

Addendum to the  
Hastings Local Plan  
Development Management Plan  
Sequential Testing of Site Allocations  
2014

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# Addendum to Sequential Testing of Site Allocations

## ***Introduction***

In December 2012 AECOM performed a Sequential Test of Hastings Borough Council (HBC) proposed site allocations in accordance with National Planning Policy.

Since then, Hastings Borough Council has taken the decision to consult on a revised version of the Development Management Plan, which has allowed the opportunity to review its proposed site allocations. Whilst the majority of site allocations proposed are still the same, some new sites have been added, and some site capacities/developable areas have been altered to reflect issues such as new planning permissions, site ownership and changes to Environment Agency Flood Risk data.

This addendum to the original Sequential Test document has been prepared using the most up-to-date and robust evidence base available to support the revised version of the Development Management Plan, prior to submission to the Secretary of State in July 2014. This addendum should be read in conjunction with the original Sequential Test report prepared in 2012, available at [http://www.hastings.gov.uk/environment\\_planning/planning/localplan/evidence\\_base/#sequential](http://www.hastings.gov.uk/environment_planning/planning/localplan/evidence_base/#sequential).

## ***Assessment***

The sequential test analysis has been undertaken applying the same methodology as the original 2012 assessment, with a site profile being produced should more than 5% of the site intersect Flood Zones 2 and/or 3. Sites with less than 5% of their area intersecting these Flood Zones were deemed to automatically “pass” the sequential test with the proviso that the developments would be strategically located in areas of low risk (i.e. Flood Zone 1).

The revised flood risk information gathered from the Environment Agency flood extents (provided by Hastings Borough Council) has been detailed in a Sequential Test Summary Table (refer to Addendum – Sequential Test Analysis).

Initial consultation with Hastings Borough Council identified 24 new or amended site allocations requiring assessment. Investigation of the EA flood maps in relation to these site allocations identified that only 5 of the proposed 24 amended/new sites intersected Flood Zones 2 and/or 3 and therefore required a site profile (refer to appendix 4 of this report, New/amended site profiles). The 5 sites identified were:

- FB2: Former West St. Leonard's Primary School;
- FB3: Seaside Road, West St. Leonards;
- FB6: Cinque Ports Way, Former Stamco Timber and TA Centre; and
- FB12: Land South of Upper Wilting Farm.
- FB13: Hastings Garden Centre, Bexhill Road

Whilst conducting the site profiles it was determined that 2 of the sites would require the exception test as they involve significant residential development within areas intersecting Flood Zone 3. These sites are:

- FB3 – Seaside Road, West St. Leonards; and
- FB6 -Cinque Ports Way, Former Stamco Timber and TA Centre.

However, when undertaking the Sequential test, it was determined that both sites had been chosen based on the wider regeneration and sustainability objectives of the Council and would subsequently pass the Exception Test. Whereas the Exception test might be passed, there will be conditions attached such as the stipulation that the more vulnerable development would be directed away from the higher flood risk areas; in this case through locating the residential development on the first floor (i.e. above the extreme flood levels). Further detail on conditions that might be linked to the exception test is provided as part of the site profiles.

Additional criteria for satisfying the Exception Test involved consideration of the reasons from the sustainability appraisal that the sites were originally selected over others in lower risk zones; but also the requirements in masterplanning to ensure the site is safe in the event of a flood i.e.:

- Provision of safe means of access and egress in the event of a flood; and
- Emergency procedures to be developed for the sites that allowed for evacuation following receipt of a flood warning.

Furthermore, site-specific flood risk assessments (FRA's) on these sites would need to consider the impact of climate change on the development throughout its lifetime and ensure that the resultant development does not increase flood risk elsewhere.

### ***Revised and updated appendices***

It has been necessary to update some of the maps and tables from the original Sequential Test report prepared in 2012. This is mainly due to the inclusion of new sites in the Development Management Plan, or the need to update others based on new flood risk data or changes in site boundaries and/or capacity. Therefore the following appendices to this report have been created to ensure the most up-to-date information is provided:

- Appendix 1: Original sequential test analysis table from 2012 (updated 2014)
- Appendix 2: New/amended sites sequential test analysis table (2014)
- Appendix 3: All site allocations and flood zones, including the new/amended sites (updated 2014)
- Appendix 4: New/amended site profiles (2014)
- Appendix 5: Updated Site Allocation and Flood Risk Zones Map

Appendices 1, 3 and 5 directly supersede those originally published in the 2012 report. Appendices 2 and 4 provide additional or updated information that should be read in conjunction with the 2012 report (or superseded table/map).

