and the Regulation 18 Plan (2024) included this as draft policy ECO2. Data on employment floorspace losses is included in this report.

Other Relevant Evidence

- 2.10. A need for financial and strategic economic intervention in Hastings and Rother has long been recognised. This has led to a series of strategies and initiatives that support the Core Strategy's assertion (paragraph 16.19) that *"because of the poor state of the economy and the pressing needs of businesses for more, and more modern, accommodation, this should be provided as soon as possible"*. Relevant strategies and initiatives which look at current and future employment needs include:
- East Sussex County Council have worked with Team East Sussex (TES), the local federated board for the South East Local Enterprise Partnership (SELEP), to produce the joint *East Sussex 2050 Economic Prosperity Strategy*⁸, which was published in June 2024. The next steps involve the development of a high-level implementation plan, outlining the missions needed to deliver the vision of a more prosperous future for all.

⁸ <https://www.eastsussex.gov.uk/business/support/economic-development/economic-prosperity-strategy>

- The SELEP has itself published the *Economic Recovery and Renewal Strategy* in March 2021, which responds to the economic impacts of the pandemic on the South East Local Enterprise Partnership area, with ambitions for an increased support for digital infrastructure and sustainable growth.
- Rother's own *Economic Recovery Action Plan (ERAP)*⁹. To ensure consistency, the ERAP reflects the headline ambitions set out in the county plan, but with local targets and actions related to local needs and priorities. It sets out six broad ambitions, namely: thinking local, acting local; building skills, creating jobs; fast-forwarding business; better places, fuller lives; cleaner energy, greener transport; and the future is digital.
- The emerging *Rother Economic Development Strategy 2025-2035*.

2.11. More broadly, details of the economic health of the district can be found on the East Sussex in Figures website¹⁰.

⁹ [Rother District Economic Recovery Action Plan \(moderngov.co.uk\)](https://moderngov.co.uk/rother-district-economic-recovery-action-plan/)

¹⁰ [See the Economic Updates section of ESiF \(eastsussexinfigures.org.uk\)](https://eastsussexinfigures.org.uk/economic-updates/)

3. Employment Completions

3.1. The following paragraphs and figures explain changes in employment floorspace over the reporting year and the Plan period, resulting from:

- New employment floorspace entering the market (completing), resulting from new-builds, changes of use to employment, and redevelopment;
- Losses of employment floorspace (usually resulting from changes of use or redevelopment)
- Changes in the use of employment floorspace from one use class to another.

Net change in employment floorspace

3.2. The net change in employment floorspace is calculated by subtracting the total lost from the total gained. As shown in Figure 3 below, this can result in a positive or negative number for a given year, depending on whether more or less is gained than lost.

3.3. Figure 3 below shows that there was a net gain of 2,851 sqm of employment floorspace overall for the monitoring year, which compares to the figure of 234 sqm of net loss for the previous year. While net completions vary considerably from year to year, indicating no particular trend, the net gain of 2,851 sqm is higher than recent years and can be attributed to outstanding permissions completing (some in previous years) that had not been previously reported, which RDC has followed up on and confirmed in this period.

3.4. Rother is currently reviewing the progress of employment sites under construction and identifying any gaps in reporting. This includes checking historic sites that have not submitted completion documentation. As a result, some of the data presented may be subject to change. We are also backdating employment sites with no recent updates to ensure accurate reporting on our annual Employment Land Supply Position Statement.

3.5. In total, there has been a net gain of 36,824 sqm of employment floorspace since the start of the Plan period (2011), equating to an average of some 2,630 sqm per year. Figure 3 illustrates net changes, by planning use class. As can be seen, changes vary considerably between years indicating no particular trends, although overall since the start of the Plan period, the largest

gains have been in B8 uses (storage and distribution) and the largest losses have been in E/B uses (commercial, office, retail and light industrial).

