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ROTHER DISTRICT COUNCIL

DRAFT HOUSING AND ECONOMIC LAND AVAILABILITY

ASSESSMENT (HELAA)

PART 2: SITE ASSESSMENTS



CHAPTER 2 – SOUTHERN ROTHER AND THE HASTINGS FRINGES

JANUARY 2026

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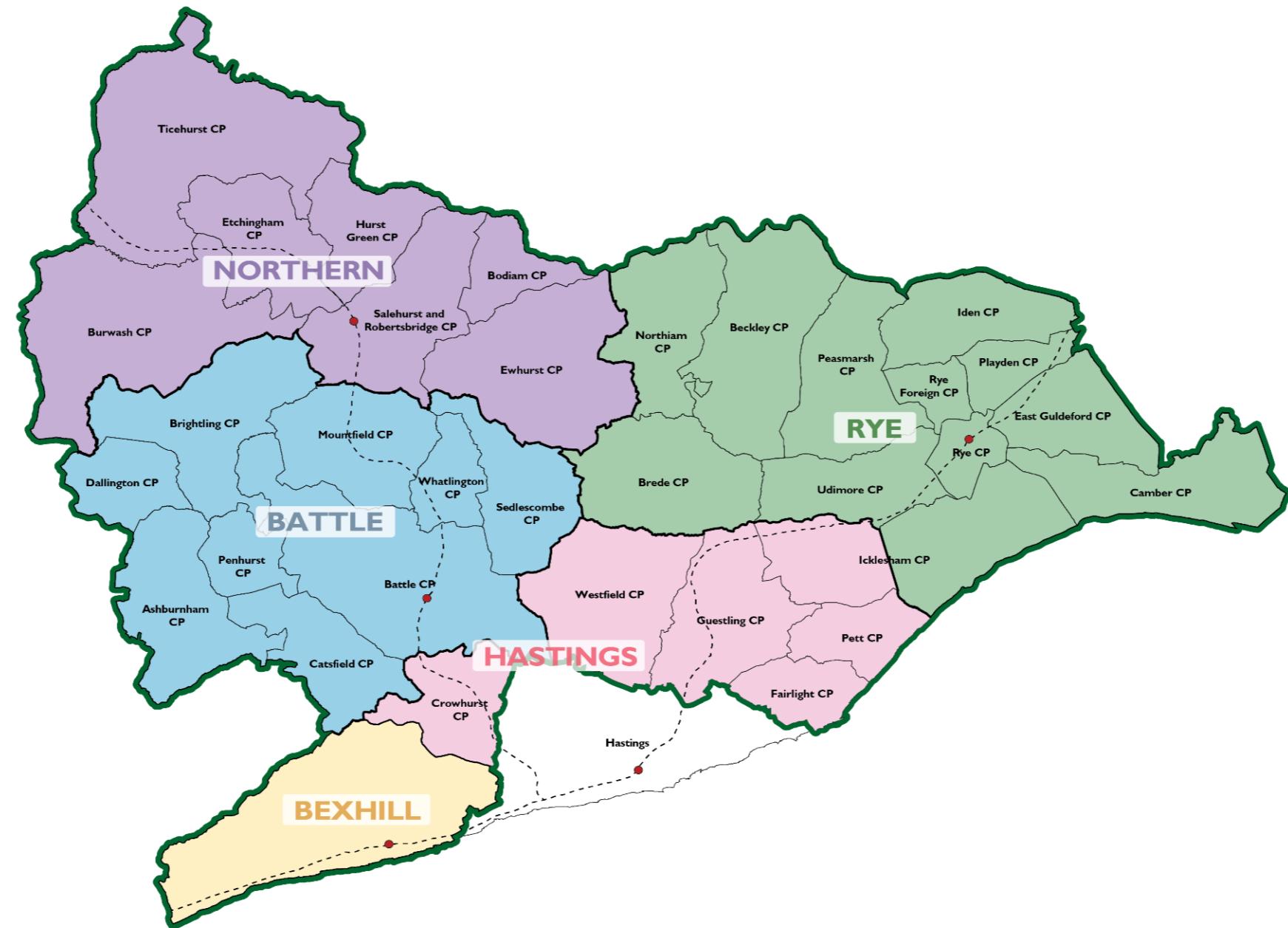
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CHAPTER 2 – SOUTHERN ROTHER AND THE HASTINGS FRINGES

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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.*

CROWHURST - NORTH

IDENTIFIED SITES (Existing allocations and sites with planning permission¹. Sites are assumed to be suitable, available and achievable for development, unless otherwise stated)

Site ID	Site Address	Site size (hectares)	Summary of Environmental Constraints	Site Identification	Site Assessment	Development Potential	Anticipated Timescale for Development
CRO0001	Land at Station Road/Forewood Lane, Crowhurst	0.78	The site is within the High Weald National Landscape. Risk of surface water flooding adjacent. Close to an Archaeological Notification Area. Adjacent to Strategic Gap and Neighbourhood Plan designated Important Open Areas. Public Rights of Way.	Allocated site	The site is allocated for 12 dwellings through Policy CH1 of the Crowhurst Neighbourhood Plan but it is now put forward to increase the density of the allocation. There is also adjacent land (assessed as CRO0009) which is not allocated in the Neighbourhood Plan where a comprehensive development could be brought forward.	14 dwellings	Within 5 years
CRO0003	Land adjacent to Station Car Park, Crowhurst	0.08	The site is within the High Weald National Landscape. Public Right of Way adjacent to the site.	Allocated site	The site is allocated for 6 dwellings through Policy CH3 of the Crowhurst Neighbourhood Plan 2019.	6 dwellings	Within 10 years
CRO0010	Land south of Forewood Rise, Crowhurst	1.03	The site is within the High Weald National Landscape. Risk of surface water flooding adjacent. Groundwater Source Protection Zone nearby. Historic Field Boundary adjacent. Close to designated Neighbourhood Plan Important Open Area. Public Rights of Way adjacent.	Allocated site	The site is allocated for 12 dwellings through Policy CH2 of the Crowhurst Neighbourhood Plan. It is now put forward to increase the density of the allocation (but not the site area). It is considered the site could potentially accommodate up to 18 dwellings. In landscape and highways terms, the proposed increase is not considered significant. The Neighbourhood Plan allocation requires a small children's play area and boundary landscaping to be included as part of any development. Given the relatively low density of the allocation and subject to further detailed design work, it is considered that a small increase in numbers is likely to be achievable without adversely affecting the other policy requirements.	18 dwellings	Within 5 years

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

Site ID	Site Address	Site size (hectares)	Summary of Environmental Constraints	Site Identification	Site Assessment	Availability	Estimated Development Potential	Anticipated Timescale for Development
CRO0009	Land adjacent to allocated site, Station Road/ Forewood Lane, Crowhurst	0.63	The site is within the High Weald National Landscape. Adjacent to areas at risk of surface water flooding and 50 metres from Flood Zone 3. Close to an Archaeological Notification Area.	Submitted site	The site is occupied by several agricultural buildings on the edge of a large field. It adjoins a site which is allocated for 12 dwellings in the Crowhurst Neighbourhood Plan (CRO0001). It is in a sustainable location in close proximity to the school and railway station. It is also within the High Weald National Landscape and the Strategic Gap between Battle/Bexhill/Crowhurst and	Potentially available	11 dwellings	Within 5 years

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

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			The southern part of the site is within the Strategic Gap. A public right of way runs just to the north of the site.		Hastings, but lies just outside an "important open area" as defined in the Neighbourhood Plan. Subject to the agricultural use of the buildings being demonstrated to be redundant, the site could potentially accommodate a small residential/ mixed use community development providing it is of a suitably high design quality, given the prominent and sensitive location. The long brick barn in the south of the site should be retained and converted to protect the historic rural character of the area. The existing treed boundary should be extended along the eastern boundary. Initial Highway Authority comments suggest a vehicular access is likely to be achievable but improvement of pedestrian infrastructure would be required.			
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REJECTED SITES – Assessed as Currently Unsuitable/ Unavailable/ Unachievable

Site ID	Site Address	Site size (hectares)	Summary of Environmental Constraints	Site Identification	Site Assessment	Availability
CRO0002	Edendale Lodge, Station Road, Crowhurst	0.66	The site is within the High Weald National Landscape. Contains Priority Habitat. Partly within Strategic Gap. Adjacent to public right of way. Minor risk of surface water flooding on adjacent road.	Planning application	The site comprises a detached building in use as a residential care home for older people, together with greenfield land to the rear. It has been subject to a recently refused application for Permission in Principle for 8 dwellings. The loss of a residential care home in this village location, in the absence of evidence that it is either surplus to supply or unviable, is contrary to Local Plan policy. Furthermore, the proposed development outside the previously developed area would encroach into the countryside and harm the character and landscape of the High Weald National Landscape and the Strategic Gap between Crowhurst and Battle/ Bexhill/ St Leonards.	Unknown
CRO0004	Land east of Forewood Lane, Crowhurst	0.80	The site is within the High Weald National Landscape. Adjacent to Flood Zone 3. Contains areas at risk of surface water flooding. Historic Field Boundary nearby. Partly within Archaeological Notification Area. Public Rights of Way adjacent to the site. Within Strategic Gap and Neighbourhood Plan designated Important Open Area (CE1).	Previously assessed	The site comprises part of a field containing an agricultural building, on the eastern side of Forewood Lane. It is centrally located in the village, close to the train station, bus stop and the primary school, and adjacent to a site allocated for residential development through the Crowhurst Neighbourhood Plan. In principle it could be suitable for some form of redevelopment, however, it has flood risk constraints, being directly adjacent to land within Flood Zone 3, and with surface water flood risk across much of its extent. It also has landscape constraints, being within the Strategic Gap between Crowhurst and Hastings and St Leonards, and within an "important open area" as designated by the Neighbourhood Plan. Consequently, the site is not suitable for residential or employment development but could potentially be suitable for a small-scale community use with associated open space.	Unknown
CRO0006	Land east of Station Road, Crowhurst	59.46	The site is within the High Weald National Landscape. Ancient Woodland, Priority Habitat and a Local Wildlife Site within the site. Partly within Flood Zone 3 and risks of surface water flooding. Contains Historic Field Boundaries. Partly within an Archaeological Notification Area.	Previously assessed	This is a very large area comprising fields and woodland to the east of Crowhurst village. It is within the High Weald National Landscape and the Strategic Gap between Crowhurst and Hastings/ St Leonards. Its development as a whole would have a significant adverse effect on the landscape and character of the National Landscape and strategic gap, and would be completely out of scale with the village. It is also not considered suitable for development in part. The southern section is within Flood Zone 3 and is affected by surface water flooding. There are areas of ancient woodland and Priority Habitats in the central and eastern sections. The western section relates more closely to existing development in the village but the undulating topography and rural character is such that development would represent a harmful intrusion into the countryside. Overall, development of this site would	Unknown

			Listed building within site. Contains Public Rights of Way. Within Strategic Gap.		have an adverse impact on the National Landscape and the historic character and landscape setting of the village.	
CRO0007	Land east of Forewood Rise, Crowhurst	8.32	The site is within the High Weald National Landscape. Adjoins ancient woodland and Priority Habitat. Opposite Fore Wood (RSPB Nature Reserve, SSSI, Priority Habitat area, Ancient Woodland, Local Wildlife Site). Risk of surface water flooding within and adjacent to the site. Groundwater Source Protection Zone nearby. Partly within an Archaeological Notification Area.	Previously assessed	The site comprises a field with wooded edges, in between pockets of development. It forms part of a highly distinct section of open countryside, prominent in local views, and characteristic of the rolling landscape of the High Weald National Landscape. It is important to the rural setting of the village, including its historic core which lies to the south. It comprises an Early Post-Medieval (AD 1500 - AD 1599) fieldscape and falls largely within an Important Open Area as identified in the Neighbourhood Plan. Development at the scale considered through the HELAA would be harmful to the landscape and character of the National Landscape.	Unknown
CRO0008	Land west of Forewood Rise, Crowhurst	20.84	The site is within the High Weald National Landscape. Partly within Fore Wood (RSPB Nature Reserve, SSSI, Priority Habitat area, Ancient Woodland, Local Wildlife Site). Partly within Flood Zone 3 and a Groundwater Source Protection Zone. Areas at risk of surface water flooding. Contains Historic Field Boundaries. Partly within an Archaeological Notification Area. Contains Public Rights of Way.	Previously assessed	The site is a large area of open countryside comprising fields and woodland within the High Weald National Landscape and the Powdermill Stream Valley. It is important to the rural setting of the village, including its historic core. It is bound to the north by Fore Wood, which is ancient woodland and a Site of Special Scientific Interest (SSSI). There are Locally Important Views, identified in the Neighbourhood Plan, across the site. Development of the site would represent a harmful intrusion into the countryside and would impact on the landscape and the historic character of the National Landscape and the landscape setting of the village. In addition, the proximity of an area of ancient woodland and SSSI at Fore Wood, directly north of the site, mean that biodiversity impacts are also a concern.	Unknown
CRO0012	Land opposite Church, Crowhurst	0.30	The site is within the High Weald National Landscape. Risks of surface water flooding. Partly within an Archaeological Notification Area. Within a Neighbourhood Plan designated Important Open Area (CE1).	Assessed through the Neighbourhood Plan	The site comprises a small section of a larger field (CRO0007) on the northern side of Forewood Lane, lying just east of a short row of cottages. The topography is such that development would be on a higher level than the road and would be prominent in long views. Development in the eastern section in particular could harm the setting of the Grade I listed church to the south. The site is part of an Important Open Area identified in the Neighbourhood Plan. Development at the scale considered through the HELAA would impact on the character and landscape of the High Weald National Landscape and the rural setting of the village.	Unknown
CRO0014	Stonebridge Farm, Crowhurst	1.87	The site is close to the boundary of the High Weald National Landscape. Priority Habitat opposite. Surface water flooding risks nearby. One listed building nearby. Public Rights of Way within site. Within Strategic Gap.	Assessed through the Neighbourhood Plan	This is an isolated rural site accessed via a particularly narrow stretch of Breadsell Lane, adjacent to a historic farmstead and Grade II listed buildings. Its location means that residents would be wholly dependent on the private car for access to services and facilities, and it is an unsustainable location for additional residential development. Furthermore, the site is within the Strategic Gap between Battle/Bexhill/Crowhurst and Hastings and is adjacent to the High Weald National Landscape. Development at the scale considered through the HELAA would impact on the landscape and character of this rural area and the setting of the National Landscape.	Unknown

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CRO0016	Land at Ballards Hill, Crowhurst	0.41	The site is within the High Weald National Landscape. Close to areas of Priority Habitat. Risks of surface water flooding adjacent.	Assessed through the Neighbourhood Plan	The site forms part of an open field which slopes up from the road, of a wholly rural character and not well related to existing development. There are far reaching views to the north, including to the Grade I listed St Georges Church and the surrounding landscape. Development at the scale considered through the HELAA would harm the landscape and character of this rural area and the National Landscape. Furthermore, there are no adjoining or nearby footways to connect to local facilities and services meaning this is not a sustainable location.	Unknown
CRO0017	Furnace Cottage, Crowhurst	0.18	The site is within the High Weald National Landscape. Partly within Flood Zone 3 and risks of surface water flooding. Adjacent to a Grade II listed building and partly within an Archaeological Notification Area. Adjacent to the Strategic Gap and a designated Neighbourhood Plan Open Space.	Assessed through the Neighbourhood Plan	The site is a steeply sloping field with mature trees and hedges on its boundaries and a stream in its eastern section, characteristic of the High Weald. It lies within a relatively undeveloped open area between distinct sections of Crowhurst, and development would be out of keeping with the historic settlement pattern. Furthermore, to accommodate the level of development considered through the HELAA (minimum five dwellings) would require a high density, wholly out of keeping with adjoining development and would impact the setting of the adjacent Grade II listed dwelling to the north. Access is further constraint, there being no footway adjacent to the site.	Unknown
CRO0018	Church Meadow, Crowhurst	1.16	The site is within the High Weald National Landscape. Risks of surface water flooding. Adjacent to an Archaeological Notification Area. Contains Historic Field Boundary. Public Right of Way adjacent. Within a designated Neighbourhood Plan Important Open Area (CE1).	Assessed through the Neighbourhood Plan	The site forms part of a sloping field within a highly distinct and prominent section of open countryside in the High Weald National Landscape. It is important to the rural setting of the historic core of Crowhurst centred around the Grade I listed church to which the site is immediately adjacent. It is within a designated Crowhurst Neighbourhood Plan Important Open Area, and designated Neighbourhood Plan. Locally Important Views also exist across site. Development at the scale considered through the HELAA would harm the landscape and character of the National Landscape and the setting of the adjacent heritage assets.	Unknown
CRO0019	Field north of Pye Farm, Crowhurst	1.27	The site is within the High Weald National Landscape. Risks of surface water flooding. Historic Field Boundary. Listed buildings adjacent and nearby. Public Right of Way adjacent. Within the Strategic Gap.	Assessed through the Neighbourhood Plan	The site is a small field lying beyond the northern edge of Crowhurst village, within an area of strong rural character typified by scattered low density development. It is bounded by well-established trees which form historic field boundaries, and is viewed as part of the surrounding countryside. Its development at the scale considered through the HELAA would harm the landscape and character of the High Weald National Landscape. Furthermore, the site is poorly related to facilities and services in the village and there is no footway alongside the road. Any future residents are likely to be highly reliant on the use of the private car.	Unknown
CRO0023	Land adjacent to Forewood, Crowhurst	0.57	The site is within the High Weald National Landscape and an area of Fore Wood which is heavily constrained environmentally (RSPB Nature Reserve, SSSI, Priority Habitat, Ancient Woodland, Local Wildlife Site). Risks of surface water flooding adjacent to the site. In close proximity to a Groundwater Source Protection Zone.	Assessed through the Neighbourhood Plan	The site lies wholly within an area of Fore Wood which is heavily constrained environmentally, forming part of a RSPB Nature Reserve, SSSI, Ancient Woodland and Local Wildlife Site. Development here would be harmful to biodiversity, public open space and the landscape and character of the High Weald National Landscape, contrary to national planning policy.	Unknown