**Appendix 1: Original sequential test analysis table from 2012 (updated 2014)**

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Sequential Testing of Updated Original (2012) Site Allocations  
Appendix B - Sequential Test Analysis

DMP Site Reference	SA Site Reference	Site Name	Area (ha)	Grid Reference		Potential Uses	Flood Zone Classification				Potential or Historic Flood Issues (Y/N)	NPPF Vulnerability Classification	Site Profile Required (Y/N)	Comments
				E	N		1	2	3a	3b				
CLB1	B12	1-3 Chapel Park Road	0.130	580449	109423	Residential	✓	x	x	x	N	More Vulnerable	N	Site requires that heritage polices are referred to. Site adjacent to conservation area, registered park or garden.
CLB2	A20	Taxi Office/B.R. Social Club, St John's Road	0.120	580365	109362	Residential	✓	x	x	x	Y	More Vulnerable	N	Site is within conservation area. Flood hotspot. Recommend a FRA is requested from developers putting the site forward.
CLB3*	D08	Sorting Office Site, Kings Road	0.050	580285	109320	Residential	✓	x	x	x	N	More Vulnerable	N	Increased capacity site on previously developed land. Located within Kings Road Conservation Area. Commercial areas proposed on ground floor with residential above. Small area of site affected by surface water flooding.
CLB4	D14	4-5 Stockleigh Road	0.030	580118	109191	Residential	✓	x	x	x	N	More Vulnerable	N	The site already has planning permission.
CLB5**	B31	College of Holy Child Jesus, Magdalen Rd	4.930	580742	109306	Residential	✓	x	x	x	Y	More Vulnerable	N	The site has its own policy, enabling development. Heritage issues are considered as a priority. Some deep surface water flood risk.
CV01	A01 (pt)	Victoria Avenue	0.77	583561	111407	Residential	✓	x	x	x	N	More Vulnerable	N	Site already has planning permission subject to legal agreement.
CV02	A24	Land west of Frederick Road	0.600	583101	111571	Residential	✓	x	x	x	N	More Vulnerable	N	Site already has planning permission.
CV03	A30	Rear of Old London Road	0.460	583395	111189	Residential	✓	x	x	x	N	More Vulnerable	N	N/A
CV04	A01 (pt)	Church Street	0.350	583317	111333	Residential	✓	x	x	x	N	More Vulnerable	N	The site is adjacent to a woodland area which may require maintenance with any development.
CV05	D35	309-311 Harold Road	0.090	583672	110808	Residential	✓	x	x	x	N	More Vulnerable	N	The site already has planning permission subject to legal agreements. Greenfield site.
CV06**	D26	Hare & Hounds, 391 Old London Road	0.000	583615	111266	Residential	✓	x	x	x	N	More Vulnerable	N	N/A
FB1	N03	The Grove School	9.400	578478	110420	Residential	✓	x	x	x	Y	More Vulnerable	N	Site adjacent to Local Wildlife Site and SSSI. Site is within area of surface water flood risk. Development require provision of SuDS which should be included in a FRA.
FB2*	A29	West St. Leonards Primary School	3.920	578341	108963	Residential and Commercial	✓	✓	✓	✓	Y	More Vulnerable	Y	Brownfield site with increased capacity. Significant constraints with flood zones and being on and adjacent to local wildlife sites. Flood Zones reduced from previous assessment. Exception Test might be required.
FB3*	A16	Seaside Road, West St Leonards	2.22	578667	108726	Residential and Community	✓	✓	✓	x	N	More Vulnerable	Y	Brownfield site. Flood Zone alteration from 2012 assessment. Site now predominantly within Flood Zone 3. Exception Test required.
FB4	B04	Former Westerleigh School	2.15	579098	110083	Residential	✓	x	x	x	Y	More Vulnerable	N	Site requires SuDS to address shallow surface water flood risk. Green space is also required as part of the design brief.