Figure 3: Net change in employment floorspace by use class (sqm, 01/04/2011-31/03/2025)

Year	E(g)(i) (B1a)	E(g)(ii) (B1b)	E(g)(iii) (B1c)	E(g) (B1)	B2	B8	Mixed E/B	Total
2011/12 - 2017/18	-1,815	0	1,262	6,080	3,044	3,257	-3,545	8,283
2018/19	-880	0	311	186	-6,801	19,366	214	12,396
2019/20	4,113	0	-99	264	206	3,053	0	7,537
2020/21	-301	0	-252	0	-455	1,166	0	158
2021/22	102	0	428	0	190	754	-255	1,219
2022/23	55	0	967	0	102	3,620	-130	4,614
2023/24	-218	0	-424	0	375	-234	267	-234
2024/25	-129	0	1,611	0	256	857	0	2,851
Total	2,927	0	2,060	6,530	-3,083	31,839	-3,449	36,824

- 3.6. Figure 4 shows the breakdown between development types and use classes recorded for the monitoring year (although as noted above, this includes previously un-reported completions in earlier years).

Figure 4: Net change in floorspace by development type (sqm, 01/04/2024-31/03/2025)

Type	E(g)(i) (B1a)	E(g)(ii) (B1b)	E(g)(iii) (B1c)	E(g) (B1)	B2	B8	Mixed E/B	Total
New Build	115	0	2,060	0	622	603	0	3,400
Change of Use	-244	0	-376	0	-80	100	0	-600
Redevelopment	0	0	183	0	-286	154	0	51
Total	-129	0	1,867	0	256	857	0	2,851

Gross employment use class gains

- 3.7. Gross employment floorspace use class gains, only considers increases in employment floorspace and does not take account of any losses. It also includes changes in floorspace from one employment use class to another employment use class.
- 3.8. Figure 5 shows that there was 4,683 sqm of gross employment floorspace completed within the District in 2024/25. This is more than the previous year, and the highest gross floorspace completion since 2022/23, however, as noted above, some of this was actually completed in previous years but not reported.

Figure 5: Gross employment floorspace gains by use class (sqm, 01/04/2011-31/03/2025)

Year	E(g)(i) (B1a)	E(g)(ii) (B1b)	E(g)(iii) (B1c)	E(g) (B1)	B2	B8	Mixed E/B	Total
2011/12 - 2017/18	2,518	0	2,565	6,080	4,547	3,922	3,163	22,795
2018/19	357	0	512	186	1,245	19,475	214	21,989
2019/20	4,558	0	0	264	206	4,800	0	9,828
2020/21	319	0	0	0	198	1,206	0	1,723
2021/22	272	0	506	0	190	941	165	2,074
2022/23	99	0	2,246	0	237	3,620	0	6,202
2023/24	60	0	0	0	375	267	0	702
2024/25	220	0	2,332	0	1242	889	0	4,683
Total	8,403	0	8,161	6,530	8,240	35,120	3,542	69,996

Gross employment use class losses

- 3.9. Gross employment use class losses, only considers losses in employment floorspace (including loss to another employment use), and does not take account of any gains in the same period. Again, it includes use class losses where floorspace has changed from one employment use class to another employment use class.
- 3.10. As shown in Figure 6, there was 1,832 sqm of employment floorspace lost over the monitoring year.

Figure 6: Gross employment floorspace losses by use class (sqm, 01/04/2011-31/03/2025)

Year	E(g)(i) (B1a)	E(g)(ii) (B1b)	E(g)(iii) (B1c)	E(g) (B1)	B2	B8	Mixed E/B	Total
2011/12 - 2017/18	-4,333	0	-1,303	0	-1,503	-665	-6,708	-14,512
2018/19	-1,237	0	-201	0	-8,046	-109	0	-9,593
2019/20	-445	0	-99	0	0	-1,747	0	-2,291
2020/21	-620	0	-252	0	-653	-40	0	-1,565
2021/22	-170	0	-78	0	0	-187	-420	-855
2022/23	-44	0	-1,279	0	-135	-130	0	-1,588
2023/24	-278	0	-424	0	0	-234	0	-936
2024/25	-349	0	-721	0	-730	-32	0	-1,832
Total	-7,476	0	-4,357	0	-11,067	-3,144	-7,128	-33,172

Actual employment floorspace losses

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

Figure 7: Actual employment floorspace losses (sqm, 01/04/2011-31/03/2025)

