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# **ROTHER DISTRICT COUNCIL**

## **DRAFT HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT (HELAA)**

### **PART 2: SITE ASSESSMENTS**

**CHAPTER I – BEXHILL**

**JANUARY 2026**



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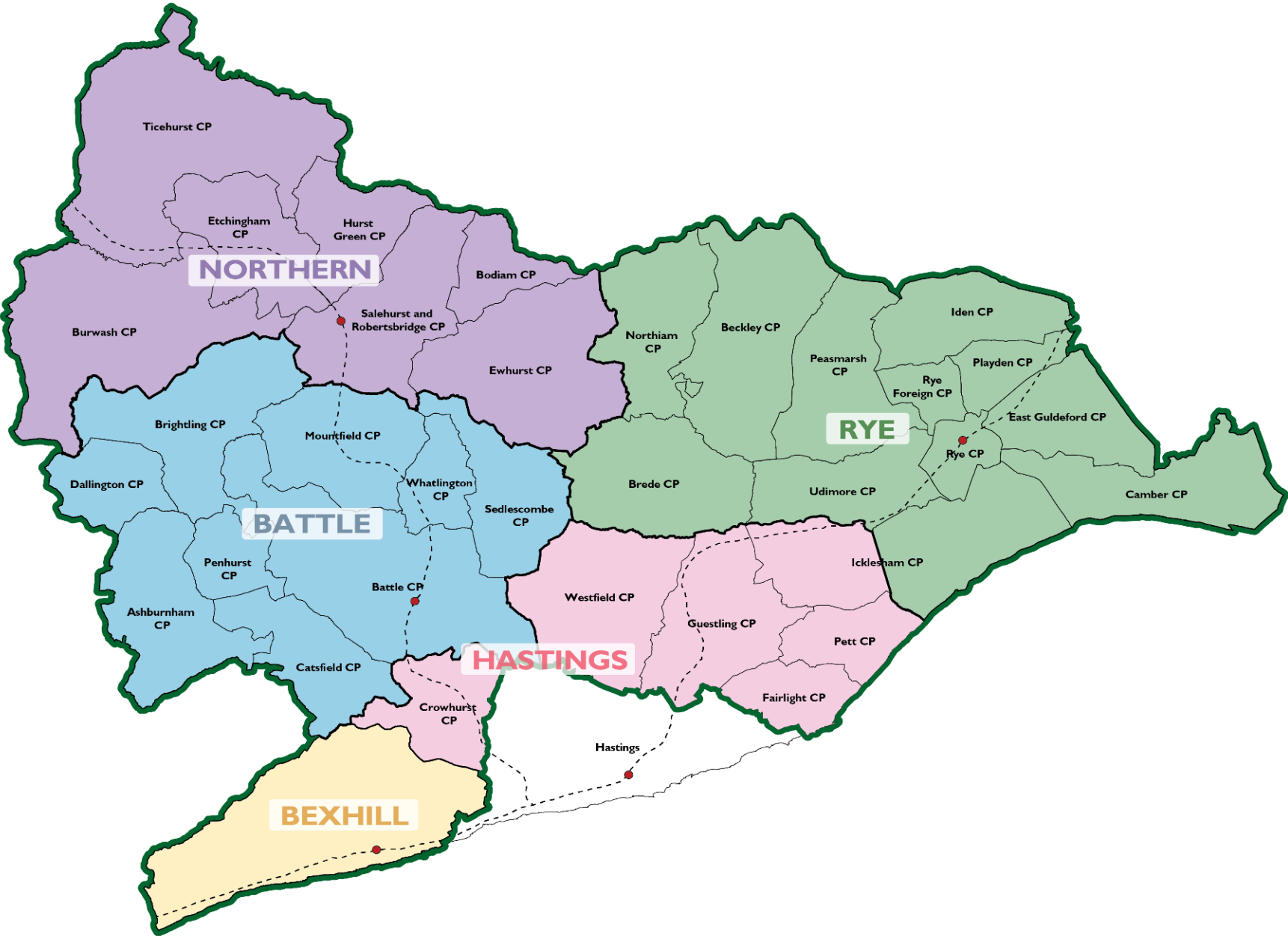
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## INTRODUCTION

This document forms Part 2 of the Rother District Council draft Housing and Economic Land Availability Assessment (HELAA): Site Assessments (2026). It is divided into five chapters corresponding to the five geographical sub-areas proposed through the new Rother Local Plan (2025-2042). The [interactive map](#) illustrates the location of all the sites that have been assessed through the draft HELAA, and this document contains tables setting out the Council's assessments of the sites. Part 1 of the HELAA is a separate document and comprises the HELAA and Site Selection Methodology Background Paper (Regulation 18 version, 2026). Within this document, sites are categorised in one of four different ways:

1. Identified sites. These sites are shown in purple on the [interactive map](#) 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 [interactive map](#) 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 final assessment work and the result of the Regulation 18 consultation on the draft Local Plan.
3. Rejected sites. These are shown in dark grey on the [interactive map](#) and the tables. These sites have been assessed as either currently unsuitable, currently unavailable, or currently unachievable for development during the plan period.
4. Sites not yet assessed. These are shown in light grey on the [interactive map](#) and the tables. These sites have not yet been assessed. The Council will assess these during 2026 and will publish the assessments in the next version of the HELAA.

The following information is included in the tables:

- Site ID. Each site has an identification (ID) number as shown on the [interactive map](#). 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 HELAA and Site Selection Methodology Background Paper). 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 HELAA and Site Selection Methodology Background Paper 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 estimated in line with the Council's Density Study. For Identified Sites the development potential has been carried forward as per the allocation/ permission at this stage. See the HELAA and Site Selection Methodology Background Paper for further information.
- 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.*

**BEXHILL - NORTH**

**IDENTIFIED SITES (Existing allocations and sites with planning permission<sup>1</sup>. 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	Justification	Development Potential	Anticipated Timescale for Development
<b>BEX0001</b>	Kiteye Farm and adjoining land	15.91	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). This demonstrates the site as a whole could potentially accommodate a slightly higher number of dwellings than the allocation.	Residential: 280 dwellings	Within 5 years
<b>BEX0002</b>	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
<b>BEX0003</b>	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. The inclusion of this area within the residential portion of the site therefore enables the number of dwellings to be increased slightly from the allocation.	Residential: 160 dwellings	Within 5 years
<b>BEX0005</b>	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 10 years
<b>BEX0017</b>	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	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. The eastern part of the site also has an extant planning permission for 8,328sqm of business floorspace which is currently under construction (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	Employment floorspace: 25,172 sqm (remaining	Within 5 years

<sup>1</sup> Or a resolution to grant planning permission subject to the completion of a Section 106 legal agreement.