FB5	B14	Former HCAT St Saviours Road	1.05	578732	109037	Residential	✓	x	x	x	N	More Vulnerable	N	Site already has planning permission.
FB6*	B13	Cinque Ports Way former Stamco Timber Yard and TA Centre	0.89	578451	108714	Residential and Commercial	x	x	✓	✓	N	More Vulnerable	Y	Decreased site boundary and capacity. Brownfield Site completely within Flood Zone 3a. Exception Test required.
FB7	A05	Malmesbury House, West Hill Road	0.70	578920	108899	Residential	✓	x	x	x	N	More Vulnerable	N	Local Wildlife Site in or next to site. Site is also in a conservation area or registered park.
FB8	B03	Former Westerleigh School Playing fields	0.56	579098	110083	Residential	✓	x	x	x	N	More Vulnerable	N	Site already has planning permission subject to legal agreement
FB9*	D34	190 Bexhill Road	0.19	577906	108797	Residential	✓	x	x	x	N	More Vulnerable	N	Previously developed land constrained by large distance to an amenity footpath, local centre and playground. Flood Zone decrease from 2012 assessment.
FB10	N02	Land South of Crowhurst Road	0.080	577577	110894	Other identifiable sites	✓	x	x	x	N		N	Proximity to SSSI. Site is contained within or adjacent to Local Wildlife Site. Greenfield site. Development must consider ecological issues.
FB11**	D43	St Ethelburga's Church Hall	0.080	578474	108953	Residential	✓	x	x	x	N	More Vulnerable	N	Site already has planning permission.
FB12*	N/A	Land South of Upper Wilting Farm	5.450	577627	110225	Potential Area of Search/Wind Turbines	✓	✓	✓	x	N	Essential Infrastructure	Y	Site proposed for a wind farm. South of the site intersects Flood Zones 2 and 3, although it is reduced from 2012. Exception Test required.
GH1	A27	Robsack A, Churchwood Drive	1.24	578251	110893	Residential	✓	✓	✓	x	N	More Vulnerable	Y	Suitable FRA required.
GH2	A04	Mayfield E, Bodiham Drive	1.10	577734	111044	Residential	✓	x	x	x	N	More Vulnerable	N	SSSI proximity, not an issue. Greenfield site.
GH3*	B15	Spyways School, Gillsmans Hill	1.09	579418	110313	Residential	✓	x	x	x	N	More Vulnerable	N	Previously developed land located adjacent to local wildlife site.
GH4	A26	Mayfield J, Mayfield Lane	0.77	577733	110877	Residential	✓	x	x	x	N	More Vulnerable	N	Greenfield site. Proximity to SSSI. Site already has planning permission subject to legal agreement.
GH5	A11	Land at Redgeland Rise (Wishing Tree Nursery)	0.71	578895	110870	Residential	✓	x	x	x	N	More Vulnerable	N	Planning permission already granted subject to legal agreement.
GH6	A22	Mayfield Farm	0.54	577697	110991	Residential	✓	x	x	x	N	More Vulnerable	N	SSSI proximity, has been taken into account.
GH7**	D56	Land south of 12-17 Catsfield Close	0.41	577984	110690	Residential	✓	x	x	x	N	More Vulnerable	N	The site already has planning permission subject to legal agreements. Greenfield site.
GH8	E06	Sites PX and QX Churchfields	1.61	578004	111594	Employment	✓	x	x	x	N	Less Vulnerable	N	Greenfield site. Development must include reference to ecology and tree protection issues.
GH9	E08	NX2 Sydney Little Road, Churchfields	0.32	577980	111506	Employment	✓	x	x	x	N	Less Vulnerable	N	Greenfield site. Development must include reference to ecology and tree protection issues.
GH10	E05	Site RX2, Sydney Little Road, Churchfields	0.22	578034	111699	Employment	✓	x	x	x	N	Less Vulnerable	N	Greenfield site.
GH11	E07	NX3 Sydney Little Road, Churchfields	0.17	577929	111504	Employment	✓	x	x	x	N	Less Vulnerable	N	Greenfield site.
HOV1	A23	Former Stills Factory Ore Valley	2.71	582475	110955	Residential	✓	x	x	x	N	More Vulnerable	N	Local Wildlife Site adjacent to site. Development need to take account of potential ecology issues.