Year	Lost to Residential: Non-PD	Lost to Residential: Via-PD	Other Losses	Total
2011/12 - 2017/18	-1,974	-3,213	-2,050	-7,237
2018/19	-1,888	0	-30	-1,918
2019/20	-2,120	0	-171	-2,291
2020/21	-372	-540	-653	-1,565
2021/22	-187	-248	-420	-855
2022/23	-503	0	-926	-1,429
2023/24	0	-414	-266	-680
2024/25	-912	-363	-165	-1,440
Total	-7,956	-4,778	-4,681	-17,415

- 3.12. It can be seen that, over the monitoring year, 1,440 sqm of employment floorspace exited the market, while since the start of the Plan period, a total of 17,415 sqm of employment floorspace has exited the market.
- 3.13. The substantial majority (89%) of the 1,440 sqm employment floorspace lost in the monitoring year resulted from a change of use to residential use. The majority of these changes of use required some form of approval (i.e. they were not “permitted development”). This is consistent with the general trend since the start of the Plan period, with the majority of losses (73% or 12,734 sqm) being as a result of a change of use to residential use, with 38% of these being as a result of “permitted development”.

Gross employment floorspace gains adjusted to take account of changes of use between employment use classes

- 3.14. When comparing the actual employment floorspace losses (Figure 7) to the gross employment floorspace losses by use class (Figure 6), it can be seen that a total of 15,757 sqm of employment floorspace has changed from one employment use class to another employment use class, since the start of the Plan period. Therefore, to give a more accurate report of the actual increase in employment floorspace, changes of use within classes should be subtracted from the gross employment floorspace gains (69,996 sqm, Figure 5). Doing this gives a total of 36,824 sqm of gross new employment floorspace which has entered the market since the start of the Plan period.

Gross employment floorspace completed on brownfield land

- 3.15. Figure 8 shows the proportion of gross employment floorspace completions, by use class, which were on 'brownfield' or previously developed land¹¹. It demonstrates the contribution that the redevelopment of existing sites and premises (including extensions to buildings) make to additional supply. Over the monitoring year, 100% of gross employment floorspace completions were on brownfield land. The proportion fluctuates year on year, indicating no particular trend.

Figure 8: Gross floorspace completions on brownfield land (sqm, 01/04/2011-31/03/2025)

Year	E(g)(i) (B1a)	E(g)(ii) (B1b)	E(g)(iii) (B1c)	E(g) (B1)	B2	B8	Mixed E/B	Total
2011/12 - 2016/17	82%	NGC	50%	24%	97%	42%	100%	66%
2018/19	0%	NGC	20%	0%	84%	100%	100%	95%
2019/20	29%	NGC	NGC	100%	100%	0%	NGC	18%
2020/21	64%	NGC	NGC	NGC	100%	20%	NGC	38%
2021/22	9%	NGC	100%	NGC	100%	100%	100%	87%
2022/23	100%	NGC	32%	NGC	100%	30%	NGC	32%
2023/24	46%	NGC	61%	26%	93%	73%	100%	67%
2024/25	100%	NGC	100%	NGC	100%	100%	NGC	100%
Total	48%	NGC	71%	26%	94%	73%	100%	70%

NGC = No gross completions

¹¹ Previously developed land is defined in the National Planning Policy Framework (2024) as 'Land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed). It also includes land comprising large areas of fixed surface infrastructure such as large areas of hardstanding which have been lawfully developed. Previously developed land excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.'

4. Employment Land Supply

4.1. The employment land supply comprises the amount of new employment floorspace which could be constructed and is expected to come forward. This includes:

- Sites with planning permission and/ or permitted development;
- Sites allocated for employment development in a Local or Neighbourhood Plan;
- Other suitable sites expected to come forward.

These categories are further explained in Figure 9 and the footnotes below.

Figure 9: Supply of employment sites (sqm, 01/04/2025)

Year	Details	Total
Permitted	Under construction	17,085
Permitted	Detailed Permission (full or reserved matters)	10,671
Permitted	Outline Permission	0
Permitted	Permitted Development ¹²	-1,505
Permitted	Total	26,251
Identified ¹³	Total	16,442
Allocated ¹⁴	Total	26,300
Permitted, Identified and Allocated	Total	68,993

4.2. As Figure 9 shows, there is an overall current supply of employment sites where some 68,993 sqm of new employment floorspace can be constructed, of which some 38% has planning permission.