## CHAPTER 1 – BEXHILL

				Right of Way. Adjacent to a Strategic Gap.	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.	amount not yet constructed)	
<b>BEX0071</b>	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 affordable flats, granted March 2023 (RR/2022/1233/P).	Residential: 6 dwellings	Within 5 years
<b>BEX0115</b>	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
<b>BEX0028</b>	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. It has outline planning permission for 5 dwellings (RR/2023/1706/P)	Residential: 5 dwellings	Within 5 years
<b>BEX0232</b>	Our Lady of the Rosary Church, Southlands Road, Bexhill	0.17	Planning application	Partly within the Pevensey Levels Hydrological Catchment Area.	This is a brownfield site within Sidley. It has full planning permission for 6 dwellings (RR/2024/127/P).	Residential: 6 dwellings	Within 5 years

### POTENTIAL SITES (Sites are potentially suitable, potentially available and potentially deliverable, subject to final assessment)

Site ID	Site Address	Site size (hectares)	Site Identification	Summary of Environmental Constraints	Justification	Availability	Estimated Development Potential	Anticipated Timescale for Development
<b>BEX0032</b>	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	Potentially available	Residential: 50 dwellings	Within 10 years

					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.			
<b>BEX0126</b>	Land north of North Bexhill Access Road and Ninfield Road, Bexhill-on-Sea	0.73	Submitted site	The site is within the Bexhill Fringe Biodiversity Opportunity Area. There is a risk of surface water flooding on the A269 to the west of the site. The Pevensy Levels Hydrological Catchment Area lies 200m to the south-west. A public footpath passes 15 metres north-east of the site. The site comprises grade 3 agricultural land.	The site is a sloping field adjacent to the A269/ Haven Brook Avenue junction (and roundabout), also bounded by Freezlands Lane to the north. There are mature trees on the southern boundary and the site is on higher ground than Haven Brook Avenue. Due to the topography, 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 opposite. This site could be suitable for a sensitive commercial or residential use as part of a strategic, mixed-use development of the wider North Bexhill area. A high-quality design to retain boundary trees, protect the amenity of the adjoining dwelling and provide pedestrian and cycling linkages , together with public transport provision and careful landscaping would be necessary. However, initial Highway Authority comments suggest that access may be a significant constraint due to the changes in levels and the proximity to the roundabout, making vehicular access difficult from either of the two main roads, and Freezlands Lane being unsuitable due to its narrow and winding nature and lack of footway. The site could potentially be accessed via the adjoining site (BEX0149) subject to mitigation of the impacts on the boundary hedgerow between the two sites.	Potentially available	Residential: 15 dwellings or small-scale commercial	Within 10 years
<b>BEX0149</b>	Land north of Havenbrook Avenue, Bexhill-on-Sea	4.00	Submitted site	The site is within the Bexhill Fringe Biodiversity Opportunity Area. East of the site boundary are areas of Ancient Woodland and Priority Habitat. There are some trees subject to Tree Preservation Orders northwest of the site boundary. To the north of the site are areas at risk from Surface Water Flooding. A Public	The site comprises open fields on the northern side of Haven Brook Avenue. It 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 opposite, and in principle, the existing road infrastructure could provide for the development of this land too. The site could be suitable as part of a strategic, mixed-use development of the wider North Bexhill area, and its relatively central location within the North Bexhill area could mean that it is suitable to accommodate a community use such as a	Potentially available	Residential: 85 dwellings or mixed-use residential/ community	Within 10 years



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				Right of Way goes through the middle of the site. The Agricultural Land Class is Grade 3.	primary school. 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. Public transport provision to support regular bus services would also be required. 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, and that if this were to be at the position of the existing field access then this would require a roundabout provision. Other constraints include a public footpath passing through the site, and adjoining ancient woodland to the east.			
<b>BEX0122</b>	Land at St Mary's Lane, Bexhill-on-Sea	1.77	Submitted site	There is an area of ancient woodland and Priority Habitat just north-west of the site, on the opposite side of St Mary's Lane. The site is within the Bexhill Fringe Biodiversity Opportunity Area and a SSSI Impact Risk Zone for large scale developments. There is a pond within the site with an associated risk of surface water flooding and also a risk of surface water flooding on the adjacent road to the east. The site lies just outside the Pevensy Levels Hydrological Catchment Area. There is a public footpath adjacent to the site's southern boundary and a historic landfill at St Mary's Recreation Ground 60 metres south of the site.	This is a field lying between Ninfield Road and St Mary's Lane, undeveloped other than in its south-western corner. While at present, the site is some distance from services in Sidley, it is directly opposite land allocated for large-scale residential development (Policy BEX3 of the DaSA) and adjacent to the roundabout at the end of Haven Brook Avenue. Therefore, there is the opportunity for this site, and adjoining land to the north and south, to become better connected to services and to form part of a new sustainable community at North Bexhill, subject to appropriate pedestrian provision and a suitable access from Ninfield Road. The site has previously been assessed as having moderate to high landscape capacity to accept change (North Bexhill Landscape and Ecological Study, 2015) although 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 significant development allocations on land further east, it is considered the local landscape and character will change, meaning this site could potentially accommodate some development, subject to appropriate landscaping and design including retention of boundary trees. Initial Highway Authority comments suggest that achieving a safe vehicular access may be difficult and that pedestrian infrastructure would need to be significantly improved. The development potential is calculated on the basis of the adjoining land to the north and south also being brought forward as part of a comprehensive scheme.	Potentially available	Residential: 35 dwellings	Within 10 years
<b>BEX0130</b>	The Leg of Mutton Field, St Mary's Lane, Bexhill-on-Sea	1.55	Submitted site	An area of Priority Habitat (deciduous woodland) lies in the south-eastern part of the site and adjacent to the southern boundary, which links to ancient	This is a narrow, level field in between Ninfield Road (A269) and St Mary's Lane. It has constraints including its narrow width, adjoining Priority Habitat, and areas at risk of surface water flooding, which limits its suitability for development. However, if adjoining land to the north is developed then this site offers the opportunity for	Potentially available	Residential: 10 dwellings	Within 10 years