CRO0025	Hill House Farm, Crowhurst	1.41	The site is within the High Weald National Landscape. Risks of surface water flooding adjacent to the site along the lane. There are listed buildings nearby to the west.	Assessed through the Neighbourhood Plan	The site comprises a small section of a larger agricultural field in a rural location, west of Crowhurst village, within the High Weald National Landscape. It lies atop an exposed ridgeline with long views across the Powdermill Stream Valley to the north. Development here at the scale considered through the HELAA would be highly prominent and out of character with the rural surroundings, impacting the landscape and character of the countryside and the National Landscape. Furthermore, the site is poorly related to the limited services and facilities within Crowhurst village, there being no adjoining footway to provide access. Future residents would be highly reliant on the use of the private car and the location is not considered sustainable.	Unknown
CRO0028	Land north of Station, Crowhurst	1.62	The site is within the High Weald National Landscape. Ancient Woodland nearby. Risks of surface water flooding within the site. Adjacent to a Historic Field Boundary. Within the Strategic Gap. Public Right of Way adjacent.	Assessed through the Neighbourhood Plan	This is undeveloped land just north of the railway line. While it is close to the railway station, accessed by a footway, there is no direct vehicular access to a public highway. Even if an access could be achieved via adjoining land, it would be onto a narrow, winding lane with no footways. The site is of a rural character, containing woodland, grassland and a pond and it forms part of a medieval assart field pattern. Development here at the scale considered through the HELAA would impact the character and landscape of the High Weald National Landscape and cause harm to biodiversity. Furthermore, other than pedestrian access to the station, the site is poorly related to the limited services within the village and the location is not considered sustainable.	Unknown
CRO0029	Brakes Coppice, Crowhurst	5.94	The site is within the High Weald National Landscape. Ancient Woodland and Priority Habitat areas within the site. Contains area within Flood Zone 3 and at risk of surface water flooding. Historic Field Boundaries. Within the Strategic Gap. Public Right of Way adjacent to the site.	Assessed through the Neighbourhood Plan	This is a large rural site set in open countryside to the east of Crowhurst village, within the High Weald National Landscape. The northern part of the site comprises ancient woodland, and the southern section contains a clearing which is currently in use as a small holiday camping site. The redevelopment of the camping site for an alternative use would result in the loss of tourist accommodation, harming the rural economy. Furthermore, while this part of the site is relatively enclosed from wider views, it has a strong rural character, with important High Weald character components including ancient ghyll woodland, ponds and medieval field boundaries. Introducing new development at the scale considered through the HELAA would be harmful to the landscape and character of the National Landscape. The site is also remote from services and facilities and accessed via a long private track and the location is not considered sustainable.	Unknown
CRO0031	Crowhurst Park site two, Crowhurst	4.66	The site is within the High Weald National Landscape Priority Habitat within the site with Ancient Woodland nearby. Risks of surface water flooding within the site. Historic Field Boundary and Public Right of Way adjacent to the site. Within the Strategic Gap.	Assessed through the Neighbourhood Plan	The site is a field and area of woodland in the southern part of an established holiday caravan park. It has an extant planning permission for the siting of 49 holiday lodges, the development of which has commenced. The redevelopment of the site for an alternative use would result in the loss of holiday accommodation and would be harmful to the rural economy. Furthermore, an alternative use as considered through the HELAA would be out of keeping with the rural character of the location, and would impact on the landscape and character of the High Weald National Landscape and this part of the Strategic Gap between Bexhill, Battle, Crowhurst and Hastings. Additionally, other than limited facilities within the holiday caravan park, the site is remote from services and facilities in any settlement and the location is not considered sustainable for development considered through the HELAA.	Unknown
CRO0032	Crowhurst Park Site three, Crowhurst	0.13	The site falls within the High Weald National Landscape. Priority Habitat to the west. Risks of surface water flooding within the site. Listed building nearby, adjacent historic field boundaries. Public Right of Way adjacent. Within the Strategic Gap.	Assessed through the Neighbourhood Plan	This is a small site containing a pair of semi-detached cottages, to the west of an established holiday caravan park. The developable area is constrained by tree cover within the site and adjoining woodland, and it is unclear whether it could accommodate the level of development considered through the HELAA. In any event, the site occupies a rural and isolated location, remote from any settlement and, other than the limited services within the adjacent holiday park, distant to services and facilities. It does not represent a sustainable location for development. Furthermore, additional development here at the scale considered through the HELAA would be out of keeping with the rural	Unknown

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					character of the location and impact on the landscape and character of the High Weald National Landscape and the Strategic Gap between Bexhill, Battle, Crowhurst and Hastings.	
CRO0033	Crowhurst Park – Manor House, Crowhurst	0.19	The site falls within the High Weald National Landscape. Risks of surface water flooding within the site. There is a listed building on site. Within the Strategic Gap.	Assessed through the Neighbourhood Plan	This is a small site in the centre of an established holiday caravan park. It is wholly occupied by a Grade II listed building, used in connection with the holiday park use. Aside from conversion of the existing building, which is unavailable given its existing use, re-development of the site would require the demolition of the listed building, which would be contrary to national planning policy. Furthermore, the site's redevelopment for an alternative use as considered through the HELAA would be harmful to tourism and the rural economy.	Unknown
CRO0034	Land between Brakes Coppice and Christian Healing Centre, Crowhurst	2.35	The site is within the High Weald National Landscape Priority Habitat and Ancient Woodland are nearby. Historic Field Boundaries. Public Right of Way nearby. Risks of surface water flooding within the site. Within the Strategic Gap.	Assessed through the Neighbourhood Plan	The site is a historic field in the High Weald National Landscape, within open countryside to the east of Crowhurst village. It has a sloping topography and is exposed to views. It has historic field boundaries including established tree belts, and is a prominent feature in the High Weald landscape. Development here at the scale considered through the HELAA would be out of keeping with the rural character of the area and would impact on the landscape and character of the High Weald National Landscape. Furthermore, while the site is within walking distance of the railway station, there are no footways alongside the rural lanes and the site is otherwise remote from services and facilities, meaning future residents are likely to be largely car dependent and the site is not considered sustainably located.	Unknown
CRO0035	Land between Station Road and Fore Wood, Crowhurst	3.93	The site is within the High Weald National Landscape Adjacent to Ancient Woodland and Priority Habitat. Risks of surface water flooding within the site. Close to a Groundwater Source Protection Zone. Several listed buildings nearby.	Council search	This is a large site containing a residential property and some agricultural buildings, together with fields and an area of ancient woodland. In landscape terms the site is enclosed and could potentially accommodate some sensitive development in keeping with local character, subject to protection of the ancient woodland. However, access and accessibility are constraints, with vehicular access via a private track and narrow lane with no footways, and a lack of pedestrian connectivity to the limited services in the village. Furthermore, there is no evidence that the site is available.	Unknown
CRO0036	Land north of the railway line, Crowhurst	5.83	The site is within the High Weald National Landscape. Adjacent to Ancient Woodland and Priority Habitat. Risks of surface water flooding. Several listed buildings nearby and Historic Field Boundaries to the southeast. Adjacent to the Strategic Gap.	Council search	This site comprises a network of small fields to the east of low-density residential development in the northern part of Crowhurst village. It has a strong rural character, with mature tree boundaries within the site and an adjoining area of ancient woodland. Development at the scale considered through the HELAA would impact on rural character and the landscape of the High Weald National Landscape. Furthermore, the site is accessed via a narrow lane with no footways and is relatively remote from the limited services and facilities within the village and does not provide good opportunities for sustainable travel.	Unknown

CROWHURST - SOUTH

REJECTED SITES – Assessed as Currently Unsuitable/ Unavailable/ Unachievable

Site ID	Site Address	Site size (hectares)	Summary of Environmental Constraints	Site Identification	Site Assessment	Availability
CRO0005	Land at Florida, Woodlands Way, Crowhurst	0.21	The site adjoins the boundary of the High Weald National Landscape. Adjacent to Flood Zones 2 and 3 and area at risk of surface water flooding. Public Right of Way almost adjacent. Adjoins Strategic Gap and close to Combe Valley Countryside Park and Neighbourhood Plan designated Green Space.	Previously assessed	The site comprises a single dwelling set in a large curtilage. It is within the development boundary so if available, it could potentially come forward as windfall development. It was previously rejected through the SHLAA (2013) due to it being unavailable, relatively distant to services, having surface water flooding issues and potential highway safety concerns. There is no evidence that circumstances have changed since then and no evidence that the site is available.	Unknown
CRO0011	Land south of Catsfield Road, Crowhurst	45.02	The site is within the High Weald National Landscape. Adjacent to areas at risk of surface water flooding and 50 metres from Flood Zone 3. Close to an Archaeological Notification Area. Partly within Strategic Gap. Contains a public right of way.	Previously assessed	The site is a large area of countryside comprising a network of undulating fields and scattered woodland, open to far-reaching views. While not within the High Weald National Landscape, the site is adjacent to it and is important to its setting. It contains a number of High Weald features, such as listed farmsteads, areas of ancient woodland to the north and historic field boundaries. It also lies partly within the Strategic Gap between Crowhurst and Bexhill/ Hastings and the Combe Valley Countryside Park. Development of this site would impact on the landscape and rural character and the setting of the High Weald National Landscape. In addition, the site is isolated from the limited services in Crowhurst, and lacks connecting footways meaning that development would not be sustainably located.	Unknown
CRO0013	Land between Crouchers and Meadows, Crowhurst	0.74	The site is close to the boundary of the High Weald National Landscape. Opposite a Local Wildlife Site. Risks of surface water flooding. One Listed building nearby. Within Strategic Gap. Close to Combe Valley Countryside Park.	Assessed through the Neighbourhood Plan	The site comprises a small sloping field at the end of a stretch of ribbon development at the edge of Crowhurst village, within the Strategic Gap between Battle/Bexhill/Crowhurst and Hastings. While the landscape impacts of a small extension to the characteristic ribbon development may not be significant it would still be contrary to the strategic gap policy, and it is unclear if the site is large enough to accommodate the minimum level of development considered through the HELAA (five dwellings). Furthermore, the site is generally poorly related to the settlement, without a connecting footway and some distance from the limited services. The potential access point is close to a bend in the road which restricts visibility, and also a fast stretch of road, meaning that a safe access may not be achievable.	Unknown
CRO0020	Adams Farm, Crowhurst	5.93	The site contains Priority Habitat and there is a Local Wildlife site nearby. Small Areas at risk of surface water flooding. Watercourse and Flood Zone 3 on western boundary. Listed building within the site. Within the Strategic Gap and adjacent to the Combe Valley Countryside Park. Public Right of Way adjacent.	Assessed through the Neighbourhood Plan	The site is an area of fields and woodland north of Combe Valley Way, also containing a Grade II listed farmhouse and associated outbuildings and structures. It is within the Strategic Gap between Battle/Bexhill/Crowhurst and Hastings and is exposed within the open landscape of the Combe Valley. More intensive development here at the scale considered through the HELAA would be incongruous in the rural landscape, adversely impacting on the character of this area of countryside and resulting in the loss of mature trees and harm to biodiversity. Furthermore, the site is remote from any settlement and can only be accessed by a private track, consequently it is not appropriately sustainably located to accommodate any significant development.	Unknown

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CRO0022	Land next to Adams Farm track, Crowhurst	0.44	The site is close to the High Weald National Landscape. It is within a Local Wildlife Site and contains Priority Habitats. Risks of surface water flooding within the site. Within the Strategic Gap.	Assessed through the Neighbourhood Plan	The site comprises a narrow strip of woodland within a Local Wildlife Site. Development would necessitate significant removal of trees and would be harmful to biodiversity, and landscape character. Furthermore, the site is wholly rural and does not adjoin any settlement and is isolated from services and facilities. Any future residents are likely to be highly reliant on the use of the private car meaning the site is not sustainably located.	Unknown
CRO0024	Land at Decoy Farm, Crowhurst	0.39	The site is close to the High Weald National Landscape. Close to Priority Habitat, Ancient Woodland and a Local Wildlife Site. Within the Strategic Gap.	Assessed through the Neighbourhood Plan	The site comprises a section of a larger agricultural field in a rural location outside any settlement. It is exposed to views across the Combe Valley, and is located within the Strategic Gap between Bexhill/Battle/Crowhurst and Hastings. It lies just outside the boundary of the High Weald National Landscape, and given its topographical prominence, exposure and undeveloped nature, is important to its setting. Development here at the scale considered through the HELAA would impact the landscape and character of the surrounding countryside and the setting of the National Landscape. Furthermore, the site is remote from services and facilities, with no connecting footway to Crowhurst village. Future residents would be highly reliant on the use of the private car and the location is not considered sustainable.	Unknown
CRO0037	Land at Royal Oak Lane, Crowhurst	1.23	The site lies 90 metres from the boundary of the High Weald National Landscape. Priority Habitat nearby. Pond at risk of surface water flooding. Grade II* listed building and an Archaeological Notification Area to west. Adjacent to public footpath. Combe Valley Countryside Park 75 metres to the west. Within the Strategic Gap.	Assessed through the Neighbourhood Plan	This site comprises part of an agricultural field, in an elevated position to the west of Crowhurst village. It is contiguous with the wider countryside. Development here would be highly prominent in the landscape and would be harmful to the Strategic Gap between Bexhill, Battle, Crowhurst and Hastings. It would also impact on rural character and the setting of the High Weald National Landscape, which lies just to the north-west. The site also has significant access constraints and is poorly related to the limited services in the village.	Unknown
HAF0011	Land at Upper Wilting Farm (south), Crowhurst	73.93	Two areas of Ancient Woodland and Priority Habitat within the site and also a Site of Special Scientific Interest. Small areas within Flood Zones 2 and 3 and areas at risk of surface water flooding. Archaeological Notification Area and Grade II Listed Building in the north of the site. Within the Combe Valley Countryside Park and the Strategic Gap. Public footpath.	Hastings Borough Council-owned land	This is a large area of countryside, comprising a network of fields, tree belts, hedgerows and areas of ancient and deciduous woodland. It has significant environmental and heritage constraints. It is wholly within the Combe Valley Countryside Park and largely within the Strategic Gap between Bexhill, Battle, Crowhurst and Hastings. Large parts of the southern and central sections of the site are within the Combe Haven SSSI. The site has a strong rural character and is outside any settlement, physically separated from development in Hastings borough to the east by woodland, the railway track and main road. A Grade II listed building, which is itself sited within the grounds of a medieval farm complex lies to the north. The site is wholly unsuited to residential or business development at the scale considered through the HELAA due to the environmental constraints and unsustainable location. Its suitability for renewable energy development has been considered but the extent of environmental constraints, poor access, and its location within the Combe Valley Countryside Park makes the site unsuited for this too.	Potentially available
HAF0020	Land at Lower Wiltings Farm, Crowhurst	16.68	Ancient Woodland and Priority Habitat within and adjacent to the site. Marline Valley Woods SSSI, Local Wildlife Site and Local Nature Reserve lies just to the east. Areas within Flood Zone 2	Previously assessed	The site is a network of fields and small areas of woodland with a dwelling and agricultural buildings in the centre. While it lies just outside the High Weald National Landscape, it is characteristic of it, and residential or employment development here at the scale considered through the HELAA would impact its setting as well as the rural character and landscape of the locality. The site is also within the Strategic Gap between Bexhill, Battle, Crowhurst and Hastings and development would harm the openness of the area. The site also adjoins and contains areas of ancient woodland, which development	Unknown

			and 3, risks of surface water flooding. Within the Strategic Gap.		could adversely affect. Furthermore, the site is remote from Crowhurst village and there is no connecting footway, therefore it does not represent a sustainable location for development.	
HAF0022	Land at Upper Wilting Farm (north), Crowhurst Road, St Leonards on Sea	6.96	The site contains areas of Ancient Woodland and Priority Habitat. There are areas at risk of surface water flooding nearby. Within the Strategic Gap.	Hastings Borough Council-owned land	These are small areas of countryside just north of the A2690 Combe Valley Way, within the Strategic Gap between Bexhill, Battle, Crowhurst and Hastings. Significant portions of the site are covered with ancient and deciduous woodland which would not be suitable for development, any harm would be contrary to national planning policy. The field in the western section adjoins the main road and is steeply sloping while the field in the eastern section has a strong rural character. Development here at the scale considered through the HELAA would represent encroachment into a rural area and harm the openness of the area. Furthermore, the land is outside any settlement and unsuited to residential or commercial development due to its unsustainable location and environmental constraints. The ancient woodland and topography, together with the limited size of the site is also likely to make it unsuitable for renewable energy development.	Potentially available