4.3. 68,993 sqm is a slight reduction from last year's supply figure of 76,905 sqm. This is due to large sites under construction being completed, such as Compass Park and The Saltlings, accounting for a reduction of 3,204 sqm from the 'Under construction' total.

¹² This relates to sites where planning permission is not needed, usually because "prior approval" has been granted or confirmed not to be required. The minus figure illustrates more losses of employment floorspace through permitted development than gains.

¹³ 'Identified' status indicates sites that previously had planning permission (but the permission has expired) but where it is still expected that the site will come forward given landowner intentions to develop the site.

¹⁴ Allocations that have not yet received planning permission. Note that in addition to new employment sites, this includes some losses of employment floorspace where employment sites are allocated for an alternative use.

- 4.4. As shown in Figure 9, overall, as of the reporting date (1st April 2025), 17,085 sqm of employment floorspace is currently under construction, while there is a further 10,671 sqm of employment floorspace on sites with detailed planning permission, and 26,300 sqm of employment floorspace is allocated through the Development Plan but is not yet permissioned. A further 16,442 sqm of floorspace is 'identified' (not currently allocated or with permission but still considered suitable for employment development).
- 4.5. It should be acknowledged that the 'identified' floorspace does not currently benefit from planning permission or an allocation and therefore there is less certainty that it will come forward. Subtracting the identified floorspace from the total gives an employment land supply of 52,551 sqm.
- 4.6. A full breakdown of the current employment land supply is shown in Appendix 2.

5. Performance

- 5.1. The Core Strategy targets relating to the scale of additional business land and floorspace required between 2011 and 2028 are detailed in section 2 of this report.
- 5.2. In terms of performance against the identified Core Strategy target, net additional employment floorspace completed since 2011 has been modest, with some 36,824 sqm completed against the 'at least' target of 100,000 sqm.
- 5.3. This leaves a further 63,176 sqm to be completed up to 2028, equating to an average of some 21,058 sqm per year, far higher than the current annual average of 2,630 sqm.
- 5.4. Figure 10 shows employment floorspace completions year-on-year within the main spatial areas of the district, and Figure 11 shows the cumulative employment floorspace completions since 2017 against the Core Strategy target.

Figure 10: Area cumulative floorspace completed (sqm, 01/04/2011-31/03/2025)

Year	Bexhill	Battle	Rye & Rye Harbour	Rural Areas	Hastings Fringes	Total
Target	60,000	10,000	10,000	10,000	3,000	100,000
2011 - 2017/18	1,639	1,118	620	4,906	0	8,283
2018/19	-545	-104	12,945	100	0	12,396
2019/20	1,262	0	206	6,069	0	7,537
2020/21	22	-120	580	-324	0	158
2021/22	214	0	519	486	0	1,219
2022/23	331	0	4,092	247	-56	4,614
2023/24	-512	179	267	-168	0	-234
2024/25	-167	-48	1,151	1,915	0	2,851
Total	2,244	1,025	20,380	13,231	-56	36,824

Figure 11: District cumulative floorspace completed (sqm, 01/04/2011-31/03/2025)

Year	Net requirement at start of year	Annual net total	Cumulative net total	Net requirement at end of year
2018/19	91,717	12,396	20,679	79,321
2019/20	79,321	7,537	28,216	71,784
2020/21	71,784	158	28,374	71,626
2021/22	71,626	1,219	29,593	70,407
2022/23	70,407	4,614	34,207	65,793
2023/24	65,793	-234	33,973	66,027
2024/25	66,027	2,851	36,824	63,176

- 5.5. As illustrated in Figure 9 above, some 27,756 sqm of employment floorspace is currently under construction or has detailed planning permission. This represents just under half of the remaining floorspace requirement from the Core Strategy (63,176 sqm) and can be considered “deliverable” and expected to be built out in the coming years. This includes several of the larger employment sites at Rye Harbour and Bexhill.
- 5.6. If the floorspace to be provided by the other allocated sites and identified sites is added to this, then overall, the District can in theory meet the Core Strategy target of at least 100,000 sqm of additional employment floorspace, if current permissions, identified sites and allocations are built out, as shown in Figure 12. However, given the average build-out rate and the fact that many of these sites do not currently benefit from detailed planning permission, this is unlikely to be achieved before the end of the Plan period (2028).
- 5.7. Furthermore, delivery and the performance against the Core Strategy targets differs between the spatial areas of the district, as shown in Figure 12 below.