				<p>woodland further south. The western part of the site is within a SSSI Impact Risk Zone for larger scale developments. The Bexhill Fringe Biodiversity Opportunity Area adjoins the site to the north. There is a pond in the south-eastern corner with an associated risk of surface water flooding, and other areas at risk of surface water flooding in the southern and western parts of the site on the adjacent A269 road. The Pevensey Levels Hydrological Catchment Area lies just west of the site. A public footpath passes through the northern part of the site and a historic landfill lies just south of the site at St Mary's Recreation Ground. The site comprises grade 3 agricultural land.</p>	<p>environmental enhancement (including Biodiversity Net Gain) and improved pedestrian/ cycle links (based on the existing public footpath within the site) in connection with potential new housing to the north. Alternatively, if an access point to land to the north cannot be achieved via the A269/Haven Brook Avenue roundabout then this site, being further from the roundabout, could potentially provide an alternative access point although the impact of this on the public footpath and boundary trees would need to be considered. The development potential is calculated on the basis of the adjoining land to the north also being brought forward as part of a comprehensive scheme.</p>			
<b>BEX0172</b>	Land at Rialto Hall, St Mary's Lane, Bexhill-on-Sea	1.08	Submitted site	<p>The site is within the Bexhill Fringe Biodiversity Opportunity Area. An area of Ancient Woodland and Priority Habitat is on the opposite side of the road. There are areas at risk from Surface Water Flooding on the adjacent road. To the southwest of the site is the Pevensey Levels Hydrological Catchment. The Agricultural Land Class is Grade 3.</p>	<p>This is a triangular shaped site containing two dwellings on the junction of Ninfield Road and St Mary's Lane, adjacent to the roundabout at the end of Haven Brook Avenue. While at present, the site is some distance from services in Sidley, it is directly opposite land allocated for large-scale residential development, east of Ninfield Road (policy BEX3 of the DaSA). Therefore, there is the opportunity for this site, and adjoining land to the south, to become better connected to services and to form part of a new sustainable community at North Bexhill, subject to appropriate pedestrian provision and a suitable access from Ninfield Road. The site was subject to an appeal for residential redevelopment in 2017, dismissed due to visual harm to the character and appearance of the rural landscape, the Inspector noting that the site forms part of the countryside fringe between settlements and is an important landscape gap. However, given the significant development allocations on land further east, it is considered the local landscape and character will change, meaning this site could be suitable for some development subject to appropriate landscaping and design including retention of boundary trees, and appropriate pedestrian and cycle provision and a suitable access from Ninfield Road. The development potential is calculated on the basis of the adjoining land to the south also being brought forward as part of a comprehensive scheme.</p>	Potentially available	Residential: 35 dwellings	Within 10 years

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<b>BEX0227</b>	Land east of BEX3c allocation, Haven Brook Avenue, Bexhill-on-Sea	2.23	Submitted site	The site is within the Bexhill Fringe biodiversity opportunity area, with ponds throughout and associated areas high surface water flood risk. Southern portion of the site is within flood zone 3 and has TPOs adjacent to the south boundary.	The site comprises land directly south of Haven Brook Avenue, adjacent to the site allocated through Policy BEX3c of the DaSA Local Plan for residential development (HELAA site BEX0003). Much of the land is wooded, undulating or contains ponds and is therefore unsuitable for development. However, parts of the site could potentially accommodate additional dwellings as part of a larger scheme at the adjoining allocated site.	Potentially available	Residential: 10 dwellings	Within 5 years
<b>BEX0230</b>	Land west of Watermill Lane, Haven Brook Avenue, Bexhill-on-Sea	2.34	Submitted site	The site is within the Bexhill Fringe biodiversity opportunity area, with Priority Habitat and Ancient Woodland adjacent. There are ponds within the middle and east of the site with associated areas of high surface water flood risk.	The site comprises land directly south of Haven Brook Avenue, adjacent to the site allocated through Policy BEX3a of the DaSA Local Plan for residential-led development (HELAA site BEX0001). Much of the land is wooded, undulating or contains ponds and is therefore unsuitable for development. However, parts of the site could potentially accommodate additional dwellings as part of a larger scheme at the adjoining allocated site.	Potentially available	Residential: 20 dwellings	Within 5 years
<b>BEX0163</b>	Land north of A2691 NBAR (east), Bexhill	4.86	Submitted site	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. Part of this site could be suitable as part of a strategic, mixed-use development of the wider North Bexhill area, although its availability needs to be confirmed. 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. The estimated developable potential reflects the large size of the site although given the constraints, the actual number achieved may be less.	Potentially available	Residential: 100 dwellings	Within 10 years
<b>BEX0164</b>	Land east of Watermill Lane (north), Bexhill	6.66	Submitted site	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	Potentially available	Residential: 130 dwellings	Within 10 years