FAIRLIGHT

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

Site ID	Site Address	Site size (hectares)	Summary of Environmental Constraints	Site Identification	Site Assessment	Availability	Development Potential	Anticipated Timescale for Development
FAI0001	Land east of Waites Lane, Fairlight Cove	3.24	The site is within the High Weald National Landscape. It is within the Fairlight and Pett Level Drainage Area and there are areas at risk of surface water flooding along the watercourse on the southern boundary. Priority Habitat lies to the south. A recent planning application and appeal at the site determined that it is also at risk of groundwater flooding due to naturally high groundwater levels.	Allocated site	The site is allocated for 30 dwellings and a doctor's surgery through Policy FAC2 of the DaSA Local Plan. It is currently subject to an undetermined outline planning application for up to 35 dwellings. It has also been subject to a dismissed appeal in 2022 for 43 dwellings, and through that planning application it was confirmed by the NHS that a new doctor's surgery is not needed in this location. The appeal failed due to conflict with the spatial strategy (the proposed number of dwellings exceeding the number allocated to the village through the Core Strategy), and subsequent harm to the High Weald National Landscape resulting from a denser scheme, and also because the sequential test had not been undertaken to demonstrate there were no more suitable sites available at a lower risk of groundwater flooding. The Inspector at the appeal also found that upgrades to the local drainage system would be required to accommodate foul water flows from the development but that this could have been dealt with by a condition requiring completion of the upgrades prior to the occupation of the development. Southern Water advised at the time of the appeal that the required upgrades would be funded through an infrastructure charge triggered by a planning permission. Consequently, the appeal decision did not rule out the potential suitability of the site for residential development in principle but found that the sequential test needs to be passed. The Inspector noted that the area identified for the doctor's surgery could accommodate around 4-5 modest homes and that it would be reasonable to interpret 'approximately 30 homes' as potentially meaning up to 35 homes. Therefore, with the omission of the doctor's surgery, there could be potential to increase the allocated housing number, or include an alternative community facility, subject to an assessment of local needs. Local concerns with the impact on the foul and surface water drainage systems are noted, however, the evidence suggests that the upgrades needed to serve the development could be secured. Therefore, subject to the carrying out of the sequential test in respect of groundwater flooding, the site remains potentially suitable for residential development. It should be noted that the current undetermined planning application includes information on the sequential test which is currently under consideration.	Potentially available	Residential/mixed-use: 30 dwellings and a community facility, or 35 dwellings	Within 5 years

REJECTED SITES – Assessed as Currently Unsuitable/ Unavailable/ Unachievable

Site ID	Site Address	Site size (hectares)	Summary of Environmental Constraints	Site Identification	Site Assessment	Availability
FAI0003	East part of field, land south of Pett Level Road, Fairlight Cove, Fairlight	9.59	The site is within the High Weald National Landscape. Deciduous Woodland Priority Habitat bounds the site to the south. It is within the Fairlight and Pett Level Drainage Area and there are areas at risk of surface water flooding along the watercourse on the southern boundary.	Planning application	This is a large, irregularly shaped fieldscape north-east of Fairlight Cove, bounded by Pett Level Road. It adjoins a site allocated for development through DaSA Local Plan Policy FAC2 (FAI0001). Together with the allocated site, this land has been subject to a site-specific landscape character assessment (2018), undertaken to support the DaSA Local Plan. This identified that, unlike site FAI0001 which is relatively enclosed, this section is historically open in character and has a strong visual and physical relationship with the surrounding countryside of the High Weald National Landscape. There are significant views across the area from sensitive public viewpoints nearby. It found that there would be little scope for development within this area, and required mitigation would not protect and enhance the National Landscape, as extensive woodland planting would not be in character. Consequently, the site is considered unsuitable for the level of development considered through the HELAA because development here would be harmful to the landscape and character of the National Landscape.	Unknown
FAI0004	Land rear of Red Roofs, Farley Way, Fairlight Cove	0.28	There are a number of trees subject to a Tree Preservation Orders within the site. It is within the Fairlight and Pett Level Drainage Area. There is a public footpath adjacent to the southern boundary.	Previously assessed	The site comprises an area of garden land, located between residential development on all sides. It is heavily treed and subject to a collective TPO. This is a significant constraint on the potentially developable area, meaning that the site could not accommodate the minimum level of development considered through the HELAA. Impacting the trees would be harmful to biodiversity and local character. There are also significant access constraints, the site being effectively land-locked, with third party land needed to create an access onto an unadopted road. The effect on the amenity of adjacent occupiers is a further concern. There is no evidence the site is available.	Unknown
FAI0005	Land at Broadlands, Fairlight Cove	0.95	There is an area of trees subject to a Tree Preservation Order along the southern boundary and areas of Deciduous Woodland Priority Habitat adjacent to the north, east and west boundaries. It is within the Fairlight and Pett Level Drainage Area.	Previously assessed	The site consists of three separate dwellings including one within a large curtilage. Access would be a significant constraint to additional development here, due to the approach being via a narrow track bounded by a collective TPO on both sides. Additionally, the site is bounded by Deciduous Woodland, a Priority Habitat, on three sides which would limit the developable area. The proximity of a stream to the north and the impact on the amenity of adjacent occupiers are further concerns. Furthermore, there is no evidence the site, which is likely to be in multiple ownerships, is available for redevelopment.	Unknown
FAI0006	Land at Seahome, Fairlight Cove	0.92	There is an area of Deciduous Woodland Priority Habitat in the south east corner and Ancient Woodland adjacent to the southern boundary. There Tree Preservation Orders on the south and west boundaries. It is within the Fairlight and Pett Level Drainage Area and the Fairlight and Hastings Strategic Gap.	Previously assessed	The site comprises an area of woodland at the rear of a dwelling which fronts Battery Hill. There is an area of Priority Habitat within the site, ancient ghyll woodland bounding the site to the south, and a collective TPO immediately adjacent to the western and southern boundaries. Development here would result in the loss of trees and harm to biodiversity. Furthermore, the site is within the Strategic Gap between Fairlight and Hastings, and is close to the High Weald National Landscape. Development at the scale considered through the HELAA would harm the integrity of the Strategic Gap and the setting of the National Landscape. The site is also distant from services and facilities, and its development would not support the promotion of sustainable transport options.	Unknown
FAI0007	Land rear of Sea Breeze, Battery Hill, Fairlight	0.92	There is an area of Deciduous Woodland Priority Habitat adjacent to the western boundary. It is within the Fairlight and Pett Level Drainage Area. It is within the Fairlight and Hastings Strategic Gap.	Previously assessed	The site comprises woodland and garden plots, bordered by dwellings on three sides. It is almost wholly covered by trees and is adjacent to an area of Priority Habitat which links to nearby ancient woodland. Development here would be harmful to trees and biodiversity. Furthermore, the site is within the Strategic Gap between Fairlight and Hastings, and is close to the High Weald National Landscape. Development at the scale considered through the HELAA would harm the integrity of the Strategic Gap and the setting of the National Landscape. The site is also distant from services and facilities, and it would not support the promotion of sustainable transport options. Access and multiple land ownerships would be further constraints.	Unknown

CHAPTER 2 – SOUTHERN ROTHER AND THE HASTINGS FRINGES

FAI008	Warren Farm, Commanders Walk, Fairlight Cove	0.31	The site is within the High Weald National Landscape. It is within the Fairlight and Pett Level Drainage Area and there are minor areas at risk of surface water flooding in the south. It is within the Fairlight and Hastings Strategic Gap.	Previously assessed	The site comprises a small section of a larger field at the rear of residential development along Fyrs Way. Its development with 5 dwellings would be out of character with the prevailing character and density in the area. It is within the High Weald National Landscape and the Strategic Gap between Fairlight and Hastings, designated to protect the inherent openness of this section of landscape, recognising its vulnerability to incremental development along the western boundary of Fairlight Cove. Development of this site at the scale considered through the HELAA would represent an encroachment into this sensitive and distinct section of open countryside, impacting on the landscape and character of the National Landscape. Access is a further constraint.	Unknown
FAI009	Land at Churchfields, Fairlight	1.49	The site is within the High Weald National Landscape. It is adjacent to Ancient Woodland and Deciduous Woodland Priority Habitat. It is within the Fairlight and Pett Level Drainage Area and there are areas at risk of surface water flooding adjacent. A Grade II listed building is to the north.	Previously assessed	The site comprises a sloping field and detached dwelling on the eastern side of a narrow, winding lane. It is within the High Weald National Landscape and has a strong rural character, prominent in the landscape with far-reaching views to the north and north east. Development here at the scale considered through the HELAA would represent an encroachment into the countryside, impacting on the landscape and character of the National Landscape. Furthermore, it is not a sustainable location for additional development, being detached from any settlement and with no connecting footway. Access, highway safety and the effects on the adjoining ancient woodland and the setting of the adjacent listed building are further constraints.	Unknown
FAI0010	Land on Pett Level Road, NE of Sewage Works, Fairlight	0.25	The site is within the High Weald National Landscape. It is within the Fairlight and Pett Level Drainage Area and there are areas at risk of surface water flooding. It has historic field boundaries.	Previously assessed	The site comprises a narrow strip of Highway land adjacent to the road. It is within open countryside, in an isolated location. Development here at the scale considered through the HELAA would be highly prominent and obtrusive, impacting the landscape and character of the High Weald National Landscape. Additionally, the site is not a sustainable location for development, being detached from any settlement and with no connecting footway. The gradient and geometry of the site would also severely limit any development potential.	Unknown
FAI0011	Field at Warren Farm, Commanders Walk, Fairlight Cove	2.30	The site is within the High Weald National Landscape. Adjacent to Ancient Woodland and Priority Habitat, also TPO. Within the Fairlight and Pett Level Drainage Area. Minor areas at risk of surface water flooding. Adjoining historic field boundaries. Archaeological Notification Area nearby. Within the Strategic Gap.	Council search	The site comprises an open field on the western edge of Fairlight Cove, containing one detached dwelling. It is within the High Weald National Landscape, and forms part of the Strategic Gap between Fairlight and Hastings, which recognises the inherent openness of this section of landscape and its vulnerability to incremental development. Development of this site at the scale considered through the HELAA would represent a significant encroachment into this sensitive and distinct section of open countryside, harming the integrity of the Strategic Gap and impacting the landscape and character of the National Landscape. Access is a further constraint.	Unknown
FAI0012	Land north-east of Briar Close, Fairlight Cove	1.03	The site is within the High Weald National Landscape. There are Deciduous Woodland Priority Habitats adjacent and an area subject to a Tree Preservation Order. It is within the Fairlight and Pett Level Drainage Area and there are areas at risk of surface water flooding.	Council search	The site comprises a field enclosed by residential development to the south and west, and by deciduous woodland, a Priority Habitat, to the north and east. It is within the High Weald National Landscape and bounded by a collective TPO to the east. Access is a significant constraint which means the site is not suitable for the level of development considered through the HELAA. The site is approached via long, narrow, unadopted lanes unsuited to the level of additional traffic that would be associated with a development of this scale. Furthermore, the site's position on the edge of the settlement makes it relatively remote from services and facilities, with very limited sustainable transport options. Development of this open field, which is a probable early post-medieval fieldscape, would also impact the character of the National Landscape. The impact on the amenity of adjoining occupiers and the effect on adjoining Priority Habitat and protected trees are additional concerns. The landowner has also confirmed the site is not available for development.	Not available
FAI0013	Land west of Friar's Bank, Friar's Hill	0.80	The site is within the High Weald National Landscape. Adjacent to ancient woodland and Priority Habitat. Within the Fairlight and	Council search	This is a very steep and well treed site between Pett and Guestling settlements, although within Fairlight parish. It is read as part of the countryside, and is prominent within the open landscape of the High Weald National Landscape to the south and east. The wholly rural character of the site is important for the setting of the two public footpaths which bisect the site. Development here at the scale considered	Unknown

			Pett Level Drainage Area. Historic field boundary. Two grade II listed dwellings nearby, across the road. The site is bisected by two Public Rights of Way.		through the HELAA, which would involve the removal of mature trees, would impact on the landscape and character of the National Landscape. In addition, the site is remote, and has no footway access to local facilities and services and is not a sustainable location for additional development of this scale.	
FAI0014	Land to the north of Warren Road, Fairlight	3.98	The site is within the High Weald National Landscape and adjacent to deciduous woodland Priority Habitat. Within the Fairlight and Pett Level Drainage Area. There is a public right of way adjacent. It is within the Fairlight and Hastings Strategic Gap.	Council search	The site comprises fields east of Fairlight village. It is within the National Landscape and the Strategic Gap between Fairlight and Hastings, designated to protect this area of open countryside that is sensitive to incremental encroachment from development. The site is topographically prominent to the south-east, from which it is subject to far-reaching views, and effectively forms part of this coastal part of the National Landscape which extends to the south. Its development at the scale considered through the HELAA would be a significant encroachment into this sensitive and distinct section of open countryside, and would impact on the landscape and character of the National Landscape and the integrity of the strategic gap.	Unknown
FAI0015	Land north of Battery Hill, Fairlight	1.00	The site is within the High Weald National Landscape and the Fairlight and Pett Level Drainage Area. It has historic field boundaries. A Grade II listed building lies 70 metres to the west. The site lies just opposite the Fairlight and Hastings Strategic Gap which covers land on the opposite side of the road. A public footpath lies just north and west of the site.	Submitted site	The site is a tree-bound field north of Battery Hill. It forms part of a medieval assart field system within the High Weald National Landscape and is steeply sloping to the east, allowing long views over the countryside to the north and south-east. Development here at the scale considered through the HELAA, together with the formation of a new access in the steep roadside bank, would result in the loss of trees and vegetation, harming biodiversity. This land, to the north of Battery Hill, is not within a settlement and forms part of the countryside. Development at the scale considered would be out of keeping with the settlement pattern and would impact on the character and landscape of the High Weald National Landscape. Achieving a safe vehicular access and the lack of a pedestrian footway are further constraints. Without a footway, the site would be isolated and would not encourage walking, thereby leaving new residents highly reliant on the private car for most journeys.	Potentially available
FAI0016	Guestling Telephone Exchange, Pett Road, Friars Hill, Guestling	0.32	The site is within the High Weald National Landscape and the Fairlight and Pett Level Drainage Area. Its eastern boundary is formed by an area of ancient woodland.	Submitted site	The site is a part-brownfield site containing a former telephone exchange. It is located to the south of, and has access onto Pett Road, in an area of rural character consisting of low-density residential development alongside fields and areas of woodland, typical of the High Weald National Landscape. Development within the site is currently screened from the road by a thick tree screen, but the sloping fields outside the site are exposed in views from the south across the countryside. The site's outer areas are formed by dense tree cover that links to adjacent ancient woodland, which significantly reduces any potential developable area of the site, having regard to the need to retain a buffer to the ancient woodland. The removal of trees to accommodate the level of development considered through the HELAA would be harmful to biodiversity and the rural character of the area. Having regard to the developable area, development here at the scale considered through the HELAA would be at a density out of character with the local area. Furthermore, there is no adjacent footway, and there are very few nearby services and facilities. The site is therefore an unsustainable location for additional development at the scale considered, in terms of transport and safe pedestrian access.	Potentially available

CHAPTER 2 – SOUTHERN ROTHER AND THE HASTINGS FRINGES

GUESTLING – HASTINGS FRINGES

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

Site ID	Site Address	Site size (hectares)	Summary of Environmental Constraints	Site Identification	Site Assessment	Development Potential	Anticipated Timescale for Development
HAF0001	Land north of A265, Ivyhouse Lane, Hastings	1.10	The site is within the High National Landscape. Priority Habitat is nearby. Parts of the site are at risk of surface water flooding. There are historic field boundaries.	Allocated site	The site is allocated for 1,800sqm of employment floorspace through Policy HAS3 of the DaSA Local Plan. It forms part of an existing joint employment allocation with Hastings Borough Council in that it adjoins a larger area of land, within Hastings borough, that is allocated through the Hastings Local Plan for employment purposes. Evidence from the latest Housing and Economic Development Needs Assessment (2024) shows that the level of employment floorspace within Rother can be increased from the 1,800sqm currently allocated.	Employment floorspace: 3,300sqm	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)	Summary of Environmental Constraints	Site Identification	Site Assessment	Availability	Estimated Development Potential	Anticipated Timescale for Development
HAF0026	Brackendale, Rock Lane, Hastings	1.72	The site is within the High Weald National Landscape. A small area at risk of surface water flooding enters the site to the north.	Submitted site	The site comprises a single residential dwelling within a large plot, adjacent to the development boundary. The eastern half of the site lies within Hastings Borough, the access and western half are within Rother. It adjoins a 20th century housing estate to the south and is within 1km of shops and services at Ore, in Hastings, which can be reached via footways. The site is reasonably sustainably located and initial Highway Authority comments suggest that a suitable access could potentially be achieved. A pedestrian access eastwards to link with Rye Road would enhance its sustainability credentials. In landscape terms, the site slopes up from Rock Lane and there is a significant tree belt on the roadside boundary. While the site is within the National Landscape, it is reasonably well screened from long views by the tall boundary trees, but development here would in any event be viewed against a backdrop of the adjoining medium-high density development on the edge of Hastings. In principle it is considered suitable for additional residential development, subject to the retention of boundary trees and a landscaper buffer to the east. The estimated capacity of the site is based on the site area within Rother district only.	Potentially available	Residential: 20 dwellings	Within 5 years