Figure 12: Performance against Core Strategy employment targets (sqm, 01/04/2025)

Year	Bexhill	Battle	Rye & Rye Harbour	Rural Areas	Hastings Fringes	Total
Target	60,000	10,000	10,000	10,000	3,000	100,000
Completed	2,244	1,025	20,380	13,231	-56	36,824
In progress	10,566	206	4,087	2,226	0	17,085
Permitted	-904	1,546	3,055	5,265	204	9,166
Identified	13,742	2,700	0	0	0	16,442
Allocated	25,500	0	0	3,000	-2,200	26,300
Total	51,148	5,477	27,522	23,722	-2,052	105,817

- 5.8. As shown, Bexhill, Battle and Hastings Fringes are currently falling short against their outstanding need as per the Core Strategy targets, including deficits of 8,852 sqm in Bexhill and 4,523 sqm in Battle.
- 5.9. Rye and Rye Harbour and the Rural Areas are currently projected to provide 17,522 sqm and 13,722 sqm, respectively, above target. While this suggests that there is no quantitative requirement for additional employment floorspace in Rye & Rye Harbour or the Rural Parishes, it should be appreciated that the Core Strategy targets are “minimum”; that there is a shortfall of supply in the neighbouring borough of Hastings, which together with Rother forms a single Functional Economic Market Area; and that there are needs and opportunities for additional business space in particular localities. This will be considered further through the emerging Local Plan.

6. Appendices

Appendix 1: Employment floorspace completions (01/04/2024 - 31/03/2025)

Settlement	LA Reference	Site	Dev Type	Class	Gross	Net
Rye Harbour	RR/2010/1053/P	Rye Industrial Park, adj units 23-25, Harbour Road	New Build	B1C	100	100
Battle	RR/2014/2588/P	Foster Motors	New Build	B1A	162	115
Battle	RR/2014/2588/P	Foster Motors	New Build	B8	0	-19
Bexhill	RR/2016/568/PN3	13 Eversley Road, Bexhill	Change of use	B1A	0	-195
Bodiam	RR/2019/1010/P	Junction Service Station, Junction Road, Bodiam	Change of use	B2	0	-80
Other	RR/2020/1361/P	The Old Brickyard, High Street, Wallcrouch	Redevelopment	B2	166	166
Other	RR/2020/1361/P	The Old Brickyard, High Street, Wallcrouch	Redevelopment	B1C	167	167
Other	RR/2020/1361/P	The Old Brickyard, High Street, Wallcrouch	Redevelopment	B8	167	167
Dallington	RR/2020/333/P	Pepper Pot Barn, Carricks Hill, Dallington	Redevelopment	B1C	105	16
Northiam	RR/2020/896/P	Former Piggeries, Crockers Lane, Northiam	Change of use	B1A	30	30
Northiam	RR/2020/896/P	Former Piggeries, Crockers Lane, Northiam	Change of use	B8	100	100
Broad Oak	RR/2021/22/P	Sunbeam Farm, Udimore Road, Broad Oak	Change of use	B1C	0	-155
Staplecross	RR/2021/2913/P	Unit 5, Northpoint, Compass Park	New Build	B1C	973	973
Bexhill	RR/2021/332/P	Former Wash House, 2 & 2A Church Street, Bexhill	Change of use	B1A	28	28
Burwash	RR/2021/431/P	Oakleys Garage, High Street, Burwash	Redevelopment	B2	0	-650
Staplecross	RR/2021/825/P	Unit 3, Compass Park, Jctn Road, Staplecross	New Build	B1C	987	987
Dallington	RR/2022/1219/P	Pepperpot Barn, Carricks Hill, TN21 9JL	Change of use	B1C	0	-53
Other	RR/2022/28/P	The Woodman's Yard, Penshurst Lane, TN33 9BW	Redevelopment	B2	198	198
Other	RR/2022/28/P	The Woodman's Yard, Penshurst Lane, TN33 9BW	Redevelopment	B8	0	-13
Rye Harbour	RR/2022/625/P	The Saltings, Rye Wharf, TN31 7TE	New Build	B2	622	622
Rye Harbour	RR/2022/625/P	The Saltings, Rye Wharf, TN31 7TE	New Build	B8	622	622
Battle	RR/2023/1236/P	38 Mount Street, Battle TN33 0EG	Change of use	B1A	0	-107
Northiam	RR/2020/219/PN3	Crockers Farmhouse, Crockers Lane, Northiam	Change of use	B1C	0	-168
Bexhill	RR/2023/328/P	Unit 11 Beeching Road Studios, Beeching Road, TN39	Change of use	B2	256	0
Total					4,683	2,851

