

Table showing how site allocations in the Submission (Regulation 19) Local Plan have changed (in development quantum, site size or site reference) compared to the draft (Regulation 18) Local Plan (2026)

- Please note: other changes to site allocation policies, for example, additional policy criteria, are not listed here. For full details of the policies please see the [Submission \(Regulation 19\) Local Plan \(2026\)](#).
- Further details of how we considered representations received during the Regulation 18 consultation are available in the [Regulation 19 Consultation Statement](#).

Reg 19 site reference	Site address	Quantum of development (Regulation 19 Plan)	Changes since Regulation 18 Local Plan (2026)?
BC1	Land South and West of Buddens Green, Beckley Four Oaks	20 dwellings	No
BC2	Land East of Hobbs Lane, Beckley Four Oaks	20 dwellings	No
BC3	Land west of Oaklea Cottages, Beckley Four Oaks	10 dwellings	Reduced by 3 dwellings
BR1	Land west of A28, Northiam Road, Broad Oak	29 dwellings	No
BR2	Land west of Tillingham View, Broad Oak	70 dwellings	No
BR3	Land at Broad Oak Lodge, Chitcombe Road, Broad Oak	10 dwellings	Size of site reduced by about 50% and dwelling numbers reduced from 20 to 10
BT1	Land south of Hastings Road, Battle	200 dwellings	Size of site reduced slightly (western part) and dwelling numbers reduced by 20
BT10	Battle Market Square, Battle	52 dwellings and retention of existing retail floorspace	Site reference changed from BT11 to BT10

Reg 19 site reference	Site address	Quantum of development (Regulation 19 Plan)	Changes since Regulation 18 Local Plan (2026)?
BT2	Land at Breadsell, Battle	145 dwellings	No
BT3	Beech Farm, Battle	1895 sqm employment floorspace	No
BT4	Land at Caldbec House, Battle	5 dwellings	No
BT5	Rutherfords Business Park	2700 sqm employment floorspace	No
BT6	Land at Sunny Rise, Battle	10 dwellings	No
BT7	Land adjacent to 1 Loose Farm Cottages, Battle	5 dwellings	Site reference changed from BT8 to BT7
BT8	Land east of Coronation Gardens, Battle	75 dwellings	Site reference changed from BT9 to BT8
BT9	Land adjoining Little Brans, Battle	73 dwellings	Site reference changed from BT10 to BT9. Site slightly extended on southern side and number of dwellings increased by 8.
BW1	Land north of Shrub Lane, Burwash	35 dwellings	Site area reduced (number of dwellings unaffected).
BW2	Land at 101 Shrub Lane, Burwash	6 dwellings	No
BW3	Land east of Shrub Lane (north), Burwash	15 dwellings	No
BW4	Land east of Shrub Lane (south), Burwash	8 dwellings	No
BWC1	Land south of Heathfield Road, Burwash Common	7 dwellings	No
BWC2	Old Orchard Nursery, Heathfield Road, Burwash Common	9 dwellings	No
BX10	30 Dorset Road, Bexhill	8 dwellings	No
BX11	Rear of 11 Endwell Road, Bexhill	6 dwellings	No