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

REJECTED SITES – Assessed as Currently Unsuitable/ Unavailable/ Unachievable

Site ID	Site Address	Site size (hectares)	Summary of Environmental Constraints	Site Identification	Site Assessment	Availability
HAF0006	Land at Rock Lane (opposite Austen Way), Guestling	0.44	The northern area of the site is within the High Weald National Landscape. The south and eastern (frontage) areas of the site are subject to a TPO. The entrance of the site is at risk of surface water flooding. There is a listed building adjacent.	Planning application	The site forms a small section of a larger open field which extends to the west, on the edge of the High Weald National Landscape. It is exposed to views from the west and is characteristic of the National Landscape, consisting of open scrubland within a small valley. It has significant tree and scrub cover and protected trees on two boundaries. It lies within the Rock Lane Urban Fringe Management Area, designated in the Local Plan as an area of multifunctional green space that provides a buffer between town and countryside, where development which would harm the openness of the Area, or its significance and value to the local community, will be resisted. Development here at the scale considered through the HELAA would be contrary to the designation and would harm the distinctive landscape character and the setting of the National Landscape. The impact on trees, including protected trees and the subsequent effect on biodiversity and landscape character are further constraints.	Unknown
HAF0008	Land adjacent to Capricorn, Chown's Hill Road	2.43	The site is within the High Weald National Landscape and is covered by a Tree Preservation Order.	Previously assessed	This is a steeply sloping field occupying a relatively prominent position alongside Chowns Hill, immediately north-west of Hastings Cemetery. It is exposed to views to and from the High Weald landscape to the north. Development at the scale considered through the HELAA would harm the rural character of Chowns Hill, and protected trees within the site. It would also erode the buffer between the urban edge of Hastings and the wider countryside, currently provided by the cemetery and adjoining open land, impacting on the landscape and character of the National Landscape. Access and accessibility are further constraints, with the site adjoining a narrow lane with no footways.	Unknown
HAF0010	Land adjacent to Rock Lane, Hastings	2.43	The site is within the High Weald National Landscape. An area of ancient woodland and Priority Habitat adjoins the site to the north-west. There are areas at risk of surface water flooding.	Previously assessed	The site is a field at the rear of residential development fronting Rock Lane. It functions as a transition between the hard edge of Hastings and the countryside to the north. It also functions as a green space that serves residents in the local area, and has been secured as recreation land and for biodiversity enhancements as part of the adjacent, recently constructed housing development. Consequently, it is not available for development. Furthermore, the site is within the Rock Lane Urban Fringe Management Area, designated in the Local Plan as an area of multifunctional green space that provides a buffer between town and countryside, where development which would harm the openness of the Area, or its significance and value to the local community, will be resisted. The retention of this land for public recreation and biodiversity is an important aspect of the Management Area, and development here would be contrary to the designation.	Not available
HAF0012	Land at Rock Lane, Guestling	13.00	The site is within the High Weald National Landscape. There are areas of ancient woodland and Priority Habitat adjoining and within the site. Areas at risk of surface water flooding. Historic field boundaries. A public right of way runs adjacent to the north.	Previously assessed	The site is a large, sloping open field on the edge of the High Weald National Landscape. It is exposed to views from the west and is characteristic of the National Landscape, consisting of open scrubland within a small valley. It lies within the Rock Lane Urban Fringe Management Area, designated in the Local Plan as an area of multifunctional green space that provides a buffer between town and countryside, where development which would harm the openness of the Area, or its significance and value to the local community, will be resisted. The designation seeks to increase the accessibility of the area as a recreational area, as well as improve its landscape management in view of its capacity as a landscape buffer to the wider National Landscape. Development here at the scale considered through the HELAA would be contrary to the designation and would harm the distinctive landscape character.	Unknown
HAF0014	Land adjacent to Millward Gardens, Batchelors Bump	0.81	The site is within the High Weald National Landscape and partly within the Fairlight and Pett Level	Submitted site	The site comprises agricultural land including several buildings and some hard-standing. It occupies a ridgeway position within the High Weald National Landscape, north-east of Hastings. Due to its high position, the site is exposed to far-reaching views from the west. It fronts a section of Winchelsea Road (A259) which is characterised by low-density, scattered ribbon	Potentially available

CHAPTER 2 – SOUTHERN ROTHER AND THE HASTINGS FRINGES

			Drainage Area. There are historic field boundaries.		development interspersed with wooded and open gaps. Development at the scale considered through the HELAA would represent higher density development than the surroundings, out of keeping with the local character. It would have a harmful and urbanising impact, visible in long views. The site's prominence in the countryside means that development would impact on the National Landscape and the rural setting of Hastings which is drawn from the open countryside that surrounds it.	
HAF0015	Land west of Winchelsea Road, Batchelors Bump	25.49	The site is largely within the High Weald National Landscape. Contains ancient woodland and Priority Habitat. Risk of surface water flooding. Partly within the Fairlight and Pett Level Drainage Area. Historic field boundaries. Public right of way adjacent.	Previously assessed	This is a large open area, north of Hastings, consisting of a patchwork of small fields interspersed with wooded shaws and tree belts, including ancient woodland, largely within the High Weald National Landscape. It slopes down from the A259 to the west, and its prominence, size, and topography mean that it is exposed to far-reaching views. Development here at the scale considered through the HELAA would appear as an intrusion into a rural area and be harmful to the landscape and character of the High Weald National Landscape and to the landscape setting of Hastings.	Unknown
HAF0017	Land at Beechwood, Chowns Hill	2.53	The site is within the High Weald National Landscape. An area of ancient woodland and Priority Habitat adjoins the site to the north-east and extends into the site.	Submitted site	The site comprises a residential curtilage and adjoining undeveloped land and woodland, including ancient woodland. It has a steep topography, rising from Chowns Hill up to the edge of Hastings cemetery. While it is screened by vegetation in immediate views, due to its topography, the southern section in particular is exposed to far-reaching views to the north-east, and this exposure would be increased during winter months. Development here at the scale considered through the HELAA would be contrary to the scattered settlement pattern and would impact the rural character of the local area, including the buffer provided by the cemetery and adjoining open land between the urban edge of Hastings and the wider countryside. Due to the prominence of the site there would also be an impact on the landscape and character of the High Weald National Landscape. Effects on the biodiversity value of the site and the ancient woodland that extends into the site are further constraints. There are also concerns with regard to the sustainability of the site, achieving a safe access including pedestrian access, it being over 500 metres walking distance from The Ridge in Hastings and located on a narrow, winding section of Chowns Hill with no footway. Whilst permission has been granted on part of the site for three dwellings, it is still considered that development of the whole site at the scale considered through the HELAA would unacceptably impact the rural character of the local area.	Potentially available
HAF0018	Land north of employment allocation, A265, Ivyhouse Lane	4.22	The site is within the High Weald National Landscape. It adjoins areas of Priority Habitat and an area of ancient woodland to the north. There are historic field boundaries and areas at risk of surface water flooding.	Submitted site	This is a large area of woodland/ scrubland adjacent to the district's boundary with Hastings borough. It does not adjoin a highway and would need to be accessed through adjoining land, within Hastings, via Ivyhouse Lane. It is adjacent to land currently allocated for employment development through both the Rother and Hastings Local Plans (site HAF0001). However, this land forms part of the Rock Lane Urban Fringe Management Area, designated in the DaSA Local Plan as an area of multifunctional green space that provides a buffer between town and countryside. The designation seeks to increase the accessibility of the area for public recreation, as well as improve its landscape management. Development here would be contrary to the designation and would harm the distinctive landscape character. Accessibility and impact on habitats are further constraints.	Potentially available
HAF0031	Land north of Chown's Hill, Hastings	0.68	The site is within the High Weald National Landscape. It contains deciduous woodland Priority habitat and is close to ancient woodland. Adjacent to collective TPO to the south- west. Slight surface water flood risk adjacent.	Council search	The site is a field at the rear of residential properties on the northern side of Chowns Hill. It is exposed in the landscape, with long views across the National Landscape countryside to the north-west. Development here at the scale considered through the HELAA would appear prominent in views and would impact the landscape and character of the High Weald National Landscape. It would also be out of keeping with the scattered settlement pattern and the rural character of the local area. There are also concerns with regard to the sustainability of the site, achieving a safe access including pedestrian access, it being over 500 metres walking distance	Unknown

					from The Ridge in Hastings and located on a narrow, winding section of Chowns Hill with no footway.	
HAF0033	Land at Oak Side Farm, Rock Lane, Guestling	6.02	The site is within the High Weald National Landscape. Ancient Woodland and Deciduous Woodland Priority Habitats are present inside the southern/southeastern boundary as well as adjacent to the northern boundary. There are areas at risk from surface water flooding to the south and east. The site contains a historic field boundary to the north west. There is a Public Right of Way through the middle of the site.	Submitted site	The site is largely a grazed field which also contains an existing dwelling and sand school fronting Rock Lane. It slopes downwards away from Rock Lane and is open to exposed views to the west across the High Weald National Landscape as the site sits within a valley. It lies within the Rock Lane Urban Fringe Management Area, designated in the Local Plan as an area of multifunctional green space that provides a buffer between town and countryside, where development which would harm the openness of the Area, or its significance and value to the local community, will be resisted. The designation seeks to increase the accessibility of the area as a recreational area, as well as improve its landscape management in view of its capacity as a landscape buffer to the wider HWNL. Development of the whole site would be contrary to the designation and would harm the distinctive landscape character. A smaller site area including land fronting the road only has also been put forward, however, development on this section would also appear prominent in the landscape and does not overcome the policy designation that seeks to provide a buffer between town and countryside.	Potentially available

CHAPTER 2 – SOUTHERN ROTHER AND THE HASTINGS FRINGES

GUESTLING – GUESTLING GREEN

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

Site ID	Site Address	Site size (hectares)	Summary of Environmental Constraints	Site Identification	Site Assessment	Availability	Estimated Development Potential	Anticipated Timescale for Development
GUE0012	Wild Meadows, Chapel Lane, Guestling Green	1.58	The site is within the High Weald National Landscape. Areas of the site in the northwest are at risk from surface water flooding. There is a Grade II listed building across Chapel Lane to the south. Public Right of Way runs through the site from east to west.	Submitted site	The site comprises a small paddock, sand school, parking area and ancillary buildings. It lies on the northern side of Chapel Lane, just east of a residential cul-de-sac and west of a former highways depot, now in business use. In landscape terms the site is relatively enclosed and could offer an opportunity for a small extension to the built form of the village, within walking distance of the primary school and bus services to Hastings and Rye. There are constraints, including the impact of a new access on the rural character of the lane, and the narrow and winding nature of Chapel Lane and its lack of footways. Furthermore, the eastern part of the site has been subject to a recent outline planning application for four dwellings which was dismissed at appeal due to its location outside the development boundary, landscape harm due to the elevated position and encroachment into the countryside. However, with a larger site area these issues could potentially be overcome through an appropriate site layout and design including a strong landscape buffer to the wider countryside. Initial Highway Authority comments suggest that an appropriate access could potentially be achieved but that any diversion of the public right of way within the site would require consent.	Potentially available	Residential: 20 dwellings	Within 5 years
GUE0013	Guestling Highways Depot, Guestling Green	0.44	The site is within the High Weald National Landscape. An area at risk of surface water flooding lies to the south. There are listed buildings nearby.	Previously assessed	This is a brownfield site, a former County Council Highways Depot now used as a depot by a private company. It is well screened from the surrounding landscape and it could therefore be suitable for a small scale residential development. While its re-use for employment purposes could be considered, in line with Local Plan policies that seek to retain such uses, in this case the site is not ideally located for business use due to its limited size, access via a narrow lane and adjoining sensitive uses. Furthermore, the existing depot use is limited in terms of its employment potential.	Potentially available	Residential: 8 dwellings	Within 15 years

REJECTED SITES – Assessed as Currently Unsuitable/ Unavailable/ Unachievable

Site ID	Site Address	Site size (hectares)	Summary of Environmental Constraints	Site Identification	Site Assessment	Availability
GUE0004	Land at Mount Pleasant Farm, Guestling	9.74	This site is within the High Weald National Landscape. Adjacent to ancient woodland and Priority Habitat. Some risk of surface water flooding. Historic field	Previously assessed	This is a large, sloping site comprising fields within the High Weald National Landscape, which adjoins ancient and ghyll woodland. While it is just east of the A259 trunk road and close to the small settlement of Guestling Green, it is of a rural character and provides an important gap between Guestling Green and linear development on Friars Hill. Development of the site would be out of scale with the small-scale development characteristic of the area, and harmful to rural	Unknown

			boundaries and adjacent listed buildings. Historic landfill site within the centre of the site. Public right of way adjacent.		character. Furthermore, the size, topography, and orientation of the site means that it is exposed to far-reaching views to the north and east. Development at the scale considered through the HELAA would impact the landscape and character of the National Landscape.	
GUE0005	Land at Vine Cottage, Guestling	0.75	This site is within the High Weald National Landscape. Adjacent to ancient woodland and Priority Habitat. Historic field boundary. Public right of way on boundary.	Previously assessed	The site comprises a large residential curtilage containing a dwelling, outbuildings and gardens, accessed from the A259 trunk road. There is no evidence the site is available for redevelopment. In any event, it has constraints: being relatively isolated, some 340 metres from the small settlement of Guestling Green which has only a limited range of services; having access constraints; and being exposed to views from the north. Overall, the site is not considered suitable for an intensification of development at the scale considered through the HELAA as this would impact the rural character of the area and the landscape of the High Weald National Landscape.	Unknown
GUE0006	Land rear of Guestling Bradshaw Primary School	1.03	The site is within the High Weald National Landscape. There are historic field boundaries. Public right of way adjacent.	Previously assessed	The site occupies part of a field at the rear of the Primary School. It has long views westwards across the countryside of the High Weald National Landscape. Development here at the scale considered through the HELAA would be out of keeping with the largely linear settlement pattern and impact the rural setting of the village and the landscape and character of the National Landscape. Achieving a safe access onto the A259 trunk road is also likely to be a constraint.	Unknown
GUE0010	Land at Fairview, Pett	0.92	This site is within the High Weald National Landscape. Some risk of surface water flooding. Partly within the Fairlight and Pett Level Drainage Area. Historic field boundaries lie to the north-west.	Council-owned land	This is an enclosed field with access from Pett Road, bordered by residential development. In landscape terms, the site is well screened from the wider and immediate landscape, and sits within a developed area, although it does form part of a post medieval fieldscape and an historic field boundary lies to the north. Nevertheless, it is likely that some development could be accommodated without undue harm to the landscape or character of the High Weald National Landscape. However, the sustainability of the location and accessibility is an issue. While there is a not insignificant amount of housing in the settlement, there are very few services, and no continuous footway to village amenities including bus stops. To access the limited services in Pett requires walking mainly in the carriageway. While a footway outside the site could potentially be provided this would still not provide a continuous link. Future residents would be car dependent for most services.	Potentially available
GUE0011	Field within the north of Mount Pleasant Farm, Guestling Green	0.71	The site is within the High Weald National Landscape. Adjacent to two Grade II listed buildings to the west of the site, as well as a number of Grade II listed buildings to the north-west.	Council search	The site comprises a small field in the northern corner of a much larger field, between the A259 and Chapel Lane. While the larger field (separately assessed as site GUE0004) is open and exposed within the wider landscape, this smaller site has residential development on two sides and is better screened, meaning the landscape impact of development would be less than with the larger site. However, the site contains a large electricity pylon and is crossed by overhead power lines, which would be a significant constraint to development. Furthermore, the access onto Chapel Lane is steep and constrained, and the lane itself is narrow and winding with no footways and not suited to an increase in traffic.	Unknown
GUE0014	Land to the west of Guestling Green Cottages	0.81	The site is within the High Weald National Landscape. Adjacent to an area of ancient and deciduous woodland to the south and west, which is also covered by a collective TPO.	Council search	The site comprises two fields at the rear of roadside development alongside the A259. Long views can be gained to the National Landscape countryside to the west. Although at the edge of the settlement, the site is of a rural character with adjoining farm buildings and mature trees on the field boundaries, and development at the scale considered through the HELAA would be harmful to the rural setting of the village. Development would also be out of character with the settlement pattern which is largely ribbon development. The only potential access point would appear to be via a private narrow lane which is also a public right of way and provides access to the farm. Services within Guestling Green are limited, although the primary school and bus stops are nearby.	Unknown
GUE0018	Land opposite Primary School, Guestling Green	1.73	The site is within the High Weald National Landscape. Small area at risk from surface water flooding.	Council search	The site forms part of a large field just north-east of the small settlement of Guestling Green. The landscape is undulating and there are long views across the countryside to the east. Given the openness of the site and lack of screening, development at the scale considered through the	Unknown

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			Historic field boundaries and listed buildings nearby. Public Right of Way.		HELAA would be highly visible within the wider landscape of the High Weald National Landscape and would be out of keeping with the historic settlement pattern and the setting of the village. It would also impact the setting of the adjacent listed buildings to the south.	
GUE0021	Land South of Guestling Hall, Bachelor's Bump	0.82	The site is within the High Weald National Landscape and adjacent to Priority Habitat. There is an historic field boundary and a grade II listed building adjacent.	Submitted site	This is a field on the western side of the A259 Winchelsea Road. It appears to be in agricultural/small-holding type use. In landscape terms the site is fairly well screened and is close to existing development to the south (a public house). However aside from this, there are few services nearby and development would be out of keeping with the historic settlement pattern and in a relatively unsustainable location. Furthermore, initial comments from National Highways state that the existing access is not suitable to accommodate new development and the required visibility splays cannot be achieved and therefore no safe access can be achieved.	Potentially available
GUE0022	Land between Winchelsea Road and Friar's Hill, Bachelor's Bump	1.12	The site is within the High Weald National Landscape. There are historic field boundaries and a Listed Building nearby. Two Public Rights of Way run through the site.	Council search	The site is a field just north of linear development on Friars Hill, adjacent to the A259 trunk road. Due to its ridgeway location and open, sloping nature, it is prominent within the landscape and exposed to far reaching views. Development at the scale considered through the HELAA would appear as an intrusion into the countryside, harming the landscape and character of the High Weald National Landscape. Furthermore, there are few services nearby and development would be in a relatively unsustainable location. Achieving a safe access would be a further constraint.	Unknown
GUE0023	Land north of Friar's Hill, Bachelor's Bump	1.14	The site is within the High Weald National Landscape and adjacent to ancient woodland and Priority Habitat. A Public Right of Way runs along the north-western boundary.	Council search	This is a sloping, linear field on the northern side of Friars Hill, including ancient woodland to the north. Its undeveloped nature, and mature roadside hedge are important to the rural character of the area, and its development at the scale considered through the HELAA would harm the landscape and character of the High Weald National Landscape. Furthermore, the site is relatively isolated, with few services in walking distance, and there is no footway on Friars Hill to allow access to services. For these reasons the site is not a sustainable location for additional residential development.	Unknown
GUE0025	Field at White Hart Hill, Guestling	1.97	The site is within the High Weald National Landscape and adjacent to ancient woodland and Priority Habitat. Small area at risk from surface water flooding. The site forms an historic field boundary. Part of the site in the north-east corner overlaps with a historic landfill site. A Public Right of Way is adjacent to the southern boundary.	Submitted site	The site is an agricultural field between Hastings and Guestling adjoining and accessed from the A259 trunk road. It is within the High Weald National Landscape and forms part of a network of Medieval Assarts. There is a significant level of Ancient Woodland adjacent to the western boundary which also partly bounds the northern border. This does provide relatively good screening of the site from the wider landscape but gaps in the woodland on the northern border exposes the site to longer views towards Guestling Green and the open countryside. The site is relatively isolated and is approximately 300m from the small settlement of Guestling Green which has only a limited range of services, though there are footways on this side of the A259. The site is not considered suitable for development as this would impact the rural character of the area and the landscape of the High Weald National Landscape. Initial comments from National Highways suggest that the existing farm access (which may be in third party ownership) could potentially be utilised subject to the necessary visibility splays being achieved and the potential need to reduce the speed limit on this stretch of road.	Potentially available
GUE0026	Land behind the White Hart Beefeater, Winchelsea Road, Guestling	6.11	The site is within the High Weald National Landscape. The northern part of site contains Ancient Woodland and Priority Habitat, as does a small area in the south. Further Priority Habitats are adjacent to the western and southern boundaries. Small parts of site are at risk from surface water flooding. The current access to site is adjacent to Fairlight and	Submitted site	The site is an agricultural greenfield site on the western side of the A259 Winchelsea Road. The field is exposed to long views into the High Weald National Landscape and development here would be out of keeping with the historic settlement pattern representing major encroachment into the countryside. In addition, development would impact the Medieval Assart fieldscape. Furthermore, it is unclear how the site would be accessed as the existing access is over third party land and initial comments from National Highways for the adjacent site GUE0021 state the existing access to the north of the public house is not suitable to accommodate new development.	Potentially available