Appendix 2: Sites identified for business uses as of 1 April 2025, by permission type

(This table includes site allocations, permitted sites, and other sites that are still expected to come forward (“identified”))

Settlement	Reference	Site	Status	Gross	Net
Ashburnham	RR/2016/2172/PN	Thornden Farm Offices, Thornden Lane, Ashburnham	Permitted Development	0	-126
Ashburnham	RR/2020/1721/P	New Buildings Farm, Church Road, Ashburnham	Permitted (Full)	800	800
Ashburnham	RR/2022/1732/P	Thornden Sawmill, Herrings Road, TN33 9PE	Permitted (Full)	159	159
Battle	EM4	Marley Lane – Land at Rutherfords Business Park	Identified	2,700	2,700
Battle	RR/2016/2424/PN	11 Old Ladies Court, Battle	Permitted Development	0	-70
Battle	RR/2017/1812/P	Telham Forge, Hastings Road,	In progress	112	112
Battle	RR/2017/1812/P	Telham Forge, Hastings Road,	In progress	94	94
Battle	RR/2020/940/PN3	8 Old Ladies Court, Battle	Permitted Development	0	-50
Battle	RR/2022/1765/P	Beech Farm Estate, Beech Farm Lane	Permitted (Full)	948	948
Battle	RR/2022/1765/P	Beech Farm Estate, Beech Farm Lane	Permitted (Full)	947	947
Bexhill	RR/2014/2733/P	Bexhill Enterprise Park - Escarpment Site A	Identified	2,000	2,000
Bexhill	RR/2013/2166/P	Bexhill Enterprise Park	Identified	11,742	11,742
Bexhill	BEX1	Buckholt Lane - Land at, Bexhill	Allocated (DaSA)	25,500	25,500
Bexhill	RR/2022/3018/P	Brooklands Road - Land at, Bexhill, TN39	Permitted (Full)	2,025	2,025
Bexhill	RR/2017/963/P	Bexhill Enterprise Park - Escarpment Site B	In progress	3,275	3,275
Bexhill	RR/2018/1528/P	21A Leopold Road, Bexhill	In progress	0	-100
Bexhill	RR/2018/2790/P	Land at Buckholt Lane, Bexhill	In progress	8,000	8,000
Bexhill	RR/2021/1621/P	49 Cooden Sea Road, Bexhill	Permitted (Full)	0	-691
Bexhill	RR/2021/1654/P	3-17 Wellington Place, Terminus Road, Bexhill	Permitted (Full)	13	13
Bexhill	RR/2021/98/P	47 Devonshire Road, Bexhill	In progress	0	-185
Bexhill	RR/2022/1295/P	Pebsham Rural Business Park, Pebsham Lane, Bexhill	Permitted (Full)	174	174
Bexhill	RR/2022/2343/PN	8 and 9 Endwell Road, Bexhill TN40 1EA	Permitted Development	0	-129
Bexhill	RR/2022/305/P	High Weald House, Glovers End, Bexhill	Permitted (Full)	0	-359
Bexhill	RR/2023/1143/P	34 St Leonards Road, Bexhill	Permitted (Full)	0	-76