Reg 19 site reference	Site address	Quantum of development (Regulation 19 Plan)	Changes since Regulation 18 Local Plan (2026)?
BX12	Eversley Road Car Park, Eversley Road, Bexhill	10 dwellings	Site reference changed from BX13 to BX12
BX13	Land at Broad Oak Park	8 dwellings	New site
BX14	Land north of Broadoak Lane, Bexhill	35 dwellings	Site reference changed from BX15 to BX14
BX16	Gorses Car Park and Open Space, The Gorses, Bexhill	10 dwellings	Site reference changed from BX19 to BX16
BX17	Land off Spindlewood Drive, Bexhill	146 dwellings	Site reference changed from BX20
BX18	Land north of Barnhorn Manor Caravan Park, Bexhill	20 dwellings	Site reference changed from BX21
BX19	Land south of Barnhorn Road, Bexhill	(a) 400 dwellings (b) employment uses (c) community uses	Site reference changed from BX22. Requirement for employment uses changed to be less specific
BX20	Land north of Rosewood Park, Bexhill	(a) 340 dwellings (b) retail or community facilities	Site reference changed from BX23
BX21	Land east of Sandhurst Lane, Bexhill	68 dwellings	Site reference changed from BX24
BX22	Land at Barnhorn Green	2025 sqm of employment floorspace and doctor's surgery	Site reference changed from BX25. Alternative residential use included
BX23	Land south of Sandhurst Lane, Bexhill	25 dwellings	Site reference changed from BX26
BX24	Beeches Farm and land north of Barnhorn Road, Bexhill	(a) 540 dwellings (b) primary school (c) local shops (d) community uses	Site reference changed from BX27

Reg 19 site reference	Site address	Quantum of development (Regulation 19 Plan)	Changes since Regulation 18 Local Plan (2026)?
BX25	Land at Northeye and adjoining land, Bexhill	(a) 364 dwellings (b) community uses	Site reference changed from BX28. Number of dwellings reduced by 20
BX28	Land at Kiteye Farm, Bexhill	300 dwellings	Site reference changed from BX31
BX29	Land west of Watermill Lane (south), Bexhill	130 dwellings	Site reference changed from BX32
BX30	Land west of Watermill Lane, Bexhill	80 dwellings	Site reference changed from BX33
BX31	Land east of Watermill Lane, Bexhill	170 dwellings	Site reference changed from BX34
BX32	Land at Levetts Wood and Oaktree Farm	38,000 sqm employment floorspace	Amount of employment floorspace increased and site size increased. Site reference changed from BX35
BX33	Land north of Haven Brook Avenue (east), Bexhill	(a) 230 dwellings (b) public open space and play-space (c) community uses	Site reference changed from BX36.
BX34	Land north of Haven Brook Avenue (west), Bexhill	100 dwellings	Site reference changed from BX37. School removed.
BX35	Land west of Ninfield Road roundabout, Bexhill	80 dwellings	Site reference changed from BX38
BX36	Land west of Ninfield Road, Bexhill	(a) 400 dwellings, (b) retail and community building	Number of dwellings reduced by 100. School removed. Site reference changed from BX36
BX37	Land at St Francis Farm, Ninfield Road	70 dwellings	New site
BX38	Land at Freezeland Farm, Freezeland Lane, Bexhill	5 dwellings	Site reference changed from BX40
BX39	Former Sidley Sports Ground, Bexhill	50 dwellings	Site reference changed from BX41
BX40	Land adjacent to 276 Turkey Road, Bexhill	30 dwellings	Site reference changed from BX42

Reg 19 site reference	Site address	Quantum of development (Regulation 19 Plan)	Changes since Regulation 18 Local Plan (2026)?
BX41	Cemetery Lodge, 250 Turkey Road, Bexhill	6 dwellings	Site reference changed from BX43
BX42	Our Lady of the Rosary Church, Southlands Road, Bexhill	8 dwellings	Site reference changed from BX44
BX43	Land at Worsham Farm (East), Bexhill	(a) 354 dwellings (b) primary school (c) sports pitches (d) community building, public open space	Site reference changed from BX45
BX44	Land at Worsham Farm (West), Bexhill	(a) 66 dwellings (b) 540 sqm retail floorspace	Site reference changed from BX46
BX45	Plot 7, Bexhill Enterprise Park	26,000 sqm employment floorspace	Amount of employment floorspace increased and use clarified. Site size unaffected. Site reference changed from BX47.
BX46	Bexhill Enterprise Park – Escarpment Site B	5,800 sqm employment floorspace	Amount of employment floorspace increased. Site size unaffected. Site reference changed from BX48.
BX47	Land west of Bexhill Innovation Park	6,400 sqm employment floorspace	Amount of employment floorspace increased. Site size unaffected. Site reference changed from BX49.
BX5	Land south-east of Beeching Road, Bexhill	(a) 200 dwellings (b) commercial uses (c) community uses	No
BX6	Land adjacent to Bexhill Town Hall, Bexhill	36 dwellings and retention of office use	No