			Pett Level Drainage Area. Site contains historic field boundaries. Adjacent to a Grade II Listed Building to the east. A Public Right of Way runs across the site in the north.			
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CHAPTER 2 – SOUTHERN ROTHER AND THE HASTINGS FRINGES

GUESTLING – THREE OAKS AND GUESTLING THORN

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

Site ID	Site Address	Site size (hectares)	Summary of Environmental Constraints	Site Identification	Site Assessment	Availability	Estimated Development Potential	Anticipated Timescale for Development
GUE0024	Field at Halfhouse, Butchers Lane, Three Oaks	0.80	The site is within the High Weald National Landscape and is adjacent to Ancient Woodland and Priority Habitat. There is a risk from surface water flooding adjacent to the northern boundary. The site is within a wider historic field boundary. There are two Public Rights of Way through the site. The Minerals Consultation Area for the Hastings Brickworks, Guestling is just north of the site.	Submitted site	The site is section of a field on the north-eastern fringe of the small settlement of Three Oaks. The northern boundary adjoins an area of Ancient Woodland providing screening to the north but otherwise the site has long views across the countryside towards Guestling and Hastings to the southeast. It directly fronts Butchers Lane which is the main road through the settlement. There are two public rights of way that cross the site. Furthermore, there is a train station with a limited service but Three Oaks is otherwise a fairly isolated settlement with few services. However, a small number of additional residential dwellings could help maintain the vitality of the village. Development of the site fronting Butchers Lane could potentially be seen within the setting of the linear development on the northern side of the road and therefore there is the potential for limited, linear development on the site, to include a landscape buffer on the south-eastern boundary to soften views from the wider countryside. Development of the wider field (separately assessed as GUE0027) would have a high impact on the High Weald National Landscape and represent an intrusion into the countryside.	Potentially available	Residential: 12 dwellings	Within 5 years

REJECTED SITES – Assessed as Currently Unsuitable/ Unavailable/ Unachievable

Site ID	Site Address	Site size (hectares)	Summary of Environmental Constraints	Site Identification	Site Assessment	Availability
GUE0003	Land at Rock Lane, Three Oaks	9.82	This site is within the High Weald National Landscape. Adjacent to ancient woodland and Priority Habitat which extends into the site. Partly within Flood Zone 3 and at risk of surface water flooding. Historic field boundaries. Listed building nearby. Public rights of way.	Council search	This is a large, open area of countryside between Rock Lane and the small settlement of Three Oaks. Development across the site would represent a significant intrusion into an area of rural character, out of character with the settlement pattern and impacting the landscape and character of the High Weald National Landscape. Accessibility is a further issue, due to woodland constraints in the northern section, the site would be accessed from a narrow and isolated stretch of Rock Lane to the south, which is without footway or public transport connections. Any future residents would be wholly dependent on use of the private car for access to services and facilities. The site is therefore an unsustainable location for development at the scale considered through the HELAA.	Unknown
GUE0008	Land adjacent to Three Oaks Village Hall, Butchers Lane	1.24	The site is within the High Weald National Landscape and contains Priority Habitat.	Previously assessed	This is a small, enclosed site with limited public views. Achieving a safe access to the site would be a significant constraint, as there are mature trees and a historic boundary bank along the roadside. It is a historic field (a medieval assart) and its development at the scale considered through the HELAA would impact the historic character of the High Weald National Landscape. Cul de sac development would not be in character with the settlement pattern, and ribbon development would not be possible due to the access constraints. Furthermore, while there is a train station	Potentially available

					with a limited service, Three Oaks is otherwise a fairly isolated settlement with few services and narrow lanes.	
GUE0015	Land north of the Old Forge, Guestling Thorn	0.26	The site is within the High Weald National Landscape. The north-western boundary is formed by a historic field boundary.	Council search	The site is a small, enclosed field to the rear of existing dwellings along the A259. It adjoins a small cluster of development at Guestling Thorn, but there are no services within walking distance other than a bus stop, and no footway alongside the busy trunk road. It is not a sustainable location for any significant level of additional residential development. There are also access constraints as the site does not adjoin a highway. Development here would be out of keeping with the historic linear settlement pattern and impact on the character of the High Weald National Landscape.	Unknown
GUE0016	Land to the east of Maxfield Lane	3.19	The site is within the High Weald National Landscape. There are areas at risk of surface water flooding adjacent to the site. The site's north-western boundary is formed by a historic field boundary. Two public rights of way cross the site.	Council search	The site is a field just north-west of Three Oaks village. It forms part of a very open and wide landscape with long views, and is crossed by two public rights of way. While its character is influenced by the hard edge of the adjacent village, the site does not offer scope for further development at the scale considered through the HELAA. Its development as a whole would significantly change the settlement pattern, representing major development in the National Landscape. Development across even part of the site could not be satisfactorily screened due to its openness. Consequently, development would impact on the rural character and setting of the village and the landscape of the National Landscape. Furthermore, while there is a train station with a limited service, Three Oaks is otherwise a fairly isolated settlement with few services and narrow lanes. Access is a further constraint as the site does not adjoin a highway.	Potentially available
GUE0017	Land to the south of Butcher's Lane	1.05	The site is within the High Weald National Landscape and is adjacent to ancient woodland and Priority Habitats. A Local Wildlife Site to the south-east, which is also covered by a TPO. Risk of surface water flooding on adjoining land. A Grade II listed building nearby.	Council search	This is a steeply sloping field on the edge of Three Oaks, bounded by woodland, including some ancient woodland and a Local Wildlife Site. The landscape is characteristic of the High Weald National Landscape. Development at the scale considered through the HELAA would be harmful to the landscape and character of the National Landscape and out of keeping with the linear settlement pattern, representing encroachment into the countryside. The open field is important to the rural character of the village and forms a buffer between the lane that forms the village edge and the adjoining mature woodland. Access is from a narrow lane and while there is a train station with a limited service, Three Oaks is otherwise a fairly isolated settlement with few services.	Unknown
GUE0019	Land at Guestling Thorn	18.30	The site is within the High Weald National Landscape. Adjacent to ancient woodland and Priority Habitat, and Priority Habitat within site. Areas at risk from Surface Water Flooding. Historic field boundaries and listed buildings nearby, together with two Public Rights of Way.	Council search	The site is a large open field on the southern side of the A259 trunk road. It is exposed in the landscape with long views across the countryside. Its development at the scale considered through the HELAA would be out of keeping with the historic settlement pattern and harmful to the landscape and character of the High Weald National Landscape. Furthermore, while there is a small cluster of development on the opposite side of the A259, there are no services within walking distance other than a bus stop, and no footway alongside the busy trunk road. It is not a sustainable location for any significant level of additional development.	Unknown
GUE0020	Land west of Fourteen Acre Lane, Three Oaks	2.66	The site is within the High Weald National Landscape. Small section at risk from Surface Water Flooding. Historic field boundaries adjacent and a public right of way. Partly within a Minerals Safeguarding Area for the nearby Hastings Brickworks.	Council search	The site is a field on the north-eastern fringe of the small settlement of Three Oaks, affording long views across the countryside, accessed via a narrow lane. It forms part of historic fieldscape which extends to the north-west. Except for a single dwelling on its northern boundary, the site forms part of the open countryside. Its development at the scale considered through the HELAA would extend the settlement into the countryside, encroaching into a rural area and impacting the landscape and character of the National Landscape. Furthermore, while there is a train station with a limited service, Three Oaks is otherwise a fairly isolated settlement with few services and narrow lanes.	Potentially available
GUE0027	Field at Halfhouse, Butchers Lane, Three Oaks	2.46	The site is within the High Weald NL and adjacent to Ancient Woodland and Priority Habitats.	Submitted site	The site is a field on the north-eastern fringe of the small settlement of Three Oaks that forms part of the open countryside. The northern boundary adjoins an area of Ancient Woodland providing screening to the north but otherwise the site has long views across the countryside	Potentially available

CHAPTER 2 – SOUTHERN ROTHER AND THE HASTINGS FRINGES

			<p>There is an area at risk from surface water flooding in the south. The site contains an historic field boundary. Two Public Rights of Way run through the site.</p>		<p>towards Guestling and Hastings to the southeast. It is beyond Butchers Lane (with site GUE0024 fronting the road and assessed separately) which is the main road through the settlement.. There are two public rights of way that cross the site. Furthermore, there is a train station with a limited service but Three Oaks is otherwise a fairly isolated settlement with few services. Development of the site would have a high impact on the High Weald National Landscape as there would be intrusion into the countryside which would impact on the rural character and prevailing settlement pattern.</p>	
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ICKLESHAM - ICKLESHAM VILLAGE

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

Site ID	Site Address	Site size (hectares)	Summary of Environmental Constraints	Site Identification	Site Assessment	Availability	Estimated Development Potential	Anticipated Timescale for Development
ICK0017	Land adjacent to Little Sherwood Industry Park, Icklesham	1.70	The site is within the High Weald National Landscape. There are public footpaths running along the east and west boundaries.	Submitted site	This site is a field on the southern side of the A259. Unlike many parts of Icklesham village, the site is not exposed in the wider landscape because the field is relatively enclosed by boundary trees and woodland, although the site is crossed by a public right of way. It could, therefore, be suitable for limited residential development. However, additional development on this southern side of the A259 would represent a significant change to the development pattern, which largely limits development to the northern side of the road. There is a small amount of development on the southern side of the road, just east of this site, which is well screened from the road behind a tall hedge, and development at this site could potentially be similarly screened. There are other constraints including there being no footway on this southern side of the A259. Initial comments from National Highways indicate an access can be made suitable in highways terms providing that there is a suitable separation distance (a minimum of 50 metres) from the junction with Broad Street and the bus stop lay-by may need relocating.	Potentially available	Residential: 26 dwellings	Within 5 years
ICK0050	Land adjacent to Orchard Close, Main Road, Icklesham	2.65	The site is within the High Weald National Landscape and is adjacent to Priority Habitats to the west and southeast. Land in the southwest corner is at risk from Surface Water Flooding as is land along the western boundary. A small distance to the north east is a Grade II listed building.	Submitted site	The site comprises a field adjacent to the A259 on the far western edge of Icklesham village. It surrounds a recently constructed housing exception site comprising 15 affordable dwellings. The site is rather remote from the limited services in Icklesham village, although there is a footway adjacent to the site and a bus service along the main road. Viewed in the context of the adjacent development and with the inclusion of a sensitive landscaping scheme, the landscape impact of additional development here could potentially be accepted, and there are few other environmental constraints. The site could be suitable for residential development in keeping with the adjoining site if development is significantly offset from the northern boundary.	Potentially available	Residential: 32 dwellings	Within 5 years

CHAPTER 2 – SOUTHERN ROTHER AND THE HASTINGS FRINGES

REJECTED SITES – Assessed as Currently Unsuitable/ Unavailable/ Unachievable

Site ID	Site Address	Site size (hectares)	Summary of Environmental Constraints	Site Identification	Site Assessment	Availability
ICK0002	Seven Acres, Watermill Lane, Icklesham	4.90	The site is within the High Weald National Landscape. It is adjacent to ancient woodland and Priority Habitat. There are some areas at risk of surface water flooding. There are historic field boundaries. A Public footpath runs through the site.	Submitted site	This is a large field positioned within the open and largely undeveloped slopes to the south of the A259. While it is close to the limited services in Icklesham village, it is rural in character, with a distinctive southern boundary consisting of woodland, including ancient woodland. The site has a strong sense of place and is important to the rural character of the settlement, with long views across the countryside within the National Landscape to the south. It also has public value, being publicly accessible via a public right of way, and historic field boundaries. Development here at the scale considered through the HELAA would impact on the landscape and character of the National Landscape and the rural setting of the village.	Potentially available
ICK0015	Land at Mayors Field, Icklesham	1.79	The site is within the High Weald National Landscape. The land adjoining the northern boundary has historic field boundaries. There is a public footpath near to the north- eastern corner of the site.	Previously assessed	This is a field on the northern edge of Icklesham village. Development here at the scale considered through the HELAA would be contrary to the established linear settlement pattern. However, there is substantial 20th century residential development behind the A259, a short distance east of this site, meaning there could be an argument for extending the settlement pattern here too. However, there are long views from the site to the north, across rolling countryside characteristic of the High Weald National Landscape. Additionally, achieving an acceptable access to the site is a significant barrier to development. The SHLAA (2013) found this site to be unsuitable for development due to it being contrary to the settlement pattern and extending out into the countryside, also having a single width access. These factors remain. Furthermore, there is no evidence the site is available.	Unknown
ICK0016	Land at Bramleys, Icklesham	0.44	The site is within the High Weald National Landscape. Minor areas at risk of surface water flooding on boundary. Historic field boundaries adjacent.	Previously assessed	The site is isolated and detached from the main body of the village, accessed via a long track. It is distant from services and does not represent a sustainable location for additional development. Development here at the scale considered through the HELAA would represent encroachment into the countryside, harming the landscape and character of the High Weald National Landscape.	Unknown
ICK0018	Land adjacent to Sunnyside, A259, Icklesham	0.20	The site is within the High Weald National Landscape and there is a Deciduous Woodland Priority Habitat adjacent. Within an Archaeological Notification Area. Listed buildings nearby.	Previously assessed	This is a prominent roadside site in a historic part of the village, adjacent to the Grade II listed Vicarage and Grade I listed Parish Church of St Nicholas. Development would be harmful to the setting of these listed buildings and also the rural and historic character of this part of the village. Access is also likely to be a significant constraint as the site fronts part of the main trunk road which has no footway. Furthermore, development would have adverse impacts on biodiversity as the site is largely wooded and there is a Deciduous Woodland Priority Habitat adjoining the northern boundary.	Unknown
ICK0019	Old Wood Yard, A259, Icklesham	0.29	The site is within the High Weald National Landscape. It contains areas at risk of surface water flooding. The land surrounding the site has historic field boundaries.	Previously assessed	The site is a former wood yard/ nursery, understood to have been most recently used in connection with a forestry business. It is within a larger fieldscape, separately assessed as site ICK0002. Like that larger site, it is rural in character, in an area with a strong sense of place, important to the rural character of the settlement. It is isolated from other development on the southern side of the main road, within a historic field boundary network integral to the character of the National Landscape. Development here at the scale considered through the HELAA would be contrary to the settlement pattern and would impact the rural landscape and character of the High Weald National Landscape.	Unknown
ICK0020	Land rear of Maple Cottage, Main Road, Icklesham	0.76	The site is within the High Weald National Landscape. There is a Grade II Listed Building to the north. There is a public footpath	Previously assessed	These are small fields on the northern edge of Icklesham, to the rear of ribbon development alongside the A259. While the site is relatively enclosed with no long views to the wider countryside, there is a public right of way passing through the site. The fields are historic, and very important to the setting of the adjacent grade II listed building and historic farmstead. Additionally, there appear to be access	Unknown

			running through the middle of the site.		constraints, particularly in relation to potential conflict with users of the public right of way, and likely amenity impacts for adjoining residents, particularly in developing the eastern field. Development at the scale considered through the HELAA would be harmful to rural and historic character, out of keeping with the settlement pattern.	
ICK0034	Land at Oast House Field, Icklesham	0.22	The site is within the High Weald National Landscape.	Council search	The site is public open space associated with the adjoining residential area and is important both for local recreation purposes and the character and appearance of the locality. Its development at the scale considered through the HELAA would have an unacceptable effect in both these regards.	Unknown
ICK0035	Land south of the Recreation Ground, Icklesham	3.13	The site is within the High Weald National Landscape. Minor areas at risk of surface water flooding. Partly within an Archaeological Notification Area. Listed buildings nearby.	Council search	This is an open field on the southern edge of Icklesham village. Development here at the scale considered through the HELAA would represent encroachment into an area of open countryside which has far-reaching views to the south, and would impact the landscape and character of the High Weald National Landscape and the rural setting of the village. Development would also be out of character with the historic pattern of development, and access would be via narrow lanes.	Unknown
ICK0036	Field at Toke Farm, Icklesham	1.61	The site is within the High Weald National Landscape and adjacent to ancient woodland. There are areas at risk of surface water flooding along the western and southern boundaries. It has historic field boundaries and there is a Grade II Listed Building to the south-west.	Council search	This is an open field on the northern edge of the village, in reasonably close proximity to the limited services in Icklesham. While relatively enclosed to the south and west, it affords long views across the National Landscape countryside to the north and an area of ancient woodland adjoins the northern boundary. It has historic field boundaries and forms part of an Early Post-Medieval informal fieldscape. The site adjoins existing development including farm buildings and a grade II listed farmhouse to the south-west and a 20th century housing estate (comprising mainly bungalows) to the south-east. The southern section of the site relates more closely to the settlement and there could be scope for limited development to provide a new settlement edge, however the impact on the setting of the grade II listed building and the historic farmstead are constraints to development in this location. Furthermore, there is no obvious site access, and no evidence the site is available. A new access from the west would be harmful to the setting of the listed building, while an access from Brede Valley View from the east would involve third party land. Overall the site is not considered suitable for the level of development considered through the HELAA.	Unknown
ICK0037	Land east of Broad Street, Icklesham	2.38	The site is within the High Weald National Landscape. There are minor areas at risk of surface water flooding along the road to the west.	Council search	This is a field on the northern edge of Icklesham, which lies to the rear of existing ribbon development alongside the A259. Public views into the site are limited, although land beyond the northern site boundary slopes down away from the site, meaning long views are likely to be afforded across the National Landscape countryside to the north. Development here at the scale considered through the HELAA would be out of keeping with the established settlement pattern in this part of the village, which largely comprises ribbon development along the main road with scattered farmsteads away from this, and would impact on the rural setting of the village in the High Weald National Landscape. Furthermore, achieving an acceptable access to the site would appear to be a significant barrier to development, and there is no evidence the site is available.	Unknown
ICK0042	Land west of Robin Hood Inn, Main Road, Icklesham	1.39	The site is within the High Weald National Landscape. Close to ancient woodland and Priority Habitat. Partly at risk from surface water flooding.	Council search	This is an exposed field with a strong rural character and long views across the countryside to the south. Development at the scale considered through the HELAA would be out of keeping with the settlement pattern and would impact on the landscape and character of this part of the High Weald National Landscape and the rural setting of the village.	Unknown