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				E	N		1	2	3a	3b				
HOV2	A18	Ore Valley	2.35	582574	110882	Residential	✓	x	x	x	Y	More Vulnerable	N	Site is adjacent to Local Wildlife Site. Site deemed at risk of surface water flooding. Suitable FRA required.
HOV3	A02	Mount Pleasant Hospital, Frederick Road (Former Ore Valley Millennium Communities)	1.84	583028	111014	Residential	✓	x	x	x	N	More Vulnerable	N	Brownfield site.
HOV4*	B08	The Cheviots/Cotswold Close	1.23	582994	111565	Residential	✓	x	x	x	N	More Vulnerable	N	Increased capacity and amended site boundary. Brownfield site with minor constraints by large distance to a local centres.
HOV5*	B09	87-221 (Odds) Farley Bank	0.73	582849	110804	Residential	✓	x	x	x	N	More Vulnerable	N	Decreased capacity. Brownfield site significantly constrained by the large distance from an amenity footpath.
HOV6*	D57	Ore Business Park, Farley Bank	0.70	582834	110860	Residential	✓	x	x	x	N	More Vulnerable	N	Decreased capacity. Brownfield site significantly constrained by the large distance from an amenity footpath.
HOV7	B49	Upper Broomgrove Road	0.28	582728	111084	Residential	✓	x	x	x	N	More Vulnerable	N	The site already has planning permission.
HOV8**	C05	2-20(evens) Fellows Road	0.27	582483	111047	Residential	✓	x	x	x	N	More Vulnerable	N	The site already has planning permission subject to legal agreement.
HOV9	D28	107 The Ridge (Simes & Sons)	0.22	583071	111746	Residential	✓	x	x	x	N	More Vulnerable	N	The site already has planning permission.
HOV10**	C26	5-15 (odds) Fellows Road	0.51	582510	111074	Residential	✓	x	x	x	N	More Vulnerable	N	The site already has planning permission subject to legal agreements. Greenfield site.
HOV11*	E10	Ivyhouse Lane, Northern Extension	5.84	582986	112328	Employment	✓	x	x	x	Y	Less Vulnerable	N	Greenfield Site with minor issues of surface water flooding which cause a minor constraint to the development of the site.
HOV12	E11	Land East of Burgess Road, Ivyhouse	0.51	583185	112108	Employment	✓	x	x	x	Y	Less Vulnerable	N	Requirement of SuDS and landscape and ecological issues. Greenfield site.
HTC1	A14	Hastings Station Yard (Part)	0.44	581605	109716	Residential	✓	x	x	x	N	More Vulnerable	N	Site already has planning permission.
HTC2	A43	Cornwallis Street Car Park	0.22	581741	109743	Residential	✓	✓	x	x	Y	More Vulnerable	Y	Suitable FRA required.
HTC3	A15	The Observer Building (part)	0.07	581401	109361	Residential	✓	x	x	x	N	More Vulnerable	N	Site is within conservation area or registered park or garden.
HTC4	D50	40 & 41 Wellington Square	0.02	581847	109505	Residential	✓	x	x	x	N	More Vulnerable	N	The site already has planning permission. The site is within a conservation area, registered park or gardens.
HTC5**	D52	36 & 37 Wellington Square	0.02	581861	109525	Residential	✓	x	x	x	N	More Vulnerable	N	The site already has planning permission. The site is within a conservation area, registered park or gardens.
HTC6	E12	Priory Quarter	2.60	581483	109555	Employment	✓	x	x	x	Y	Less Vulnerable	N	Heritage and surface water flood risk need to be addressed with development. ANA covered half the site
LRA1	A31	Holmhurst St Mary	6.98	580199	112835	Residential	✓	x	x	x	Y	More Vulnerable	N	Surface water flood risk identified. Greenfield site. Local Wildlife Site located in the site. Additional shops required with development.
LRA2	N01	Harrow Lane Playing Fields	4.75	579887	112817	Residential	✓	x	x	x	N	More Vulnerable	N	Greenfield site.