Reg 19 site reference	Site address	Quantum of development (Regulation 19 Plan)	Changes since Regulation 18 Local Plan (2026)?
BX7	Sainsburys Site, 1 Buckhurst Place, Bexhill	75 dwellings and retention of retail use	No
BX8	Former Bexhill High School Site, Bexhill	80 dwellings	No
BX9	Land south of Terminus Road, Bexhill	14 dwellings	Site boundary very slightly reduced
CM1	Land at the Former Putting Green Site, Old Lydd Road, Camber	10 dwellings	No
CM3	Lydd Road Garage, Lydd Road, Camber	5 dwellings/ 80 sqm retail	No
CR1	Land at Station Road and Forewood Lane, Crowhurst	25 dwellings	No
CR2	Land south of Forewood Rise, Crowhurst	18 dwellings	No
CR3	Land adjacent to Station Car Park, Crowhurst	6 dwellings	No
CT1	Land west of B2204, Catsfield	30 dwellings	No
CT2	Land south of Wilton House Equestrian Centre, Catsfield	20 dwellings	No
CT3	Land south of Church Road, Catsfield	35 dwellings	No
EC1	Land at Oxenbridge Lane, Etchingham	10 dwellings	No
EC2	Croft Field, Etchingham	30 dwellings	Number of dwellings reduced from 55. Site referenced changed from EC3.
FA1	Land east of Waites Lane, Fairlight Cove	35 dwellings	No
FW1	Land rear of Fruitfields, High Street, Flimwell	27 dwellings	Number of dwellings reduced from 32 and site size slightly reduced at northern section.

Reg 19 site reference	Site address	Quantum of development (Regulation 19 Plan)	Changes since Regulation 18 Local Plan (2026)?
FW2	Land south of Hawkhurst Road, Flimwell	1800 sqm employment floorspace	Size of site reduced compared to previous site FW2, and use limited to employment (although the amount of employment floorspace has increased from 1,650sqm).
FW3	North of Hawkhurst Road, Flimwell	35 dwellings	This is part of previous site FW2. Overall the size of site, and amount of development on the old FW2 site has been reduced from 114 dwellings to 35.
FW4	Land at Cedar Farm, London Road, Flimwell	2400 sqm employment floorspace	Site reference changed from FW3. Amount of employment floorspace increased by 900 sqm
GU1	Land north of A265, Ivyhouse Lane, Hastings	2500 sqm employment floorspace	Amount of employment floorspace reduced by 800 sqm
GU2	Brackendale, Rock Lane, Hastings Fringes	16 dwellings	Number of dwellings reduced by 4
GU4	Wild Meadows, Chapel Lane, Guestling Green	15 dwellings	Number of dwellings reduced by 5. Site area slightly increased
GU5	Former Guestling Highways Depot, Guestling Green	8 dwellings	No
GU6	Field at Halfhouse, Butchers Lane, Three Oaks	12 dwellings	No
HG1	Land south of Iridge Place, London Road, Hurst Green	28 dwellings	No
HG2	Land to Rear of The Olde Bakery, London Rd, Hurst Green	25 dwellings	Site reference changed from HG3. Number of dwellings reduced by 10
HG3	Land at The Lodge, London Road, Hurst Green	150 dwellings	Site reference changed from HG4
ID1	Land south of Elmsmead, Iden	15 dwellings	No
ID2	Land at Street Field, Main Street, Iden	10 dwellings	No