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ICK0043	Land south of Main Road, Icklesham	1.34	The site is within the High Weald National Landscape. Partly at risk of surface water flooding.	Council search	The site forms part of a larger field on the southern side of the A259. It is not publicly accessible but it appears to be relatively enclosed with limited long views, although it has a long frontage onto the A259. It shares some characteristics with the adjoining site, ICK0017, which has been initially assessed as being potentially suitable for limited development although its availability is currently unknown. However, this site is considered less suitable because it is largely wooded or covered with scrub, and development at the scale considered through the HELAA would be likely to adversely impact biodiversity. Also, electricity pylons within the site are likely to be a significant constraint to development. Furthermore, this site is less closely related to existing development than ICK0017 and would significantly extend the built-form of the village, encroaching into the countryside and impacting on the rural setting of the village within the High Weald National Landscape.	Unknown
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PETT

REJECTED SITES – Assessed as Currently Unsuitable/ Unavailable/ Unachievable

Site ID	Site Address	Site size (hectares)	Summary of Environmental Constraints	Site Identification	Site Assessment	Availability
PET0001	Pannel Place, Oak Valley Camping, Pannel Lane, Pett	3.12	This site is within the High Weald National Landscape. Adjacent to ancient woodland and Priority Habitat. Some risk of surface water flooding on access road. Partly within the Fairlight and Pett Level Drainage Area. Historic field boundaries. Contains a public right of way.	Council search	The site comprises a tourist camping site. It is within an isolated rural location, some way to the north of the main settlement of Pett. It is in active use and its redevelopment for housing or other employment development would result in a loss of tourism accommodation and be harmful to the local economy, contrary to Local Plan policy. Furthermore, development at the scale considered through the HELAA would constitute a significant intrusion into the countryside, adversely impacting on the landscape character of the National Landscape. Additionally, there are no services nearby, which raises concern with the sustainability of the location.	Unknown
PET0005	Land at Stargazy, Pett Level Road, Pett Level	0.30	There are protected trees on site. Wholly within Flood Zone 3 and largely at risk of surface water flooding. There is a Historic Landfill site within the site. Close to the Dungeness, Romney Marsh and Rye Bay SSSI.	Previously assessed	The site area comprises a large residential curtilage, a section of the Marsham Brook, and a grass verge alongside Pett Level Road. The site has significant flood risk constraints, being wholly within Flood Zone 3 and at risk of surface water flooding. The DaSA Local Plan (2019) had the effect of removing a development boundary from Pett Level due to flood risks and other constraints, noting that the flood risk is based on tidal modelling and assessment had indicated a risk of particularly deep flooding in the event of the breach of the flood defences. On this basis, development at this site at the scale considered through the HELAA would be inappropriate in terms of flood risk and would not pass the exception test in line with national planning policy. There are also other physical constraints to development, including an existing dwelling, a narrow and winding access via unformalised lanes, dense vegetation and protected trees throughout the site, as well as being the former location of the 19 Marsham Brook Historical Landfill site.	Unknown
PET0006	Land at Toot Rock, Pett Level	0.24	The site is adjacent to the boundary of the High Weald National Landscape. Bounded by Coastal and floodplain grazing marsh and Pett Levels Local Wildlife Site. Partly within Flood Zone 3 with some risk of surface water flooding.	Previously assessed	The site is an area of undeveloped land to the west of residential development that slopes up towards Toot Rock. It is relatively isolated and does not relate well to the settlement of Pett Level, with an informal and long access via private road located to the far east of the settlement. The site is adjacent to the National Landscape, and development here at the scale considered through the HELAA would appear prominent and would impact on the setting of the National Landscape. Flood risk and the effect on adjacent habitats are additional constraints.	Unknown
PET0007	Land at Watermill House, Pett	0.68	The site is within the High Weald National Landscape. The eastern half of the site comprises ancient woodland and Priority Habitat.	Previously assessed	The site area forms a large residential curtilage. Having regard to the need to retain and protect ancient woodland in accordance with national planning policy, including the retention of a minimum 15 metres buffer between the edge of development and the woodland, the site is too small to accommodate the level of development considered through the HELAA. Access and accessibility are further constraints, as the site is accessed via a narrow lane with no footways and is some distance from the limited services in Pett.	Unknown
PET0008	Land rear of Two Sawyers, Pett Road, Pett	1.28	The site is within the High Weald National Landscape. Adjacent to ancient woodland and Priority Habitat. Small areas at risk of surface water flooding. Adjacent to the Fairlight and Pett Level Drainage Area. Historic field boundary. Adjacent to	Previously assessed	The site comprises publicly accessible open space, forming a meadow between the village hall, the Grade II listed Two Sawyers Pub, and areas of ancient woodland and nearby allotments. The site does not adjoin the road, and its development at the scale considered through the HELAA would form a spur away from the existing linear development, out of keeping with the historic settlement pattern and encroaching into the countryside. Its development would also have an urbanising effect on the immediate area and would adversely impact on the character and landscape of the High Weald National Landscape and the rural setting of the listed building. Biodiversity impacts on the habitats within the site and the adjoining trees and ancient woodland are further constraints.	Unknown

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			Archaeological Notification Area and a Grade II listed public house. Bisected by a Public Right of Way.				
PET0009	Land on north-western side of Pett	0.71	The site is within the High Weald National Landscape. Small area at risk of surface water flooding. Close to the Fairlight and Pett Level Drainage Area. Historic field boundary. Partly within an archaeological notification area. Adjacent to a Grade II listed building. Adjacent to a public right of way.	Previously assessed	This is an irregularly shaped site that comprises several small parcels of land including a dwelling and garden. Development here at the scale considered through the HELAA would form a spur away from the existing linear development, out of keeping with the historic settlement pattern and encroaching into the countryside. It would harm rural character and the landscape of the High Weald National Landscape. The effect on trees and hedgerows within the site, and access, are further constraints.	Unknown	
PET0010	Lunsford Farm, Pett Road	0.68	The site is within the High Weald National Landscape. It contains Priority Habitat. Small area at risk of surface water flooding. Historic field boundary. Grade II listed barn within the site and a Grade II listed farmhouse immediately to the north.	Previously assessed	The site comprises a historic farmstead, which includes a Grade II listed barn, an adjacent Grade II listed farmhouse, and two large ponds. Occupying a ridgetop position between Pett and Pett Level, the site is very exposed with far reaching views into the open countryside. Development of this site at the scale considered through the HELAA would harm the landscape and character of the National Landscape, and the setting of heritage assets. Access and accessibility are additional constraints, the site being accessed via a road with no footways and some distances to services in Pett and Pett Level.	Unknown	
PET0011	Land at Gatehurst Farm, Pett Road, Pett	2.98	The site is within the High Weald National Landscape. Partly within the Fairlight and Pett Level Drainage Area. Small area at risk of surface water flooding on adjacent road. Adjacent to an Archaeological Notification Area. A Public Right of Way bisects the site.	Submitted site	The site comprises the northern section of a larger fieldscape that effectively comprises the open countryside gap between Pett and Pett Level on the southern side of Pett Road. It is very exposed in the landscape, with long, countryside views southwards towards Battery Hill and Fairlight Church, and northwards across the road. It is of a strong rural character and allows public access into the countryside via a public right of way. Development here at the scale considered through the HELAA would have an urbanising impact, encroaching onto the countryside and harming rural character and the rural setting of the adjacent villages within the National Landscape. Access and accessibility are additional constraints, the site being accessed via a road with no footways and some distances to services in Pett and Pett Level.	Potentially available	
PET0012	Land adjacent to Little Fraysland, Pett Road, Pett	0.43	The site is within the High Weald National Landscape. Largely within the Fairlight and Pett Level Drainage Area. Partly within an Archaeological Notification Area. Listed buildings nearby.	Submitted site	The site comprises the road-fronting section of a larger field that forms an undeveloped gap between linear development to the south of Pett Road within the centre of Pett village. The undeveloped nature of the site allows long countryside views out of the village, including towards Fairlight Church and Battery Hill. The site's openness has the function of providing a visual linkage from within Pett to the wider landscape, which is integral to the rural setting of the village. Development here at the scale considered through the HELAA would be highly visible within the wider landscape and have an urbanising impact, harming the rural character and setting of the village and of the National Landscape.	Potentially available	
PET0013	Land adjacent to Little Buds, Pett Road, Pett	0.26	The site is within the High Weald National Landscape. It is adjacent to the Grade II listed Lunsford Farm Barn to the west.	Submitted site	The site is a small section of undeveloped land within a historic farmstead; the latter including a Grade II listed barn and farmhouse. Occupying a ridgetop position between Pett and Pett Level, the site is very exposed within the landscape, with far reaching views into the open countryside of the National Landscape. Development of this site at the scale considered through the HELAA would harm the landscape and character of the National Landscape, and the setting of heritage assets. Access and accessibility are additional constraints, the site being accessed via a road with no footways and some distances to services in Pett and Pett Level. Furthermore, a recently permitted agricultural building appears to be under construction and therefore the developable area is reduced.	Potentially available	
PET0014	Land west of Lunsford Farm, Pett Road, Pett	0.51	The site is within the High Weald National Landscape. It contains Priority Habitat. Small areas at risk	Submitted site	The site forms the road-fronting section of a larger fieldscape that forms an open countryside gap between Pett and the historic farmstead of Lunsford Farm. Occupying a ridgetop position between Pett and Pett Level, the site is very exposed within the landscape, with far reaching views into the open	Potentially available	

			of surface water flooding. Historic field boundaries.		countryside of the National Landscape. Development here at the scale considered through the HELAA would be harmful to the landscape and character of the National Landscape and the rural setting the village. Access and accessibility are additional constraints, the site being accessed via a road with no footways and some distances to services in Pett and Pett Level.	
PET0015	Lower Chick Hill Field, Chick Hill, Pett	3.22	The site is within the High Weald National Landscape. It contains Priority Habitat. It is close to the Dungeness, Romney Marsh and Rye Bay RAMSAR site and SSSI. Adjacent to land within Flood Zone 3 and areas at risk of surface water flooding. Historic field boundaries. Adjacent to a grade II listed building.	Submitted site	The site is a prominent, undeveloped field at the top of Chick Hill, which is exposed to far-reaching views to and from Pett Level Beach and distant views over the low-lying National Landscape to the east. Development here at the scale considered through the HELAA would have an urbanising impact, harming the rural setting of the village and impacting on the landscape and character of the National Landscape. Access is a further significant constraint as the existing access is very constrained and it is unclear how a safe access could be achieved.	Potentially available
PET0016	Land north of Pett Road, Pett	2.56	The site is within the High Weald National Landscape. Partly within the Fairlight and Pett Level Drainage Area. Historic field boundaries. Close to a Grade II listed building. Public Right of Way bisects the site.	Council search	The site is a large field within Pett village, which occupies a prominent position on the north side of the Pett ridgeline. It is exposed to far-reaching views into the open countryside to the north-west, and its openness also has the function of providing a visual linkage from within Pett to the wider landscape which is integral to the rural setting of the village. Development at the scale considered through the HELAA would harm the rural setting of the village and the landscape and character of the National Landscape. The site also has a footpath running through it into the countryside to the north, which is also a historic routeway, and development of the site would impact upon public enjoyment of the National Landscape.	Unknown
PET0017	Land rear of High Elms Farm, Pett Road, Pett	2.12	The site is within the High Weald National Landscape. Adjacent to Priority Habitat. Some areas at risk of surface water flooding, including access road. Historic field boundaries. Adjacent to an Archaeological Notification Area and a Public Right of Way.	Submitted site	The site is a large open field at the eastern end of Pett village. It is very exposed in the landscape, with far-reaching views to the east. Development at the scale considered through the HELAA would represent a significant encroachment into the wider countryside, harming the landscape and character of the National Landscape and the rural setting of the village.	Potentially available
PET0018	Land east of allotments, Pett Road, Pett	1.47	The site is within the High Weald National Landscape. Adjacent to ancient woodland and Priority Habitat. Some surface water flood risk on Pett Road. Historic field boundaries. Partly within an Archaeological Notification Area. Grade II listed building nearby.	Council search	The site consists of two paddocks adjacent to the centre of Pett that form part of the wider countryside to the north of the village. Development here would form a spur away from the existing linear development, out of keeping with the historic settlement pattern and encroaching into the countryside. The site's openness has the function of providing a visual linkage from within Pett to the wider landscape, which is integral to the rural setting of the village. The site is bounded to the west by the village's allotments, which together with this site, contribute to a distinctive sense of place within the centre of the village. The site's development at the scale considered through the HELAA would harm the rural setting of the village and the landscape and character of the National Landscape.	Unknown
PET0019	Land east of French Lodge, Pett Road, Pett	1.22	The site is within the High Weald National Landscape. Some risk of surface water flooding on adjacent land. Grade II listed buildings nearby. Public Right of Way adjacent.	Council search	The site forms a paddock to the rear of linear development north of Pett Road. Development here would form a spur away from the existing linear development, out of keeping with the historic settlement pattern and encroaching into the countryside. Development at the scale considered through the HELAA would harm the rural setting of the village and the landscape and character of the National Landscape. The impact on the setting of the adjacent listed buildings, and the lack of an access point, are further constraints.	Unknown
PET0020	Fairlight Wood Camp Site, Watermill Lane, Pett	6.76	The site is within the High Weald National Landscape. It is largely covered with ancient woodland and Priority Habitat and adjacent	Submitted site	The site comprises an area of ancient woodland containing, in its northern section, a small holiday caravan site. It is in the countryside north of Pett village. Development within the ancient woodland would harm this irreplaceable habitat and would be contrary to national planning policy. The developable area of land outside the ancient woodland is limited due to mature trees and the proximity of the	Potentially available

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			to larger areas of ancient woodland. Two watercourses run through the site and there are areas at risk of surface water flooding. Public Right of Way within the site.		woodland. Furthermore, development at the scale considered through the HELAA would be poorly related to development within Pett village, representing an encroachment into the countryside in an unsustainable location, accessed via a narrow lane with no footways and no provision for pedestrians to reach the limited services in Pett village. The loss of tourist accommodation and the effect on the rural economy is a further constraint, although it is understood that the site would only be made available should the existing use be relocated.	
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WESTFIELD – HASTINGS FRINGES AND WESTFIELD DOWN

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

Site ID	Site Address	Site size (hectares)	Summary of Environmental Constraints	Site Identification	Site Assessment	Development Potential	Anticipated Timescale for Development
HAF0002	Land at Michael Tyler Furniture, Woodlands Way, Hastings	0.94	The site is adjacent to the boundary of the High Weald National Landscape. Adjacent to an area of Ancient Woodland and Priority Habitat subject to a Tree Preservation Order. Some risk of surface water flooding.	Allocated site	The site is allocated for 40 dwellings through Policy HAS2 of the DaSA Local Plan 2019.	Residential: 40 dwellings	Within 10 years