					allocated housing sites. Development of part of this site could potentially form part of a strategic, mixed-use development of the wider North Bexhill 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. The estimated developable potential reflects the large size of the site although given the constraints, the actual number achieved may be less.			
<b>BEX0220</b>	Land west of Ninfield Road, Bexhill-on-Sea	28.01	Submitted site	The site is within a SSSI Impact Risk Zone for developments including 50 or more dwellings. It is within the Bexhill Fringe Biodiversity Opportunity Area. There is a small area of ancient woodland and Priority Habitat within the site adjacent to the eastern boundary, and a larger area just outside the site adjacent to the western boundary. The High Peartree, Smiths and High Woods Local Wildlife Site adjoins the south-western boundary and the High Woods SSSI is 130 metres to the south-west. The site is within the Pevensy Levels Hydrological Catchment Area. There are small areas at risk of surface water flooding within the site. There is a Grade II listed building adjacent to the site's northern boundary. The southern part of the site is within a Waste and Minerals Consultation Area associated with Ashdown Brickworks and the clay quarry to the south. The site comprises Grade 4 agricultural land (poor quality). A public footpath, Bexhill 47, passes through the site.	This is a large site comprising a series of agricultural fields, a single vacant dwelling and agricultural buildings, and land currently in use as part of a holiday caravan park, on the edge of Bexhill. It is relatively enclosed in the landscape although there are longer views from its western edge across the countryside. There are areas of ancient woodland adjacent to the site and mature trees on field boundaries. The topography is undulating and the southern section in particular slopes quite steeply downwards. There is an existing access from Ninfield Road although this would need improving, together with improvements to pedestrian infrastructure. There are some areas at risk of surface water flooding and it is located within the Pevensy Levels Hydrological Catchment Area. The proximity of the clay quarry to the south is another potential constraint. Access would need to be from Ninfield Road to the north-east. The site also borders Pear Tree Lane to the north but this is narrow and winding with no footways and would not provide a suitable access. The reduction in the size of the holiday caravan park is a consideration, although part of this lies outside the site boundary and would remain, with the loss being limited to a field for touring caravans. The site provides an opportunity for a large residential-led development, however, currently it is not well-located in relation to services and facilities in Bexhill or Sidley. Development here would need to provide some of its own infrastructure as well as linking to/ contributing to new or improved infrastructure in this wider North Bexhill area.	Potentially available	Residential: 500 dwellings	Within 5 years

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<b>BEX0086</b>	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. While public car parking spaces would need to be retained, as they serve residents and visitors using the shops and services within Sidley District Centre, a small part of the car park could be suitable for a small number of new dwellings.	Potentially available	Residential: 10 dwellings	Within 10 years
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### REJECTED SITES – Assessed as Currently Unsuitable/ Unavailable/ Unachievable

Site ID	Site Address	Site size (hectares)	Site Identification	Summary of Environmental Constraints	Justification	Availability
<b>BEX0039</b>	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.
<b>BEX0104</b>	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.
<b>BEX0107</b>	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.
<b>BEX0136</b>	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 the southern part is required for wastewater/drainage infrastructure as part of that development, which has been commenced. The northern part of the site is heavily wooded. Any potentially developable area would be too small to accommodate the level of development considered through the HELAA.	Potentially available.
<b>BEX0154</b>	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	Not available.



					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.	
<b>BEX0157</b>	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.
<b>BEX0165</b>	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.
<b>BEX0174</b>	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.
<b>BEX0175</b>	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.
<b>BEX0204</b>	Land at Scallets Wood House, St	5.12	Council search	Contains Priority Habitat. Contains areas at risk of surface water flooding. Within Pevensey Levels Hydrological Catchment.	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 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	Potentially available.

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	Mary's Lane, Bexhill-on-Sea			Within Minerals Consultation Area. Nearby to Historic Landfill.	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. While adjoining land to the north-west (site BEX0220) has been assessed as potentially suitable for development, it does not appear there is any feasible way of providing an access through to this site as the adjoining part of BEX0220 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.	
<b>BEX0208</b>	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.
<b>BEX0211</b>	Chestnut Meadow Park, Ninfield Road, Bexhill-on-Sea	4.25	Submitted site	Within the Bexhill Fringe biodiversity opportunity area and Pevensey Levels Catchment Area. There is an area of Priority Habitat (PH) and Ancient Woodland adjacent, with an area of PH within the site. There is a pond in the middle of the site with associated areas at high risk of surface water flooding.	The site comprises a small holiday caravan park comprising privately-owned static lodges, together with an adjoining field/ area of woodland. While it was originally submitted, it is understood to not now be available, and instead, site BEX0220 is put forward. The loss of the holiday caravan park would raise policy concern in terms the impact on tourism accommodation and the local economy.	Not available
<b>BEX0212</b>	Mount Pleasant Farm and adjoining land, Ninfield Road, Bexhill-on-Sea	20.63	Council Search	Within the Bexhill Fringe biodiversity opportunity area and adjacent to the Pevensey Levels Catchment Area to the south boundary. There is an area of Priority Habitat and Ancient Woodland within the east of the site. There is an area of Flood Risk Zone 2 within the north boundary, and an area of Flood Risk Zone 3 within the east boundary, with a strip of high surface water flood risk through the middle of the site.	This is a large site comprised of agricultural fields at the edge of the district, largely to the rear of dwellings fronting Ninfield Road and Potmans Lane, together with the roadside portion of two adjoining fields fronting Ninfield Road. 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 impact the rural character of this edge of settlement location, although this is not a protected landscape. It is some distances to services in Sidley and not currently a sustainable location for significant additional development, although this could potentially change if sites on the southern side of Ninfield Road come forward for development. The site is in multiple land-ownerships and availability is unknown.	Unknown

**BEXHILL - EAST**

**IDENTIFIED SITES (Existing allocations and sites with planning permission<sup>2</sup>. 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	Justification	Development Potential	Anticipated Timescale for Development
<b>BEX0031</b>	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/2024/1065/P).	Residential: 8 dwellings	Within 10 years
<b>BEX0029</b>	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
<b>BEX0194</b>	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, although given the relatively unconstrained nature of the site and its central location within the North Bexhill growth area, a higher density could potentially be suitable.	Mixed use: 66 dwellings and 540 sqm retail floorspace	Within 10 years
<b>BEX0197</b>	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 1 agricultural land.	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). This part of the wider site has reserved matters approval for 345 dwellings but development has not yet commenced. The site will also accommodate a primary school and other uses although these have also not yet commenced. ,	Mixed use: 345 dwellings, primary school, sports pitches, community building	Within 5 years

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



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				Contains and is adjacent to Public Rights of Way.			
<b>BEX0201</b>	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 planning permission for 6 dwellings (flats) which have not yet been constructed (RR/2024/1126/P).	Residential: 6 dwellings	Within 5 years

### POTENTIAL SITES (Sites are potentially suitable, potentially available and potentially deliverable, subject to final assessment)

Site ID	Site Address	Site size (hectares)	Site Identification	Summary of Environmental Constraints	Justification	Availability	Estimated Development Potential	Anticipated Timescale for Development
<b>BEX0155</b>	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 with the retention of some public car parking spaces. 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	Within 10 years
<b>BEX0169</b>	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. However, it is considered appropriate and beneficial to identify a wider range of potential uses, i.e. commercial uses generally, as the originally anticipated use as offices/ light industrial has not come forward in the considerable time period since the site was first allocated.	Potentially available	Commercial: 15,000 sqm commercial floorspace	Within 5 years
<b>BEX0170</b>	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	Potentially available	Employment: 2,200sqm employment floorspace	Within 5 years