LRA3	C08	Land adjacent to 777 The Ridge	1.86	579975	113004	Residential	✓	x	x	x	N	More Vulnerable	N	ANA covers most of the site. Landscape and ecological issues mentioned on this site. Open space required within the development.
LRA4	C03	Old Roar House, Old Roar Road	0.84	580386	112014	Residential	✓	x	x	x	N	More Vulnerable	N	Site is adjacent to Alexandra Park.
LRA5	D49	Former Workplace Health & Fitness Centre, The Ridge West	0.47	579046	113171	Residential	✓	x	x	x	N	More Vulnerable	N	The site already has planning permission.
LRA6	E02	Queensway North, Queensway	4.70	578568	112460	Employment	✓	x	x	x	Y	Less Vulnerable	N	Site development must refer to ecology and surface water flood risk issues. Greenfield site within are of deep surface water flood risk. Site has a close proximity to SSSI.
LRA7	NE01	Land at junction of The Ridge West and Queensway	3.37	579322	113153	Employment	✓	x	x	x	N	Less Vulnerable	N	Development need to take into account the ecology issues. Greenfield site. ANA covers some of the site.
LRA8	E01	Land in Whitworth Road	2.51	579347	113035	Employment, B1	✓	x	✓	✓	N	Less Vulnerable	Y	Exception Test should not be required. Ecology, archaeological remains and surface water flood risk need to be considered with new build. Greenfield site.
LRA9	E03	Marline Fields, Enviro21 Business Park, Land West of Queensway	1.48	578124	112069	Employment	✓	x	x	x	Y	Less Vulnerable	N	Site development must refer to ecology and surface water flood risk issues. Greenfield site within area deemed at risk of surface water flooding. Site has a close proximity to SSSI.
MBL1	B02	Former Hastings College Archery Road	2.22	579686	108982	Residential	✓	x	x	x	N	More Vulnerable	N	Site is within a registered park or garden. Site needs to be developed in accordance with heritage policies.
MBL2	D53	37 Charles Road West, Filsham Nurseries	0.26	579622	109904	Residential	✓	x	x	x	N	More Vulnerable	N	The site already has planning permission subject to legal agreements. Greenfield site.
MBL3	A32	Gambier House, West Hill Road	0.23	579158	108885	Residential	✓	x	x	x	N	More Vulnerable	N	Adjacent to Local Wildlife Site. Heritage policies should be considered.
MBL4	B24	West Hill Road Reservoir	0.19	579411	108919	Residential	✓	x	x	x	N	More Vulnerable	N	The site already has planning permission.
MBL5	D21	27 Dane Road	0.14	579873	109561	Residential	✓	x	x	x	N	More Vulnerable	N	The site already has planning permission.
MBL6**	D18	49-52 Caves Road	0.06	579236	108829	Residential	✓	x	✓	x	N	More Vulnerable	Y***	Site development must address heritage and ecological requirements. The site is within a conservation area, registered park or gardens. Site is also contained within or adjacent to Local Wildlife Site.
MBL7**	D51	36-40 Caves Road	0.04	579164	108822	Residential	✓	x	✓	x	N	More Vulnerable	Y***	The site already has planning permission. The site is within a conservation area, registered park or gardens.
SAP1	C04	Hornbye Park	1.01	580586	109859	Residential	✓	x	x	x	Y	More Vulnerable	N	Shallow surface water flood risk area. The site already had planning permission subject to legal agreement.
SAP2	A33	Hollingsworth Garage, Braybrooke Road	0.40	581696	109963	Residential	✓	x	x	x	N	More Vulnerable	N	N/A
SAP3	A19	12-19 Braybrooke Terrace	0.23	581292	109687	Residential	✓	x	x	x	Y	More Vulnerable	N	Site deemed to be at risk of surface water flooding. Suitable FRA recommended.