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

Site ID	Site Address	Site size (hectares)	Summary of Environmental Constraints	Site Identification	Site Assessment	Availability	Estimated Development Potential	Anticipated Timescale for Development
HAF0023	Land east of Beaney Lane, Hastings Fringes	7.60	The site is within the High Weald National Landscape and contains ancient woodland and Priority Habitat. There are further areas of these adjacent to site, some of which is also subject to a Tree Preservation Order. There are areas at risk of surface water flooding in the west of the site and adjacent to the site. There is a historic field boundary adjacent to the north and an historic landfill site (Woodlands Farm) adjacent to the north west. There is a public footpath to the west.	Submitted site	Together with nearby site HAF0024, these are fields on the northern side of The Ridge, lying partly within Hastings Borough. The site is within a sustainable location close to services and public transport links in Hastings, and is well related to existing development. This site has more tree and scrub cover than HAF0024 and it contains ancient woodland to the west and is adjacent to further ancient woodland to the east, and there could be biodiversity constraints. In landscape terms, development could be accommodated in the southern part of the site without harming the landscape or character of the National Landscape, subject to the provision of woodland and open space buffers to protect views northwards. Any development would need to protect the amenity of the adjacent, potentially sensitive, uses, including a care home. The site could be suitable for residential (development. Initial comments of the Highway Authority note that access via Beaney Lane would not be suitable but a new access from The Ridge could be suitable subject to further technical work. Note that the capacity of the site for HELAA purposes is limited to the section within Rother district.	Potentially available	Residential: 70 dwellings	Within 5 years

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

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REJECTED SITES – Assessed as Currently Unsuitable/ Unavailable/ Unachievable

Site ID	Site Address	Site size (hectares)	Summary of Environmental Constraints	Site Identification	Site Assessment	Availability
HAF0009	Land on Stonestile Lane, Hastings Fringes	0.46	The site is within the High Weald National Landscape. Risk of surface water flooding on adjacent land. Within an Archaeological Notification Area. Adjacent to a Scheduled Monument. Contains a public right of way.	Previously assessed	The site is an irregularly shaped undeveloped parcel of land including a small wooded area, in between two dwellings on the western side of Stonestile Lane. Given its wooded nature it is unlikely to be large enough to accommodate the level of development considered through the HELAA. Furthermore, the site is within an area which forms a rural transition from Hastings into the wider High Weald countryside, and its development at the scale considered would have an urbanising impact. The sustainability of the location is a further constraint as the site does not adjoin a settlement and there is no footway back to reach services in Hastings.	Unknown
HAF0013	Land rear of 70 Westfield Lane, Westfield	1.86	The site is adjacent to the High Weald National Landscape. Adjacent to Ancient Woodland and Priority Habitat. Adjacent to an SSSI. Contains areas at risk of surface water flooding.	Submitted site	The site comprises a small, sloping section of fields, a small area of woodland, and an adjoining area of ancient woodland, located at the rear of ribbon development fronting Westfield Lane. The woodland in the southern part of the site adjoins a larger area of ancient woodland to the south which is also a SSSI (and contains Priority Habitat). This significantly constrains the developable area due to the need to retain buffers in line with Natural England guidance, and would in effect limit any development to the northern part of the site. Having regard to the spacious character of adjoining development, the northern section of the site is unlikely to be large enough to accommodate 5 dwellings, particularly given its sloping topography, area of woodland and other large mature trees which would need to be retained. Access would necessitate the removal of the frontage dwelling, significantly impacting on the viability of any small scheme. An alternative access through the adjoining land (site HAF0032) would impact on adjoining woodland and ancient woodland and other mature trees within the site. In addition to the ancient woodland impact, development of the southern part of the site could impact on the SSSI due to run-off, and furthermore, the undeveloped nature of the fields is important to the rural character of the area and the setting of the High Weald National Landscape which lies to the south, as well as having biodiversity value and providing wildlife habitat for species also using the woodland.	Potentially available
HAF0016	Woodlands, Beaney Lane, Hastings Fringes	0.33	The site is within the High Weald National Landscape Adjacent to Priority Habitat. Partly within a SSSI. Contains areas at risk of surface water flooding. Largely within an area identified as a Historic Landfill Site. Public footpath to the east.	Council search	This is a brownfield site containing a large industrial building, currently disused and in a poor state of repair. The site has a long history of haulage, storage and waste transfer activities although it appears that these uses ceased some time ago. In principle the site could be suitable for redevelopment for some form of sensitive, small-scale business or agricultural use, however, access is a significant constraint. The site is accessed via a long, narrow track which is also a public right of way (byway). The track has few passing places and any increase in use by vehicles, particularly heavy vehicles, would significantly impact on the safety and amenity of public users of the byway and also the amenity of adjoining residential properties. Furthermore, the site occupies an isolated location within a rural area within the High Weald National Landscape and directly adjacent to a large area of woodland including the Maplehurst Wood SSSI.	Unknown
HAF0024	Land west of Beaney Lane, Hastings Fringes	2.57	The site is within the High Weald National Landscape. Adjacent to area of ancient woodland and Priority Habitat. Maplehurst Wood SSSI is 70 metres to the north-east. Areas at risk of surface water flooding on adjacent road. Historic landfill site and public footpath adjacent.	Council search	Together with nearby site HAF0023, these are fields on the northern side of The Ridge, lying partly within Hastings Borough. The site is within a sustainable location close to services and public transport links in Hastings, and is well related to existing development. In landscape terms, limited development could potentially be accommodated in the southern part of the site without harming the landscape or character of the National Landscape, subject to the provision of woodland and open space buffers to protect views northward. A mixed-use development could be appropriate across the two sites as the local area contains a mixture of residential, business and community uses. HAF0023 could potentially be more suited to residential (being closer to these uses) with HAF0024 for business (due to the proximity to Kings Church). Initial comments of the Highway Authority note that access via Beaney Lane would not be suitable and a shared access with the Hastings Centre car park could be preferable, subject to further technical work, although this would require third party land. However, the landowner has confirmed that the site is not available for development.	Not available

HAF0025	Land between Park Wood Road and Stonestile Lane, Hastings Fringes	7.23	The site is within the High Weald National Landscape. Adjacent to ancient woodland subject to a Tree Preservation Order. Some small areas at risk of surface water flooding. Partly within an Archaeological Notification Area. Historic field boundaries.	Council search	The site is a large, irregularly shaped field on the northern edge of Hastings. Although it borders residential development along Stonestile Lane and Park Wood Road, its topography slopes down away from the urban edge meaning it relates to the wider countryside and affords long views across the High Weald. Development at the scale considered through the HELAA would appear as an encroachment into the countryside, impacting on the landscape and character of the National Landscape. The sustainability of the location is a further significant constraint as Stonestile Lane is narrow with no footways to connect back to services in Hastings.	Unknown
HAF0028	Land West of Westfield Lane, Westfield	2.48	The site is just within the High Weald National Landscape. Adjacent to Maplehurst Wood SSSI, Priority Habitat and ancient woodland. Risks of surface water flooding. Historic field boundary. Public Right of Way adjacent. Close to a safeguarded Waste Site and Historic Landfill Site.	Council search	This is a steeply sloping historic field (medieval assart) within the High Weald National Landscape. While it adjoins the edge of ribbon development along Westfield Lane, it is of a rural character and forms part of the wider countryside. Development here at the scale considered through the HELAA would have an urbanising impact, harming the landscape and character of the National Landscape. The adjacent SSSI, ancient woodland, and mature trees on the site boundaries are further significant constraints. In addition, its peripheral location means that it is not well-related to services or facilities.	Unknown
HAF0032	Land at 56 Westfield Lane, Westfield	1.44	Within the High Weald National Landscape. Adjacent to Maplehurst Wood SSSI, Priority Habitat and ancient woodland. A Public Right of Way runs along the north western boundary.	Submitted site	The site comprises a single dwelling and outbuildings at the rear of ribbon development fronting Westfield Lane, together with a small wooded area and two small fields. The northern part of the site, accommodating the buildings, is brownfield and lies partly within the development boundary and could, therefore, be suitable for redevelopment, subject to protecting the amenity of adjoining occupiers and achieving a safe access. However, given the spacious character of adjoining development, this part of the site is unlikely to be large enough to accommodate 5 dwellings. The larger, southern part of the site, comprising the small wooded area and fields, is not considered suitable for development at the scale considered through the HELAA. It adjoins a large area of ancient woodland to the south, which is also a SSSI (and contains Priority Habitat), and the need to retain a buffer in line with Natural England guidance would significantly reduce any developable area. Given the topography, run-off would naturally fall to the south and could impact on the SSSI. Furthermore, the undeveloped nature of the fields is important to the rural character of the area and the setting of the High Weald National Landscape which lies to the south, as well as having biodiversity value and providing wildlife habitat for species also using the woodland.	Potentially available

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WESTFIELD – NORTH (INCLUDING WESTFIELD VILLAGE)

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

Site ID	Site Address	Site size (hectares)	Summary of Environmental Constraints	Site Identification	Site Assessment	Development Potential	Anticipated Timescale for Development
WES0003	Land south-east of Goulds Drive, Westfield	0.25	The site is within the High Weald National Landscape. Minor areas at risk of surface water flooding to the south. Within an Archaeological Notification Area. Adjacent to a Grade II listed building and a public footpath.	Allocated site	The site is allocated for 10 dwellings through Policy WES3 of the DaSA Local Plan 2019. It was also allocated with adjoining land to the west in the Rother Local Plan 2006, but unlike that adjoining land (Goulds Drive), this section has remained undeveloped. It remains allocated but it is unclear whether it is achievable in isolation.	Residential: 10 dwellings	Unknown
WES0040	Land on east side of Cottage Lane, Westfield	1.19	The site is within the High Weald National Landscape and an Archaeological Notification Area. A public footpath adjoins its southern boundary.	Planning application	The site forms part of a larger area of agricultural land, just north-east of the main built-up area of Westfield. It is relatively close to services and public transport links in the village, although pedestrian connectivity is lacking. Access is via Cottage Lane, a narrow road with no footways. In principle, limited residential development could potentially be accommodated without harming the landscape or character of the National Landscape, subject to the provision of an appropriate landscape buffer to the north. An outline planning application for 20 dwellings (RR/2022/1118/P) has been granted. However, the site is subject to a Restocking Notice served by the Forestry Commission due to its recent clearance. This has been appealed by the landowner, and a decision is pending. If the Notice is upheld, the site will need to be replanted with trees and development will not, therefore, be able to come forward, despite the extant outline planning permission. Therefore, the anticipated timeframe for development is not known.	20 dwellings	Unknown

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

Site ID	Site Address	Site size (hectares)	Summary of Environmental Constraints	Site Identification	Site Assessment	Availability	Estimated Development Potential	Anticipated Timescale for Development
WES0021	Moor Farm, Westfield		The site is within the High Weald National Landscape. Small area at risk of surface water flooding adjacent to northern boundary. Partly within two Archaeological Notification Areas. Historic field boundaries to east. Adjacent to Grade II listed building. Public right of way within site.	Submitted site	This is agricultural land on the southern edge of Westfield village. The site forms part of a larger field which extends to the south. In landscape terms, the site is more closely related to the wider countryside to the south than the built-up part of the village and there are long views from The Ridge in Hastings, although it is seen against the backdrop of the village. There could be an opportunity for development in the northern part of the site, with a new defensible village edge and a well-defined landscape buffer on the boundary with the countryside. Access needs further consideration. Initial comments of the Highway Authority suggest that while an access from the A28 could potentially be achieved, further details	Potentially available	Residential: 30 dwellings	Within 5 years

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

					would be required, additionally, footway links to village services generally require improving. An access from the A28 would necessitate development in the southern part of the site which is less well related to existing development. The impact on the setting of the listed building to the east of the site, the effects on the public footpath within the site, the narrow lane to the east, and the amenity of adjoining residents also require further consideration.			
WES0046	Land at Freshfields Farm Shop, Westfield Lane, Westfield	0.35	The site is within the High Weald National Landscape.	Submitted site	The site contains a farm shop and associated storage as well as agricultural uses and a sand school and has limited environmental constraints. There is a dwelling adjacent to the site that has an historic Agricultural Occupancy Condition. An intensification of the business uses nearest the existing development could potentially be supported as part of the wider rural economy subject to further landscape assessments considering any potential intrusion into the countryside as there is limited room within the existing buildings for new development at the scale considered through the HELAA. The site is, though, a relatively long distance from Westfield village but there are footways on the western side of the A28 and a bus stop within walking distance. Initial Highway Authority comments suggest improvements of pedestrian infrastructure would likely be required including a crossing point to access the bus stops.	Potentially available	Employment floorspace: 2,000sqm	Within 5 years

REJECTED SITES – Assessed as Currently Unsuitable/ Unavailable/ Unachievable

Site ID	Site Address	Site size (hectares)	Summary of Environmental Constraints	Site Identification	Site Assessment	Availability
WES0001	Land west of Cottage Lane, Westfield	0.65	The site is within the High Weald National Landscape. Contains deciduous woodland Priority Habitat and protected trees. Small areas at risk of surface water flooding. Partly within Archaeological Notification Area. Public right of way adjacent.	Submitted site	The site comprises a small parcel of deciduous woodland (a Priority Habitat) at the rear of residential development along Cottage Lane and New Cut. Development here at the scale considered through the HELAA would impact on the woodland, including trees protected with Tree Preservation Orders, causing harm to biodiversity and the local landscape character within the High Weald National Landscape. Access is a further significant constraint as the site does not adjoin a road.	Potentially available
WES0002	Land at the former Moorhurst Care Home, Westfield	0.89	The site is within the High Weald National Landscape. Risk of surface water flooding. Partly within an Archaeological Notification Area. Adjacent to a public footpath.	Allocated site	The site is allocated for 40 dwellings through Policy WES2 of the DaSA Local Plan 2019. However, it has been granted planning permission at appeal in June 2025 (RR/2021/3010/P) for an alternative use, a 64-bed care home (Planning Use Class C2). Therefore, the site is not considered available for a residential (Use Class C3) use.	Not available
WES0008	Land at Cottage Lane, Westfield	2.22	The site is within the High Weald National Landscape. Partly within an Archaeological Notification Area. Historic field boundaries. Listed buildings nearby. Public footpath within the site.	Previously assessed	The site is an agricultural field beyond the village's area of built form. It is of a rural character, forming part of the wider countryside, and has wide views across the Brede Valley to the north. Development at the scale considered through the HELAA would form an inappropriate and unsustainable encroachment into the countryside and extension of the settlement, impacting on the landscape and character of the National Landscape. The site also has access constraints, adjoining a narrow country lane with no footways.	Unknown

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WES0012	South Terrace, Westfield	0.35	The site is within the High Weald National Landscape. Small area at risk of surface water flooding. Within an Archaeological Notification Area. Public footpath adjacent.	Previously assessed	This is an irregularly shaped site comprising the rear sections of a number of adjoining residential gardens behind terraced dwellings on Workhouse Lane. It is likely to be in multiple ownerships and highly unlikely to be available. Access is also a significant constraint as the site does not adjoin a road. The impact on residential amenity and on mature trees on adjoining land are further constraints.	Unknown
WES0013	Land at Kent Street Nurseries, A21	1.12	The site is within the High Weald National Landscape. Historic field boundaries adjacent. Public footpath to the north.	Previously assessed	The site comprises a plant nursery and adjoining agricultural land and woodland. It is in the small settlement of Kent Street, adjacent to the A21 trunk road. While there are a small number of dwellings and businesses within Kent Street, there are very few services and poor public transport links, meaning it is not a sustainable location for additional residential development at the scale considered through the HELAA. In terms of considering the site for employment uses, the front section is already developed with agricultural structures and there is no obvious scope for intensification for business uses. Extending built development into the field and woodland to the rear would encroach into open countryside, harming the character of the National Landscape and biodiversity. The impact on the amenity of adjoining residents is a further potential constraint.	Unknown
WES0015	Land at Yew Tree House, Wheel Lane, Westfield	7.12	The site is within the High Weald National Landscape. Contains an area of ancient woodland and Priority Habitat. Some risk of surface water flooding. Partly within an Archaeological Notification Area. Historic field boundaries. Public footpath within the site.	Previously assessed	This is a large site comprising fields, woodland and buildings and structures associated with the site's use as a vineyard. It is an established rural business and its redevelopment for residential use would be harmful to the local economy. Furthermore, it is in the open countryside outside of any settlement, reached via narrow rural lanes with no footways, meaning that safe access and the sustainability of the location are significant constraints. Development at the scale considered through the HELAA within the undeveloped sections of the site would represent an intrusion into a rural area, impacting on the landscape and character of the National Landscape.	Unknown
WES0016	Hoads Farm, Moat Lane, Westfield	3.93	The site is within the High Weald National Landscape. Historic field boundaries. Public footpath within the site.	Previously assessed	The site comprises two fields bisected by a track and public footpath leading to farm buildings and a dwelling further east. It is of a rural character, and development at the scale considered through the HELAA would appear as an encroachment into the countryside, impacting on the landscape and character of the National Landscape. Furthermore, while there is scattered development in the locality, the site occupies a rural location outside any settlement and is some distance from services, accessed via a narrow lane with no footways, meaning that the sustainability of the location is a further constraint.	Unknown
WES0017	Land west of Fishponds Farm, Fishponds Lane, Westfield	0.47	The site is within the High Weald National Landscape. Some risk of surface water flooding. Partly within an Archaeological Notification Area. Historic field boundaries. Public footpath within the site.	Previously assessed	This is a narrow strip of land on the eastern side of the village. Due to access constraints it could only come forward as part of a larger development to include adjoining land, which itself has significant access and landscape constraints. The site is sensitive in landscape terms as part of the rural setting to the village, containing important High Weald National Landscape features, forming part of a Medieval fieldscape with historic field boundaries.	Unknown
WES0018	Land north of New Cut, Westfield	0.89	The site is within the High Weald National Landscape. There is an area of Deciduous Woodland Priority Habitat to the west.	Previously assessed	The site area consists of large, generally wooded residential curtilages, bound by dense woodland to the west, which joins ancient woodland, and open countryside to the north. The site forms part of a buffer area between the built-up settlement edge and the wider High Weald countryside. Its development at the scale considered through the HELAA would encroach into the countryside, beyond the settlement boundary, harming rural character and the setting of the village. The impact on woodland and trees within the site is a further constraint. Additionally, the site is poorly accessible for larger scale development.	Unknown
WES0019	Land east of New Moorside, Westfield	1.87	The site is within the High Weald National Landscape. Adjacent to	Previously assessed	The site consists of a substantial dwelling and garden, occupying a large plot of land on the eastern edge of Westfield. While it borders relatively high density, modern residential	Unknown