					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.			
<b>BEX0171</b>	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	Within 5 years
<b>BEX0229</b>	Land south of High Weald House, Glovers End, Bexhill-on-Sea	1.02	Submitted site	There is an area of Priority Habitat adjacent to the south east boundary, a pond in the middle of the site with associated areas at high risk of surface water flooding and a Public Right of Way running through the site.	This is a vacant, grassed, site on the southern side of Mount View Street which slopes up to join an area of woodland further south. It adjoins an area subject to planning permission for employment use (BEX0029) and could potentially be suitable as an extension to that. Any development would need to be carefully designed having regard to the sloping nature of this part of the site and the need to protect the adjoining woodland, which is also a Priority Habitat.	Potentially available	Employment: 2,000sqm employment floorspace	Within 5 years

### REJECTED SITES – Assessed as Currently Unsuitable/ Unavailable/ Unachievable

Site ID	Site Address	Site size (hectares)	Site Identification	Summary of Environmental Constraints	Justification	Availability
<b>BEX0023</b>	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, however, availability is unknown and there are no guarantees development will come forward within the plan period.	Unknown
<b>BEX0045</b>	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, however, availability is unknown and there are no guarantees development will come forward within the plan period.	Unknown

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<b>BEX0042</b>	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.
<b>BEX0046</b>	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.
<b>BEX0054</b>	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.
<b>BEX0080</b>	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.
<b>BEX0085</b>	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.
<b>BEX0142</b>	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.
<b>BEX0143</b>	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	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,	Not available.

				Dungeness, Romney Marsh and Rye Bay Special Protection Area (SPA).	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.	
<b>BEX0147</b>	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.
<b>BEX0152</b>	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 available.
<b>BEX0087</b>	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.	Unknown.
<b>BEX0097</b>	Land east of Filsham Drive, Bexhill	0.98	Submitted site	Adjacent to Priority Habitat. Adjacent to areas at risk from Surface Water Flooding. Nearby to a Listed Building. Within the	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. Access could potentially be	Potentially available

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				Combe Valley Countryside Park and a Strategic Gap.	gained through the adjoining land to the south (which is also potentially available) although that land is also assessed as unsuitable for development.	
<b>BEX0102</b>	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.
<b>BEX0110</b>	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. While the submitter has indicated that an access from Pebsham Lane could be possible and potentially acceptable to the Highway Authority, such an access would necessitate a significant engineering operation to address the levels difference, and the removal of trees and would harm the character of this part of Pebsham Lane, which is a narrow winding route and is also a public right of way (PROW) leading to the Countryside Park. Furthermore, 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.
<b>BEX0131</b>	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	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,	Unknown.



				Zones 2 and 3. Contains a Public Right of Way.	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.	
<b>BEX0144</b>	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 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.
<b>BEX0145</b>	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.
<b>BEX0146</b>	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.
<b>BEX0167</b>	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.
<b>BEX0183</b>	Land at Pebsham Farm (south), Bexhill on Sea	10.27	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.	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,	Potentially available.

## CHAPTER 1 – BEXHILL

				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.	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.	
<b>BEX0184</b>	Land at Pebsham Farm (central), Bexhill-on -Sea	0.29	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.
<b>BEX0186</b>	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 VMSP Safeguarded Site and within a VMSP Consultation Area.	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.
<b>BEX0187</b>	3 (Fairlawn) and 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.
<b>BEX0192</b>	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).	Not available.

					Consequently, the community use of the building continues and it is not available for residential redevelopment.	
<b>BEX0195</b>	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 which is currently under construction and is therefore no longer available for residential or employment development.	Not available.
<b>BEX0200</b>	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.
<b>BEX0228</b>	Land north of Bexhill Enterprise Park, Haven Brook Avenue	5.11	Submitted site	Within the Bexhill/ Crowhurst/ Battle/ Hastings Strategic Gap and East Sussex County Council Minerals search area. There is an area of Priority Habitat and Ancient Woodland within the east of the site. There are ponds in the east and west of the site with associated areas at high risk of surface water flooding, with an area of Flood Risk Zone 2 and 3 along and within the north boundary.	This is an irregularly shaped parcel on the northern side of the recently constructed Haven Brook Avenue, adjacent to the roundabout with Buckholt Lane. It is wholly within the Strategic Gap, and the northern and eastern parts are within the Combe Valley Countryside Park. The part of the site closest to Haven Brook Avenue is unsuitable for development due to a large pond and wetland area and also an area of ancient woodland and Priority Habitat. Development of the northern part would harmfully encroach into the countryside and the Countryside Park. Furthermore, part of the 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.	Potentially available



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### BEXHILL – NORTH-EAST (COMBE VALLEY)

#### REJECTED SITES – Assessed as Currently Unsuitable/ Unavailable/ Unachievable

Site ID	Site Address	Site size (hectares)	Site Identification	Area	Summary of Environmental Constraints	Justification	Availability
<b>BEX0151</b>	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.
<b>BEX0185</b>	Land at Pebsham Farm (north), Bexhill-on-Sea	31.70	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 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 permission<sup>3</sup>. 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	Justification	Development Potential	Anticipated Timescale for Development
<b>BEX0010</b>	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
<b>BEX0235</b>	Land at Former High School Site, Down Road, Bexhill	1.65	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 forms part of a slightly larger site, 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 allocated site is also subject to an outline planning permission for the residential and leisure centre uses only (RR/2019/430/P). However, it is understood that the leisure centre development is not now likely to go ahead, and consequently, the site area is reduced to exclude that section. Nevertheless, the remaining site remains suitable for a residential-led development in principle, and, given the sustainability of the location within walking distance of Bexhill town centre, a higher density could be appropriate. . 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.	Residential: 80 dwellings	Within 5 years
<b>BEX0116</b>	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 Pevensy Levels Hydrological Catchment Area, mitigation measures to protect against significant effects to the Habitats Site may be required.	Residential: 210 dwellings	Within 5 years
<b>BEX0188</b>	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