Bexhill	RR/2023/1210/P	1B Amherst Road, Old Autolec Buildings, TN40 1QH	Permitted (Full)	0	-294
Bexhill	RR/2023/2466/P	Craythorne House, Burnside Warehouse, TN39 3LE	In progress	0	-192
Bexhill	RR/2023/275/PN3	8 Chandler Road, Bexhill TN39 3QN	In progress	0	-232
Bodiam	RR/2022/2265/P	The Forge, Main Road, TN32 5UR	Permitted (Full)	0	-47
Bodiam	RR/2023/1196/P	Midicy Oast - Land adj, Bodiam Business Centre	Permitted (Full)	418	418
Brede	RR/2023/1847/P	The Old Coach House, Cackle Street, TN31 6DY	Permitted (Full)	54	25
Brightling	RR/2018/480/P	Coldharbour Farm Estate, Battle Road, Brightling	Permitted (Full)	1,861	1,861
Broad Oak	RR/2022/855/P	Lakedown Farm, Swife Lane, TN21 8UX	Permitted (Full)	430	430
Cackle Street	RR/2022/1796/P	4 Riverhouses, Battle Road, TN32 5JB	Permitted (Full)	440	122
Camber	RR/2023/1743/P	Car Park Central, Coastal Control Centre, TN31 7RH	Permitted (Full)	76	76
Camber	RR/2023/1743/P	Car Park Central, Coastal Control Centre, TN31 7RH	Permitted (Full)	48	48
Catsfield	RR/2022/2506/P	Wylands Farm, Powdermill Lane, TN33 0SU	Permitted (Full)	130	130
Catsfield	RR/2022/2506/P	Wylands Farm, Powdermill Lane, TN33 0SU	Permitted (Full)	130	130
Crowhurst	RR/2018/1635/PN	Windy Ridge, Swainham Lane, Crowhurst	In progress	0	-74
Ewhurst	RR/2009/1463/P	FORGE FARM	In progress	690	690
Flimwell	RR/2022/2594/P	Country Furniture Barn, Hawkhurst Road, TN5 7QH	Permitted (Full)	91	91
Flimwell	RR/2022/900/P	Royal Oak Garage, London Road, TN5 7PJ	Permitted (Full)	144	144
Hastings Fringes	HAS2	Michael Tyler Factory, Woodlands Way, Hastings	Allocated (DaSA)	0	-4,000
Hastings Fringes	HAS3	Land north of A265, Ivyhouse Lane, Hastings	Allocated (DaSA)	1,800	1,800
Hastings Fringes	RR/2023/2054/P	Land at Burgess Road, Ivyhouse Lane Industrial	Permitted (Full)	78	78
Hastings Fringes	RR/2023/2054/P	Land at Burgess Road, Ivyhouse Lane Industrial	Permitted (Full)	77	77
Hastings Fringes	RR/2023/2054/P	Land at Burgess Road, Ivyhouse Lane Industrial	Permitted (Full)	77	77
Hurst Green	RR/2021/1821/O	Silverhill Pump House Business Unit, Bodiam Road	Permitted (Full)	50	50
Hurst Green	RR/2021/1821/O	Silverhill Pump House Business Unit, Bodiam Road	Permitted (Full)	0	-50
Northiam	RR/2023/1029/P	The Grain Store, Rye Road, Northiam	Permitted (Full)	0	-316
Northiam	RR/2023/706/P	The Mill, Station Road, Northiam	Permitted (Full)	700	700