			deciduous woodland Priority Habitat and protected trees. Some risk of surface water flooding. Partly within an Archaeological Notification Area. Historic field boundaries adjacent. Listed Building nearby. Public footpath within the site.		development on its western side, the site is exposed to the east side of Westfield, while forming a buffer to the wider countryside, and its development would impact on the character and setting of the village within the National Landscape. Access and the impact on mature trees within the site are further constraints.	
WES0022	Field at Thornyridge, Westbrook Lane, Westfield	0.83	The site is within the High Weald National Landscape. Deciduous Woodland Priority Habitat on north-east boundary. Historic field boundaries. Public right of adjacent to site.	Submitted site	The site is a field bounded by trees and hedgerows located within the countryside beyond the northern edge of Westfield. This is an exposed section of landscape, and the site's development at the scale considered through the HELAA would constitute an intrusion into the countryside, impacting the landscape and character of the National Landscape. Safe access and the sustainability of the location are further constraints, the site being accessed via a narrow unadopted lane which is also a public footpath, and being some distance to services.	Potentially available
WES0023	Land at Tanyard Farmhouse, Fishponds Lane, Westfield	2.01	The site is within the High Weald National Landscape. Adjacent to Deciduous Woodland Priority Habitat. Whole site is subject to a Tree Preservation Order. Areas at risk of surface water flooding. Largely within an Archaeological Notification Area. Historic Field Boundaries. Historic Landfill Site to south. Public right of way to west.	Submitted site	This is a triangular shaped site on the eastern edge of the village, consisting of three distinct parcels: a rectangular field at its northern end which appears to have been associated with a dwelling to the north; an undulating field in the centre, and a residential curtilage at its southern end containing a historic (but not listed) dwelling, Tanyard Farmhouse. The site has important High Weald National Landscape characteristics, forming part of a Medieval fieldscape and historic farmstead with preserved historic field boundaries. It contains mature trees, a pond, and non-designated heritage assets in the house and barn. Furthermore, the whole site has access difficulties, Fishponds Lane being narrow and unmade and a public footpath. There are also risks of surface water flooding. The site has previously been considered through the development of the Development and Site Allocations (DaSA) Local Plan, when it was assessed as unsuitable for development due to the negative impact development would have on the rural character of the National Landscape. This is still considered to be the case when assessing its suitability for the level of development considered through the HELAA.	Potentially available
WES0024	Land north of Fishponds Lane and east of Workhouse Lane, Westfield	2.11	The site is within the High Weald National Landscape. Contains small area of deciduous woodland Priority Habitat. Small areas at risk of surface water flooding. Largely within Archaeological Notification Area. Historic Field Boundaries. Public right of way to east.	Submitted site	The site comprises fields with treed boundaries on the eastern edge of the village. It is in multiple ownerships, with a strip of land down the middle owned by the County Council and previously reserved for the construction of a new bypass, which is no longer proposed. Access is a significant constraint, with Workhouse Lane (to the west) narrow and constrained by existing properties, Fishponds Lane (to the south) also narrow and unmade, and comprising a public footpath, and the lane to the north being private and narrow with limited footways. Each potential access would rely on third party land and there is no agreement in place. Furthermore, the site is sensitive in landscape terms as the rural setting to the village and with important High Weald National Landscape features, forming part of a Medieval fieldscape with historic field boundaries. Mature boundary trees would also be a constraint to development.	Potentially available
WES0027	Land east of Moorfield House, Westfield	0.96	The site is within the High Weald National Landscape. Surface water flooding risk on adjacent road. Partly within an Archaeological Notification Area. Historic field boundaries.	Previously assessed	The site is a field on the northern side of Moor Lane, beyond the south-eastern extent of the built form of Westfield village. It is of a rural character, forming part of the High Weald countryside. Development here at the scale considered through the HELAA would extend the settlement area as an encroachment into the countryside, impacting the landscape and character of the National Landscape and the rural setting of the village. Safe access and the sustainability of the location are further constraints, the site being accessed via a rural lane with no footways.	Unknown
WES0028	Land north-east of Moorfield House, Westfield	0.82	The site is within the High Weald National Landscape. Partly within an Archaeological Notification	Previously assessed	The site is a field beyond the built-up edge of the settlement with a strong boundary of trees and hedges. It is of a rural character, forming part of the High Weald countryside. Development here at the scale considered through the HELAA would extend the settlement area as an encroachment into the countryside, impacting the landscape and character of the National	Unknown

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			Area. Historic field boundaries. Public footpath adjacent.		Landscape and the rural setting of the village. Access is a further significant constraint as the site does not adjoin a road.	
WES0031	Land east of Stonestile Lane, Westfield	1.02	The site is within the High Weald National Landscape. Largely within an Archaeological Notification Area. Historic field boundaries. Listed Buildings adjacent.	Submitted site	The site forms part of a larger, sloping field adjacent to the south-western edge of Westfield village. It is exposed in the landscape, sloping down away from the village edge with a strong rural character, forming part of the wider countryside. Development here at the scale considered through the HELAA would impact on the landscape and character of the National Landscape and the rural setting of the village. The effect on the setting of adjacent listed buildings and access are further constraints, the site being positioned between two rural lanes with no footways.	Potentially available
WES0032	Land adjoining Mill Lane/Cottage Lane, Westfield	2.27	The site is within the High Weald National Landscape. Minor risks of surface water flooding adjacent roads. Largely within an Archaeological Notification Area. Public footpath adjacent.	Previously assessed	The site forms the northern section of a larger area of agricultural land, beyond the northern edge of Westfield village. While adjoining land to the south (site WES0040) could be suitable for some limited residential development, being well related to the village edge, this site is not as well related and is more exposed in the local landscape, with a strong rural character. It provides a buffer between the village edge and the open countryside further north, and development at the scale considered through the HELAA would impact on the rural setting of the village and the landscape and character of the High Weald National Landscape. Traffic impact and pedestrian connectivity are further potential constraints as the adjoining lanes have no footways.	Unknown
WES0033	Land east of Moat Lane, Westfield	3.47	The site is within the High Weald National Landscape. Area of ancient woodland and Priority Habitat adjacent. Risk of surface water flooding on adjacent road. Historic field boundaries.	Council search	The site comprises two agricultural fields east of Moat Lane. While it adjoins a row of detached dwellings which leads south along both sides of Moat Lane to near its junction with the A21, this site is of a rural character and forms part of the wider countryside, containing or adjacent to High Weald features including historic field boundaries, ancient woodland and a historic routeway. Development here at the scale considered through the HELAA would encroach into the countryside, impacting on the landscape and character of the National Landscape. Furthermore, the site is isolated from services, accessed via a lane with no footways and does not offer sustainable transport options.	Unknown
WES0034	Land at Kent Street, A21, Westfield	4.05	The site is within the High Weald National Landscape. Small area at risk of surface water flooding. Historic field boundaries. Public footpath to the north. Partly within a Minerals Safeguarding Area for nearby Brickworks and Clay Quarry.	Council search	The site comprises two agricultural fields on the western side of the A21, forming an undeveloped countryside gap between existing ribbon development along Kent Street. It is of a rural character and forms part of the open countryside, prominent in views from the A21 and immediate area. Development here would encroach into the countryside, impacting the landscape and character of the National Landscape. The sustainability of the location is a further constraint as there are no services in the small settlement, no footway alongside the adjacent, busy trunk road and limited public transport provision.	Unknown
WES0036	Land north of Wheel Lane, Westfield	0.92	The site is within the High Weald National Landscape and a Local Wildlife Site. Contains Grassland Priority Habitat. Risk of surface water flooding on adjacent land. Largely within an Archaeological Notification Area. Historic field boundaries. Listed Building adjacent.	Council search	The site comprises a sloping section of an agricultural field with treed boundaries beyond the settlement edge. It is of a rural character, forming part of a landscape buffer between the edge of the village and the small business park to the west. The site is within the Wheel Cottage Meadow Local Wildlife Site, designated for its features of unimproved neutral grassland meadows with species rich sward. Development here at the scale considered through the HELAA would result in harm to biodiversity, contrary to local and national planning policy, and would also impact on the landscape and character of the National Landscape and the rural setting of the village. The effect on the setting of the adjacent Grade II listed building, the sustainability of the location and achieving a safe access are further constraints, the site adjoining a narrow lane with no footways.	Unknown
WES0037	Land north of Churchfield, Westfield	0.44	The site is within the High Weald National Landscape. Areas at risk of surface water flooding on	Council search	The site forms a narrow strip of amenity open space associated with the adjacent 20 th century housing estate. Its narrow width and mature boundary trees means it is not large enough to accommodate the level of development considered through the HELAA. Furthermore, the loss of public open space would adversely impact on the amenity and setting of the adjacent	Unknown

			boundaries. Partly within an Archaeological Notification Area.		dwellings and would be contrary to national planning policy which seeks to retain public open space unless it is surplus to requirements or will be replaced by equivalent or better provision.	
WES0038	Land at Westfield Garage, Orchard Way, Main Road, Westfield	0.11	The site is within the High Weald National Landscape. Risk of surface water flooding on adjacent road. Partly within an Archaeological Notification Area.	Council search	The site comprises a small one storey commercial building, previously used as a garage and more recently used as a café. It is on the main road in the central part of the village. Its redevelopment for residential use would impact on village services and the local economy, contrary to local and national planning policy, while its small size means there is no obvious scope for additional employment floorspace at the scale considered through the HELAA.	Unknown
WES0041	Woodside, Moat Lane	0.41	The site is within the High Weald National Landscape. Local Wildlife Site and Deciduous Woodland Priority Habitat across the road to the southwest. Much of the site is at risk of surface water flooding.	Council search	The site comprises a dwelling within a large curtilage adjacent to the junction of the A21 and Moat Lane. While it does not adjoin a settlement, the site sits at the end of a section of ribbon development along Moat Lane, and is generally contained by trees. Development here at the scale considered through the HELAA would change the character of the site and have an urbanising impact, also necessitating the loss of tall mature trees. Furthermore, the site is not in a sustainable location. There are no services or facilities within the vicinity and no footway alongside the adjacent roads or other safe pedestrian access, meaning that future residents would be highly dependent on the use of the car.	Unknown
WES0042	Land west of A28, Westfield	1.55	The site is within the High Weald National Landscape. Some risk of surface water flooding on adjacent road. Within an Archaeological Notification Area. There is a Grade II listed building nearby.	Council search	This is a relatively level field with a strong roadside hedge. It occupies a prominent location at an entrance to Westfield village and is highly visible from the adjoining main road and is also visible in long views from The Ridge in Hastings, although it is viewed against the backdrop of the village. It could potentially offer the opportunity for a small, high-quality development including improved pedestrian infrastructure to the village. The impact on the landscape and setting of the village, together with the potential for safe access, require further consideration. However, no confirmation of availability has been received and the site is therefore rejected on these availability grounds.	Unknown
WES0043	Troyd Farm, Moat Lane, Westfield	1.66	The site is within the High Weald National Landscape. Beauport Park Local Wildlife Site is across the road. Areas at risk of surface water flooding within the site, and a watercourse on the western boundary.	Submitted site	The site is a small field with wooded boundaries, between the A21 trunk road and Moat Lane. It forms part of a probable early post-medieval field system that extends to the north-west, typical of the High Weald. While its character is influenced to some extent by adjoining development, it does form part of the wider countryside. Development here would be contrary to the established pattern of built form which comprises ribbon development, and would represent an encroachment into the countryside, impacting on the landscape and character of the National Landscape. Furthermore, the site is not in a sustainable location. There are no services or facilities within the vicinity and no footway alongside the adjacent roads or other safe pedestrian access, meaning that future residents would be highly dependent on the use of the car. The risk of surface water flooding within the site is a further constraint.	Potentially available
WES0044	Land at Thala Farm, Mill Lane, Westfield	2.15	The site is within the High Weald National Landscape. Risk of surface water flooding on adjacent land. Historic field boundaries. Archaeological Notification Area and a public right of way nearby.	Submitted site	The site forms part of an open field on the northern side of the A28, beyond the northern edge of the village. It is open and highly exposed to wider views and is of a strong rural character, forming part of open countryside. Development here at the scale considered through the HELAA would represent an encroachment into the countryside, impacting on the landscape and character of the National Landscape and the rural setting of the village.	Potentially available
WES0045	Moor Farm, Westfield Lane, Westfield	3.43	The site is within the High Weald National Landscape. There is a watercourse through the site and there is a risk from surface water flooding in its immediate vicinity. There are further areas at risk of surface water flooding adjacent to the site. It is adjacent to an	Submitted site	The site is an open field on the eastern side of the A28. It is approximately 500m south of the village. It is exposed to wider views and forms part of the strong rural character forming part of the open countryside. Whilst there are some existing agricultural and employment developments on the opposite side of the road, these form part of a range of other forms of development on the western side of the A28. There is no development nearby on the eastern section and therefore new development would represent an encroachment into the countryside, impacting on the landscape and character of the National Landscape. The lack of	Potentially available

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			historic field boundary and nearby to a public right of way.		development on the east of the A28 and the distance to the village would mean new development could not be perceived to sit within the setting and context of the village.	
WES0047	Thornyridge, Westbrook Lane, Westfield	0.80	The site is within the High Weald National Landscape and is adjacent to Priority Habitat. The contains an historic field boundary. There is an Archaeological Notification Area nearby. There is a Public Right of Way inside the northern boundary and a further one adjacent.	Submitted site	The site forms part of a grazed field that also appears to be in domestic use and contains a small smallholding on the site. The site is located just beyond the built form of Westfield. Whilst there are a few dwellings in the immediate area on Westbrook Lane, development of the site and the level considered through the HELAA would represent an encroachment into the countryside and an urbanisation of the area.	Potentially available
WES0048	Land at Westbrook Lane, Westfield	0.89	The site is within the High Weald National Landscape. The eastern half of the site is within an Archaeological Notification Area. The site forms part of a wider historic field boundary. There is a Grade II listed building to the east and the site is also adjacent to a Public Right of Way.	Submitted site	The site is part of an agricultural field beyond the village's area of built form. It is of a rural character, forming part of the wider countryside. Development at the scale considered through the HELAA would form an inappropriate and unsustainable encroachment into the countryside and extension of the settlement, impacting on the landscape and character of the National Landscape. The site also has access constraints, adjoining a road with limited footways which inhibits the ability to safely access the nearby services in the village as a pedestrian.	Potentially available
WES0049	Land on east side of Cottage Lane, Westfield	1.10	The site is within the High Weald National Landscape. A small part of the site is at risk from surface water flooding. Most of the site is within an Archaeological Notification Area.	Submitted site	The site forms the northern section of a larger area of agricultural land, beyond the northern edge of Westfield village. While adjoining land to the south (site WES0040) is well related to the village edge and has got outline planning permission for up to 20 dwellings, this site is not as well related and is more exposed in the local landscape, with a stronger rural character. It provides a buffer between the village edge and the open countryside further north, and development at the scale considered through the HELAA would impact on the rural setting of the village and the landscape and character of the High Weald National Landscape. Traffic impact and pedestrian connectivity are further potential constraints as the adjoining lanes have no footways. This site also forms part of the biodiversity compensation measures related to the permission on WES0040.	Potentially available
WES0050	Moor Farm - south, Westfield Lane	3.54	The site is within the High Weald National Landscape. There is a very small area to the southeast at risk from surface water flooding. The northern half of the site is within an Archaeological Notification Area.	Submitted site	This is agricultural land south of Westfield village. The site forms part of a larger field which extends to the north. In landscape terms, the site is related to the wider countryside and there are long views from The Ridge in Hastings. Development of the site would represent an encroachment into the countryside and impact on the landscape and character of the High Weald National Landscape.	Potentially available
WES0051	Land at Freshfields Farm, Westfield Lane, Westfield	35.48	The site is within the High Weald National Landscape and contains Ancient Woodland and Priority Habitats to the south with further of both adjacent to many parts of the site. Parts of the site are at risk from surface water flooding. The site contains many historic field boundaries. A	Submitted site	The site is mainly a large expanse of agricultural land to the south of Westfield village and north of the predominately linear development extending from Hastings. The northern part of the site is adjacent to a farm shop and associated storage as well as what appears to be agricultural uses and a sand school. There is a dwelling on site that has an historic Agricultural Occupancy Condition. Development of the site would represent major development in the High Weald National Landscape which would result in a significant encroachment into the countryside, impacting on the landscape and character of the National Landscape and the rural setting. A smaller scale residential development on the parts of the site that front the A28 would not be in a sustainable location. The site is a relatively long distance to both Westfield village and the northern edge of Hastings Borough though there are footways on the western side of the A28	Potentially available

			Public Right of Way runs inside the southeastern boundary.		and bus stops within a walking distance. However, an intensification of the business uses nearest the existing development could potentially be supported subject to further landscape assessments considering any potential intrusion into the countryside as there is limited room within the existing buildings for new development at the scale considered through the HELAA; this has been assessed as site WES0046.	
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SITES TO BE ASSESSED

Site ID	Site Address	Site Size (hectares)	Site Identification	Availability
WES0035	Land west of Vicarage Lane, Westfield	4.53	Site submitted but not yet reassessed	Potentially available
WES0039	Land opposite St John the Baptist Church, Vicarage Lane, Westfield	0.82	Site submitted but not yet reassessed	Potentially available
WES0053	Land south of Vicarage Lane, Westfield	0.87	Submitted site but not yet assessed	Potentially available