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				E	N		1	2	3a	3b				
SAP4*	D32	347-349 London Road	0.15	580001	110488	Residential	✓	x	x	x	N	More Vulnerable	N	Decrease in site capacity. Previously developed land.
SAP5	D30	Silver Springs Medical Practice Beaufort Road	0.12	580038	110618	Residential	✓	x	x	x	N	More Vulnerable	N	The site already has planning permission.
SAP6**	D20	The Langham Hotel, 16 Elphinstone Road	0.05	581857	110506	Residential	✓	x	x	x	N	More Vulnerable	N	The site already has planning permission.
SH1	N04	Land adjacent to Sandrock Park	3.32	581951	112428		✓	x	x	x	N	More Vulnerable	N	Greenfield site. Informal play and recreation is required for development to occur. ANA covered the site. Site is within proximity to SSSI.
SH2*	A28	Land at Osborne House, The Ridge	2.97	582299	112047	Residential	✓	x	x	x	N	More Vulnerable	N	Brownfield Site constrained by large distances to a local centre and amenity footpath.
SH3*	A21	Hurst Court, The Ridge	1.44	582104	112549	Residential	✓	x	x	x	N	More Vulnerable	N	Change in site boundary and subsequent decrease in capacity from previous assessment. Brownfield site with minor constraints in the large distances from a local centre, amenity footpath and playground.
SH4	C02	Mount Denys, Pinehill & Ridgeway	0.64	582704	111879	Residential	✓	x	x	x	N	More Vulnerable	N	Site requires retention of green space. ANA covers a large section of the site.
SH5**	A47	Rear of Linley Drive	0.00	582052	111031	Residential	✓	x	x	x	N	More Vulnerable	N	The site already has planning permission subject to legal agreement.
SH6**	D41	195 The Ridge	5.45	582639	111928	Residential	✓	x	x	x	N	More Vulnerable	N	The site already has planning permission.
SH7*	D40	191 The Ridge	0.15	582663	111914	Residential	✓	x	x	x	N	More Vulnerable	N	Decrease in site capacity only. Significant constraints in large distances to a local centre, amenity footpath, cycle route and playground.