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

## POTENTIAL SITES (Sites are potentially suitable, potentially available and potentially deliverable, subject to final assessment)

Site ID	Site Address	Site size (hectares)	Site Identification	Summary of Environmental Constraints	Justification	Availability	Estimated Development Potential	Anticipated Timescale for Development
<b>BEX0008</b>	Land south-east of Beeching Road, Bexhill	2.81	Allocated site/ Council-owned land	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. However, an alternative use may be appropriate as the Rother Retail and Town Centre Uses Study (2023), developed to support the new Local Plan, has not identified a need for this quantum of additional convenience floorspace. The site's sustainable location, in walking distance of Bexhill town centre and railway station, and adjacent to a large residential area to the east, also makes it suitable for high density residential development. Additional commercial and business development could be accommodated as part of this, and also within the wider Beeching Road area. Community uses would also be suitable within the site, and the retention of some public car parking.	Potentially available	Mixed use: 200 dwellings, commercial and community uses.	Within 10 years
<b>BEX0011</b>	2a Sackville Road	0.03	Planning application	Contains areas at risk of surface water flooding across the site. Partly within Conservation Area.	The site had planning permission for 6 dwellings (flats) and a retail use at ground floor level amounting to 95 sqm floorspace (RR/2020/155/P) and remains suitable, in principle, for that use.	Potentially available	Mixed use: 6 dwellings, 95 sqm retail floorspace	Within 5 years
<b>BEX0077</b>	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 western part of the site contains a pair of Victorian villas with 20th century extensions, most recently in office use but currently vacant, and an open yard to the rear which formerly accommodated a mechanic's business. The western part of the site only provides an opportunity for redevelopment for residential use. While the loss of offices (a main Town Centre use, as defined in national planning policy) is generally resisted through planning policy, the small loss of poor-quality, converted office space is likely to be offset by the benefits arising from the provision of new residential units in a highly sustainable location within walking distance of services, facilities and public transport.	Potentially available	Residential: 36 dwellings	Within 10 years
<b>BEX0078</b>	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 small retail units, and a	Potentially available	Mixed use: 75 dwellings and retail	Within 15 years

					potentially high number of residential units at a high density above retail use.			
<b>BEX0158</b>	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 de-commissioned 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	Residential: 30 dwellings	Within 10 years
<b>BEX0161</b>	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. Consequently, having regard to the planning permission on adjoining land, this site could provide an opportunity for additional residential development within Bexhill. However, there is no clear vehicular access point and access would need to be via third party land to the north. Furthermore, 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, further investigation into its availability is necessary.	Potentially available	Residential: 35 dwellings	Within 15 years
<b>BEX0189</b>	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. While this would result in the loss of a small office, this will not significantly affect the employment land supply and will allow for more dwellings on this constrained piece of land.	Potentially available	Residential: 4 dwellings	Within 5 years

## REJECTED SITES – Assessed as Currently Unsuitable/ Unavailable/ Unachievable

Site ID	Site Address	Site size (hectares)	Site Identification	Summary of Environmental Constraints	Justification	Availability
<b>BEX0019</b>	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 previously 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
<b>BEX0034</b>	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
<b>BEX0035</b>	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.
<b>BEX0036</b>	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.
<b>BEX0038</b>	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.
<b>BEX0069</b>	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	Unknown.



					this expired in July 2023. While the site remains suitable for the previously permitted use in principle, there is no evidence it is likely to come forward in the Plan period.	
<b>BEX0075</b>	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.
<b>BEX0076</b>	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.
<b>BEX0083</b>	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.
<b>BEX0084</b>	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.
<b>BEX0088</b>	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.
<b>BEX0090</b>	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.

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<b>BEX0106</b>	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 available.
<b>BEX0111</b>	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.
<b>BEX0118</b>	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.
<b>BEX0141</b>	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 the extent of any large-scale redevelopment that could be feasible over the Plan period is unclear, and consequently the amount of additional development that could be realised is not quantified at this time. However, the site could be suited to a generally supportive policy to encourage appropriate redevelopment and improvements.	Not available.
<b>BEX0153</b>	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
<b>BEX0156</b>	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	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	Not available.

				surface water flooding, especially along the watercourses within the site. Contains Public Rights of Way. Nearby to a historic landfill site.	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.	
<b>BEX0095</b>	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 and 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.
<b>BEX0105</b>	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 and 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.



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### BEXHILL - WEST

**IDENTIFIED SITES (Existing allocations and sites with planning permission<sup>4</sup>. 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	Justification	Development Potential	Anticipated Timescale for Development
<b>BEX0006</b>	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), and this quantum may be more achievable. 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: 146 dwellings	Within 5 years
<b>BEX0007</b>	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 on the western edge of Bexhill. It is allocated for 140 dwellings and playing pitches through Policy BEX10 of the DaSA Local Plan. However, the current landowner has indicated that in order to make development of the site viable, additional housing will be required (above the 140 currently allocated for) and the sports pitches may no longer be appropriate. It is likely that a higher density of development could be achieved, however, further work will be required to ascertain whether the sports pitches could still be accommodated here or at an alternative suitable location. The north-western part of the site is unsuitable for development in any event due to its location within Flood Zone 3 and the presence of Priority Habitat.	Residential: 300 dwellings	Within 5 years
<b>BEX0021</b>	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
<b>BEX0237</b>	Land north of Rosewood Park,	24.08	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	This is a large site comprising a number of adjoining fields, to the north-west of the developed area of Bexhill. The site is subject to an outline planning application for up to 340 dwellings which is delegated to approve subject to the completion of a Section 106 legal agreement. The interim HRA for the	Residential 340 dwellings	Within 5 years