Reg 19 site reference	Site address	Quantum of development (Regulation 19 Plan)	Changes since Regulation 18 Local Plan (2026)?
IK1	Land adjacent to Little Sherwood Industry Park, Icklesham	30 dwellings	Number of dwellings increased by 4
IK2	Land adjacent to Orchard Close, Icklesham	38 dwellings	Number of dwellings increased by 6
NE1	Swallow Barn, Netherfield	10 dwellings	No
NE2	White House Poultry Farm, Netherfield	24 dwellings	No
NR1	Land south of Northiam Church of England Primary School, Northiam	7 dwellings	No
NR2	Land South of Coppards Lane, Northiam / Egmont Farm, Northiam	15 dwellings	New site. Previous site NR2 (Land at Egmont Farm) has been deleted.
PE1	Land south of Main Street, Peasmarsh	55 dwellings	Number of dwellings reduced by 15
PE2	Land south of Main Street, Peasmarsh	45 dwellings	No
PE3	Tanyard, Main Street, Peasmarsh	15 dwellings	No
PE4	Land east of Orchard Way, Peasmarsh	5 dwellings	No
PE5	Malthouse Business Park, Peasmarsh	6 dwellings/ 400 sqm employment floorspace	No
PL1	Land South of Poppyfields and Corner House, Playden	15 dwellings	Size of site reduced (eastern section removed) and number of dwellings reduced by 10
PL2	Land between Saltcote and The Steps, Playden	10 dwellings	Number of dwellings reduced by 4
RB1	Land south of Heathfield Gardens, Robertsbridge	55 dwellings	Site size reduced slightly and number of dwellings reduced by 10.
RB2	Grove Farm, Robertsbridge	96 dwellings	This site has been combined with previous site RB3, and the total number of dwellings across the two previous sites has been reduced by 6 dwellings.

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RB3	Vicarage Land, Land south of the western end of Fair Lane, Robertsbridge	10 dwellings	Site reference changed from RB4
RB4	Culverwells, Land north of Station Road, Robertsbridge	(a) 21 dwellings (b) doctor's surgery	Site reference changed from RB5
RB5	Hodson's Mill, Northbridge Street, Robertsbridge	(a) 125 dwellings (b) Flexible commercial, retail and/or community floorspace	This site is a combination of previous sites RB6a and RB6b. The total number of dwellings has been reduced by 21, while 1,200sqm of employment floorspace has been replaced by “flexible commercial, retail and/or community floorspace”.
RH1	Land at Stoneworks Cottages, Rye Harbour	40 dwellings	No
SC1	Land east of Stockwood Meadow, Northiam Road, Staplecross	25 dwellings	No
SC2	Land east of Hop Gardens, Northiam Road, Staplecross	10 dwellings	Number of dwellings increased by 2.
SD1	Land at Sunningdale, Sedlescombe	8 dwellings	No
SD10	Land north of Brede Lane, Sedlescombe	38 dwellings	Site reference changed from SD11 to SD10.
SD2	Land at Church Hill Farm, North of Village Hall, Sedlescombe	12 dwellings	No
SD3	Land at Sedlescombe Sawmills, Sedlescombe	8 dwellings and 1115 sqm employment floorspace	No
SD4	Land adjacent to St John the Baptist Church, Sedlescombe	17 dwellings	No
SD5	Land at Gate Cottage, Sedlescombe	8 dwellings	No