Other	RR/2018/1246/P	Hillside Nursery, Woodmans Green Road, Whatlington	In progress	735	735
Other	RR/2018/1587/P	The Old Chapel, Udimore Road, Udimore	In progress	0	-176
Other	RR/2020/1313/P	The Stable Block, Penhurst Lane, Penhurst	In progress	0	-157
Other	RR/2021/1018/PN	Millham, Mountfield Lane, Mountfield	Permitted Development	0	-938
Other	RR/2021/1110/PN	Unit 1, Ridgeway Farm, Burnt Lodge Lane, Ticehurst	Permitted Development	0	-192
Other	RR/2021/186/P	Hooks Beech, Vinehall Business Centre, Vinehall St	Permitted (Full)	262	262
Other	RR/2022/2770/P	Great Knelle Farm, Whitebread Lane, Beckley	Permitted (Full)	48	48
Peasmarsh	RR/2022/2193/P	Horse & Cart, School Lane, TN31 6UW	Permitted (Full)	0	-290
Pett Level	RR/2017/2554/P	Garage Store, Pett Level Road, Pett	In progress	32	32
Robertsbridge	RR/2015/1874/P	E O Culverwell Ltd	In progress	475	475
Rye	RR/2017/2217/P	17 - 19 Tower Street, Rye	In progress	0	-535
Rye	RR/2022/2557/P	The Old Brewery, Wish Ward, TN31 7DH	Permitted (Full)	0	-290
Rye	RR/2022/2698/P	Land north of Cinque Ports Street, Rye TN31 7AN	Permitted (Full)	98	98
Rye	RR/2023/1473/P	Ockham Works, Dagg Lane, Ewhurst Green	In progress	54	54
Rye	RR/2023/518/P	Rye Yacht Centre, Rock Channel, TN31 7HJ	Permitted (Full)	165	55
Rye Harbour	RR/2006/258/P	Old Mears, Harbour Road, Rye Harbour	In progress	1,644	1,644
Rye Harbour	RR/2018/905/P	Old Mears, Harbour Road, Rye Harbour	In progress	976	976
Rye Harbour	RR/2018/925/P	Old Mears, Harbour Road, Rye Harbour	In progress	654	654
Rye Harbour	RR/2019/1841/P	Old Mears, Harbour Road, Rye Harbour	In progress	1,294	1,294
Rye Harbour	RR/2022/1157/P	The Atlas Business Park and Weslake site	Permitted (Full)	3,380	3,380
Sedlescombe	MAR (01)	Land at Felon's Field, Marley Lane	Allocated (DaSA)	3,000	3,000
Sedlescombe	RR/2020/1004/PN	By The Way, Sandrock Hill, Sedlescombe	In progress	0	-93
Staplecross	RR/2021/2913/P	Northpoint, Compass Park, Junction Road, TN32 5BS	In progress	973	973
Westfield	RR/2017/1758/P	Westfield Garage, Orchard Way, Westfield	In progress	0	-179
Westfield	RR/2022/653/P	Wheel Farm Business Park - Unit C	Permitted (Full)	150	150
Westfield	RR/2022/701/P	Plough Inn, The Moor, TN35 4QR	Permitted (Full)	13	-49
Westfield	RR/2023/340/P	Rosedene, Wheel Lane, TN35 4SJ	Permitted (Full)	370	143
Bexhill	RR/2024/752/P	7 Middlesex Road	Permitted (Full)	0	-2,012.00
Bexhill	RR/2018/3111/P	4 Beeching Close, Bexhill	Permitted (Full)	0	-29
Bodiam	RR/2024/1191/P	Bodiam Business Park	Permitted (Full)	630	630

Peasmarsh	RR/2024/2004/P	Pencil Patch Projects Ltd	Permitted (Full)	464	-92
Peasmarsh	RR/2024/2004/P	Pencil Patch Projects Ltd	Permitted (Full)	232	-46
Bexhill	RR/2024/202/P	Land off Pebsham Lane	Permitted (Full)	229	229
Bexhill	RR/2024/202/P	Land off Pebsham Lane	Permitted (Full)	123	123
Ewhurst	RR/2024/358/P	Ockham Works, Dagg Lane, Ewhurst Green	In progress	0	0
Peasmarsh	RR/2024/600/P	Dew Farm	Permitted (Full)	272	272
Bexhill	RR/2024/692/O	21 Cooden Sea Road	Permitted	27	0
Westfield	RR/2024/735/P	Woodmans Rest	Permitted (Full)	0	0
Rye	RR/2024/810/P	Spelland Oast House	Permitted (Full)	224	224
Ewhurst	RR/2024/92/P	Northpoint, Compass Park, Junction Road, TN32 5BS	In progress	0	0
Broad Oak	RR/2024/810/P	Spelland Oast House	Permitted	224	224
Westfield	RR/2022/701/P	Plough Inn, The Moor, TN35 4QR	Permitted (Full)	13	-49
Total				82,544	68,993

Rother District Council is currently monitoring these sites to ensure updates and accurate reporting. Further details are provided in paragraph 3.4.