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

	Gotham Farm, Bexhill-on-Sea			risk of surface water flooding. Within the Pevensey Levels Hydrological Catchment Area. Contains Public Rights of Way.	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.		
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### 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	Justification	Availability	Estimated Development Potential	Anticipated Timescale for Development
<b>BEX0233</b>	Land south of Barnhorn Road	24.09	Submitted site	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 consideration in any redevelopment proposal. However, in landscape terms, the site is 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. Development would need to retain all existing mature field boundaries and mature trees and areas of woodland. 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.	Potentially available	Mixed use: 400 dwellings and 3,000 sqm employment floorspace	Within 15 years
<b>BEX0103</b>	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 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. The site is close to an established residential area to the south-west and	Potentially available	Residential: 34 dwellings	Within 10 years

					the former prison at Northeye (site BEX0007, allocated for residential redevelopment). It is a long way from services and facilities in Bexhill and Little Common, although there is a bus service along the A259 nearby, although a lack of pedestrian connectivity to it. On its own, the site is not particularly suitable for additional residential development, however, it could potentially come forward as part of a larger scheme to include Northeye and the land on the opposite side of Coneyburrow Lane (BEX0219), to also include significant access and infrastructure improvements while also protecting important biodiversity features.			
<b>BEX0119</b>	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 from the road and is visible from it. While it does contribute to the rural character of this edge of settlement location, this is not a protected landscape and the area does contain a level of residential development, which will increase with the development of the adjacent Northeye site (BEX0007). Nevertheless, the site is a long way from services and facilities in Bexhill and Little Common, although there is a bus service along the A259. The site offers an opportunity for additional residential development, on conjunction with the adjoining Northeye site. Access from the trunk road is a possible constraint which requires further investigation.	Potentially available	Residential: 50 dwellings	Within 10 years
<b>BEX0129</b>	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	Within 10 years

<b>BEX0159</b>	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
<b>BEX0160</b>	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	Within 10 years
<b>BEX0177</b>	Land east of Sandhurst Lane	3.34	Submitted site	The site is within a SSSI Impact Risk Zone for various forms of development including 10 or more dwellings outside existing settlements. It adjoins an area of ancient woodland and Priority Habitat to the south-east, and it adjoins the Bexhill Fringe Biodiversity Opportunity Area. The High Peartree, Smiths and High Woods Local Wildlife Site	The site comprises sections of two agricultural fields just north of site BEX0237 (which itself now benefits from planning permission for 340 dwellings), and is in the same ownership. It provides an opportunity to extend the residential development agreed on the larger site, using the same vehicular access. A sensitive form of development would be necessary to address the environmental and heritage constraints affecting the site. The site is not particularly well-located in relation to services and facilities in Little Common and Bexhill. Additionally, vehicular access from the adjoining road, Sandhurst Lane, would not be appropriate due to the narrow and winding nature of that lane. Consequently, the	Potentially available	Residential: 68 dwellings	Within 10 years

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				lies 280 metres to the north. The site lies within the Pevensey Levels Hydrological Catchment and there is a risk of surface water flooding in the centre of the site. A public footpath, Bexhill 71, passes along the eastern boundary. The site comprises Grade 4 agricultural land (poor quality).	acceptability of development of this site is dependent on the development of the adjoining site (BEX00237), to provide a vehicular access but also some mix of facilities and services in close proximity, namely, the retail/ community facility (Use Classes E/F) and sustainable transport hub which form part of the permitted development at the larger site.			
<b>BEX0215</b>	Land north of Barnhorn Manor Caravan Park, Bexhill	1.00	Submitted site	The site is within a SSSI Impact Risk Zone for 10 dwellings or more. There is ancient woodland and Priority Habitat 90 metres south of the site. The Pevensey Levels SSSI, SAC and Ramsar lies 300 metres to the south. A grade II listed building, Barnhorne Manor Lower Barnhorne, lies just west of this site. The site is within the Pevensey Levels Hydrological Catchment and there are small areas at risk of surface water flooding including a pond in the eastern part of the site. The site is Grade 3 agricultural land.	The site adjoins site BEX0006 (allocated for 160 dwellings) and is within the same ownership. It provides an opportunity for a small residential extension to that site, utilising the same access from Barnhorn Road. There is a grade II listed building, Barnhorne Manor, Lower Barnhorne, just west of this site. The need to protect the setting of the listed building reduces the overall suitable developable area of the site.	Potentially available	Residential: 20 dwellings	Within 5 years
<b>BEX0219</b>	Land at Beeches Farm and north of Barnhorn Road, Bexhill-on-Sea	29.70	Submitted site	The site lies within various SSSI Impact Risk Zones, including in one section, a SSSI IRZ covering developments of 10 dwellings or more. An area of Priority Habitat (Coastal and floodplain grazing marsh), and the Pevensey Levels Biodiversity Opportunity Area, lie just north of the site. At its closest point, the site is around 500 metres north of the Pevensey Levels SSSI, Ramsar and SAC. The site is within the Pevensey Levels Hydrological Catchment but is relatively free from flood risks, with only very small areas of surface water flooding. There is a grade II listed building, Beeches	This is a large greenfield site on the northern side of Barnhorn Road (A259). It comprises a network of agricultural fields, with mature trees and hedges defining individual field boundaries. The topography is undulating, and while much of the site is relatively contained in the landscape by its topography, there are some higher sections affording long views across the countryside to the north and north-west. Consequently, development will need to be carefully and sensitively designed to ensure an appropriate extension to the built form of Bexhill can be achieved without harming the intrinsic character and beauty of the countryside beyond. The site is relatively unconstrained, environmentally, although it lies within the Pevensey Levels Hydrological Catchment Area, meaning that development must incorporate careful sustainable drainage (SuDS) solutions comprising at least three treatment stages. The site has a direct frontage to Barnhorn Road and while it is also bound by Coneyburrow Lane and Sandhurst Lane, these are not suitable to provide vehicular access to the site due to their narrow and winding nature and lack of	Potentially available	Mixed use: Residential (540 dwellings, primary school)	Within 15 years



				<p>Farm, adjacent to the site's eastern boundary and a further Grade II listed building, Sandhurst Lodge, just east of the site. A public footpath, Bexhill 12b, crosses the southern section of the site from east to west. The site comprises agricultural land of different grades, with the southern section forming grade 2 (very good quality) and the northern section forming grade 3 or 4 (good/ moderate/ poor quality).</p>	<p>footways. Potential issues with the site relate to the access, and the distance to existing services and facilities. Detailed transport modelling will be required to determine the extent of impacts on the A259 trunk road and the requirement for improvements and interventions. A mix of uses will be required within the site to provide for services and facilities in walking distance of new dwellings. Improvements to the existing public rights of way network as well as new pedestrian and cycle paths through the site and linking it to the district centre at Little Common will also be required, along with any necessary improvements to public transport provision and infrastructure.</p>			
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### REJECTED SITES – Assessed as Currently Unsuitable/ Unavailable/ Unachievable