Reg 19 site reference	Site address	Quantum of development (Regulation 19 Plan)	Changes since Regulation 18 Local Plan (2026)?
SD6	Land at Church Hill Farm, Sedlescombe	10 dwellings	No
SD7	Marley Lane Business Park	2400 sqm employment floorspace	Site reference changed from SD8 to SD7.
SD8	Land at Felon's Field, Marley Lane	3000 sqm employment floorspace	Site reference changed from SD9 to SD8.
SD9	Land north of Gorselands, Sedlescombe	15 dwellings	Site reference changed from SD10 to SD9.
SG1	Land at Lynden Lane, Stonegate	5 dwellings	Site area slightly amended.
SG2	Land east of Bardown Road, Stonegate	20 dwellings	No
TC1	Land at Steellands Farm, Field Rise, Ticehurst	42 dwellings	Number of dwellings reduced by 12
TC2	Orchard Farm, Ticehurst	5 dwellings	No
WS1	Land east of Beaney's Lane, Hastings Fringes	104 dwellings	Site reference changed from WS2. Number of dwellings increased by 34.
WS2	Land at Moor Farm, Westfield	50 dwellings	Site reference changed from WS3. Site area slightly increased.
WS3	Land on east side of Cottage Lane, Westfield	20 dwellings	Site reference changed from WS4.
WS4	Land at Freshfields Farm, Westfield	3,500 sqm employment floorspace	Site reference changed from WS5. Site area enlarged and amount of floorspace increased by 1,500 sqm.
GYP1	Land adjacent to High Views, Loose Farm Lane, Battle	1 gypsy and traveller pitch	No
GYP2	Land south of Hastings Road, Battle	5 gypsy and traveller pitches	No
GYP3	Land adjacent to Fir Tree Cottage, Netherfield Hill, Battle	2 gypsy and traveller pitches	Site reference changed from GYP4

Reg 19 site reference	Site address	Quantum of development (Regulation 19 Plan)	Changes since Regulation 18 Local Plan (2026)?
GYP4	Land south of Redlands Lane, Salehurst	4 gypsy and traveller pitches	Site reference changed from GYP5
GYP5	Land adjacent to Valentine Ridge, A2100, Mountfield	6 gypsy and traveller pitches	Site reference changed from GYP6

Table showing draft (Regulation 18) Local Plan (2026) site allocations which have been removed from the Submission (Regulation 19) Local Plan:

For further details of updated site assessments please see the [Housing and Economic Land Availability Assessment \(HELAA\)](#).

Site and Regulation 18 Plan reference	HELAA (Reg 19 version 2026) site reference and chapter	Quantum of development proposed at Regulation 18	Reason for removal
BT7 – Land at Almonry Farm, Battle	BAT0127 (Battle and surrounding settlements)	80 dwellings	Site considered unsuitable due to landscape and heritage constraints
BX12 – 2a Sackville Road, Bexhill	BEX0011 (Bexhill)	6 dwellings, 95 sqm retail floorspace	Due to findings of Level 2 Strategic Flood Risk Assessment
BX14 – Land west of Fryatts Way, Bexhill	N/A - site removed from HELAA	210 dwellings	Construction has commenced on the site
BX16 – Land west of Pages Lane, Bexhill	BEX0158 (Bexhill)	30 dwellings	Planning permission granted for alternative use (care home)
BX17 – 81 Cooden Drive, Bexhill	N/A - site removed from HELAA	6 dwellings	Construction has commenced on the site

BX50 – Land at Sidley Car Park, Bexhill	BEX0086 (Bexhill)	10 dwellings	Site considered unsuitable due to impact on public car parking provision in district centre
EC2 – Land at Church Lane, Etchingham	ETC0016 (Northern Rother)	5 dwellings	Site considered unsuitable due to environmental constraints
HG2 – Land south of Lodge Farm, Hurst Green	N/A - site removed from HELAA	26 dwellings	Construction has commenced on the site
NR2 – Land at Egmont Farm, Northiam	NOR0026 (Rye and the eastern settlements)	25 dwellings	Site considered unsuitable due to landscape constraints
SD7 – Street Farm, Sedlescombe	N/A – site removed from HELAA	21 dwellings	Construction has commenced on the site
WS1 – Land at Michael Tyler Furniture, Woodlands Way, Hastings	HAF0002 (Southern Rother and Hastings Fringes)	40 dwellings	Site unavailable for residential development
GYP3 – Land on the east side of Kingwood Hill, Cackle Street, Brede	GYP0008 (within the “Identifying sites for Gypsies, Travellers and Travelling Showpeople in Rother Interim Report 2026”)	1 gypsy and traveller pitch	The site now has permanent planning permission and is unavailable as “future supply”