Site ID	Site Address	Site size (hectares)	Site Identification	Summary of Environmental Constraints	Justification	Availability
<b>BEX0012</b>	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.
<b>BEX0049</b>	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.
<b>BEX0050</b>	Land south of Barnhorn Road	13.09	Submitted site	The Pevensey Levels Ramsar, SSSI and SAC is adjacent to the southern boundary, with the site being within the Pevensey Levels Catchment Area, Site of Special Scientific	The site comprises four agricultural fields, forming part of a wider network of fields to the south of Barnhorn Road (A259), at the rear of existing ribbon development. While adjoining land to the east (site BEX0233) has been assessed as potentially suitable for a large-scale residential-led development, these fields are not considered suitable, primarily due to their exposure in the landscape, with long views gained southwards and south-westwards across the flat landscape of the Pevensey Levels. While a sensitive form of	Potentially available

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				Interest impact zone and Pevensey Levels biodiversity opportunity area. The southern portion of the site contains Priority Habitat, Flood Risk Zone 2 and 3 and areas at high risk of surface water flooding.	development in the adjoining site (BEX0233) could potentially be accommodated within the landscape, by the topography and boundary trees, it would not be possible to mitigate landscape harm from development in this more exposed section. Development here would significantly change and harm the landscape setting of Bexhill and would be visible from a long distance.	
<b>BEX0094</b>	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 a large part of it (south and east) is covered by a Tree Preservation Order 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.
<b>BEX0123</b>	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. It is unclear whether the site is suitable for the level of development considered through the HELAA. It has a Permission in Principle for between 2 and 6 dwellings (RR/2024/1418/PIP), granted on appeal, however its vehicular access is onto Sandhurst Lane, which is particularly narrow and winding with no footways. The Highway Authority raised an objection to the PIP application on this basis, and while the Inspector found that this was not a reason to dismiss the appeal, he found there was limited information to indicate that a safe and suitable access can be delivered at the site itself but he allowed the appeal on the basis this would be for approval at the detailed consent stage. In the absence of such details it cannot be determined that the site is suitable for 5 or more dwellings.	Potentially available.
<b>BEX0124</b>	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 benefits from planning permission for 340 dwellings. When this comes forward, 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.
<b>BEX0128</b>	Picknill Green Farm Buildings,	3.18	Submitted site	Contains Priority Habitats. Contains areas within Flood Zones 2 and 3. Contains areas at risk of surface	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	Potentially available.

	Sandhurst Lane, Bexhill			water flooding. Within the Pevensey Levels Hydrological Catchment Area. Adjacent to a Public Right of Way.	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, but overall the site is considered unsuitable for development.	
<b>BEX0133</b>	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.
<b>BEX0176</b>	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.
<b>BEX0178</b>	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.
<b>BEX0179</b>	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.



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<b>BEX0180</b>	Land south of Barnhorn Road, Bexhill	39.06	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.
<b>BEX0193</b>	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.
<b>BEX0206</b>	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. Initial Highway Authority advice suggests that an access through site BEX0159 (subject to planning permission) would be problematic, requiring a signal-controlled junction and significantly changing the character of the rural lane. 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. While the character of the locality will change with the development of sites on the opposite side of Sandhurst Lane, at the present time the site is not considered suitable for development.	Potentially available
<b>BEX0207</b>	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. While the character of the locality will change with the development of sites on the opposite side of Sandhurst Lane, at the present time the site is not considered suitable for development.	Potentially available
<b>BEX0213</b>	Land off Barnhorn Road	6.94	Submitted site	The site lies 130 metres north of the Pevensey Levels Ramsar Site, Special Area of Conservation and Site of Special Scientific Interest and an area of Priority Habitat (Coastal and floodplain grazing marsh), and	The site comprises two agricultural fields on the southern side of Barnhorn Road (A259) together with a dwelling and agricultural buildings. While land further south-east (site BEX0233) has been assessed as potentially suitable for a large-scale residential-led development, this site is not considered suitable, primarily due to its exposure in the landscape, with long views gained southwards and south-westwards across the flat landscape of the Pevensey Levels. It is not considered that landscape harm from development	Potentially available

				<p>just north of the Pevensey Levels Biodiversity Opportunity Area. The site lies within a SSSI Impact Risk Zone for developments of 10 or more dwellings. The site is within the Pevensey Levels Hydrological Catchment and there is a low risk of surface water flooding along the western and southern boundaries. Land just south of the site is within Flood Zone 3 and at high risk of surface water flooding. A Grade II listed building, Barnhorn Manor, lies 65 metres east of the site. The site comprises grade 3 agricultural land.</p>	<p>at this site could be mitigated. Development here would significantly change and harm the landscape setting of Bexhill and would be visible from a long distance.</p>	
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### BEXHILL - COODEN AND NORMANS BAY

**IDENTIFIED SITES (Existing allocations and sites with planning permission<sup>5</sup>. 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	Justification	Development Potential	Anticipated Timescale for Development
<b>BEX0089</b>	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. While its development would result in the loss of a public car parking area in close proximity to the train station, on-street parking is available in the locality and this loss could be outweighed by the benefits of providing a small number of dwellings in a sustainable location. However, the loss of the public open space within the site would be contrary to planning policy and be harmful to wildlife habitats and biodiversity. Consequently, development should be limited to the car parking area.	Residential: 10 dwellings	Within 10 years

### REJECTED SITES – Assessed as Currently Unsuitable/ Unavailable/ Unachievable

Site ID	Site Address	Site size (hectares)	Site Identification	Summary of Environmental Constraints	Justification	Availability
<b>BEX0044</b>	207 Cooden Drive, Bexhill	0.11	Brownfield Land Register	Adjacent to a 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.
<b>BEX0082</b>	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.
<b>BEX0091</b>	Land west of Old Harrier Kennels,	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	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	Unknown.

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

	Maple Walk, Bexhill			water flooding. Contains Public Rights of Way. Adjacent to a scheduled monument. Partly within an Archaeological Notification Area.	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.	
<b>BEX0109</b>	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.