**Notes**

\* These sites have been reassessed due to one, or a combination, of the following reasons:

- Flood Zone changes due to recent hydraulic modelling carried out by the Environment Agency;
- Changes in the site allocation boundary within the Development Management Plan; and/or
- Changes in the site allocation capacity within the Development Management Plan.

It is worth noting, however, that the most up to date assessments are included within this table.

\*\* These sites have subsequently been excluded from the assessment.

\*\*\* Profiles for these sites have not been produced as they have now been excluded from the assessment.

**Appendix 2: New/amended sites sequential test analysis table (2014)**

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DMP Site Reference	SA Site Reference	Site Name	New or Amended Site	Area (ha)	Grid Reference		Potential Uses	Flood Zone Classification				Potential or Historic Flood Issues (Y/N)	NPPF Vulnerability Classification	Site Profile Required (Y/N)	Comments
					E	N		1	2	3a	3b				
LRA10	RSD/31	Land North of Downey Close	New	0.243	579707	112618	Residential	✓	x	x	x	N	More Vulnerable	N	Greenfield Site.
GH3	RSD/32	Spyways School, Gillsmans Hill	Amended	1.048	579431	110295	Residential	✓	x	x	x	N	More Vulnerable	N	Previously developed land located adjacent to local wildlife site.
GH12	RSD/35	Former Wishing Tree Public House	New	0.118	579126	111629	Residential	✓	x	x	x	N	More Vulnerable	N	Brownfield site. Issues with large distances to local centres and amenity footpaths.
GH13	RSD/36	Former Tivoli Tavern	New	0.103	579769	111215	Residential	✓	x	x	x	N	More Vulnerable	N	Relatively unconstrained Brownfield Site. Large distances from an amenity footpath and playground represents a minor constraint.
FB2	RSD/37	West St. Leonards Primary School	Amended	3.917	578346	108991	Residential and Community	✓	✓	✓	✓	Y	More Vulnerable	Y	Brownfield site with increased capacity. Significant constraints with flood zones and being on and adjacent to local wildlife sites. Flood Zones reduced from previous assessment. Exception Test might be required.
FB3	A16	Seaside Road, West St. Leonards	Amended	2.219	578700	108724	Residential and Commercial	✓	✓	✓	x	Y	More Vulnerable	Y	Brownfield site. Flood Zone alteration from 2012 assessment. Site now predominantly within Flood Zone 3. Exception Test required.
FB6	RSD/38	Cinque Ports Way, former Stamco Timber Yard and TA Centre	Amended	0.647	578468	108736	Residential and Commercial	x	x	✓	✓	Y	More Vulnerable	Y	Decreased site boundary and capacity. Brownfield Site completely within Flood Zone 3a. Exception Test required.
FB9	D34	190 Bexhill Road	Amended	0.194	577912	108799	Residential	✓	x	x	x	N	More Vulnerable	N	Previously developed land constrained by large distance to an amenity footpath, local centre and playground. Flood Zone decrease from 2012 assessment.
FB12	N/A	Land South of Upper Witing Farm	Amended	5.449	577481	110322	Other	✓	✓	✓	x	Y	Essential Infrastructure	Y	Site proposed for a wind farm. South of the site intersects Flood Zones 2 and 3, although it is reduced from 2012. Exception Test required.
FB13	RSD/40	Hastings Garden Centre, Bexhill Road	New	0.778	577000	108418	Residential	✓	✓	x	x	Y	More Vulnerable	Y	Brownfield Site with adjoining local wildlife site. Site intersects Flood Zone 2 although this area is significantly reduced from previous assessments. South of the site affected by surface water flooding.
FB14	RSD/41	Land North of 31 Fern Road	New	0.283	579001	110215	Residential	✓	x	x	x	N	More Vulnerable	N	Greenfield site with adjoining Local Nature Reserve. Further significant constraints with large distances to a local centre, cycle route and playground.
FB15	RSD/42	Land North of 14 Fern Road	New	0.4557	579053	110164	Residential	✓	x	x	x	N	More Vulnerable	N	Greenfield site with adjoining Local Nature Reserve. Further significant constraints with large distances to a local centre, cycle route and playground.
SH2	RSD/43	Land at Osborne House, The Ridge	Amended	2.799	582292	112020	Residential	✓	x	x	x	N	More Vulnerable	N	Brownfield Site constrained by large distances to a local centre and amenity footpath.
SH3	RSD/44	Hurst Court, The Ridge	Amended	0.665	582114	112502	Residential	✓	x	x	x	N	More Vulnerable	N	Change in site boundary and subsequent decrease in capacity from previous assessment. Brownfield site with minor constraints in the large distances from a local centre, amenity footpath and playground.
SH7	RSD/47	191 The Ridge	Amended	0.148	582682	111921	Residential	✓	x	x	x	N	More Vulnerable	N	Decrease in site capacity only. Significant constraints in large distances to a local centre, amenity footpath, cycle route and playground.
SAP4	RSD/48	347-349 London Road	Amended	0.146	580028	110492	Residential	✓	x	x	x	N	More Vulnerable	N	Decrease in site capacity. Previously developed land.
SAP7	RSD/50	Bilmore Corner, Battle Road	New	0.057	579817	111226	Residential	✓	x	x	x	Y	More Vulnerable	N	Surface water flooding in a small proportion of the site. Relatively unconstrained Brownfield Site.
SAP8	RSD/51	4 Wykeham Road	New	0.031	581488	109796	Residential	✓	x	x	x	N	More Vulnerable	N	Brownfield Site significantly constrained by the large distances from an amenity footpath, cycle route and playground. Further minor constraints with relatively large distances to a local centre.
MBL8	RSD/55	Caple Ne Ferne, 2 Albany Road	New	0.176	579642	109356	Residential	✓	x	x	x	N	More Vulnerable	N	Brownfield Site significantly constrained by large distances to an amenity footpath, local centre, playground and cycle path. Additionally, the site is also significantly constrained by its location within Marwick Terrace Conservation Area.
CLB3	RSD/56	Sorting Office Site, Kings Road	Amended	0.049	580279	109317	Residential and Commercial	✓	x	x	x	Y	More Vulnerable	N	Increased capacity site on previously developed land. Located within Kings Road Conservation Area. Commercial areas proposed on ground floor with residential above. Small area of site affected by surface water flooding.
HOV4	RSD/61	The Cheviots/Cotswold Close	Amended	1.228	582996	111557	Residential	✓	x	x	x	N	More Vulnerable	N	Increased capacity and amended site boundary. Brownfield site with minor constraints by large distance to a local centre.
HOV5	RSD/62	87-221 (Odds) Farley Bank	Amended	0.735	582863	110825	Residential	✓	x	x	x	N	More Vulnerable	N	Decreased capacity. Brownfield site significantly constrained by the large distance from an amenity footpath.
HOV6	RSD/63	Ore Business Park, Farley Bank	Amended	0.699	582830	110865	Residential	✓	x	x	x	N	More Vulnerable	N	Decreased capacity. Brownfield site significantly constrained by the large distance from an amenity footpath.
HOV11	RSD/66	Ivyhouse Lane, Northern Extension	Amended	5.796	583092	112209	Employment	✓	x	x	x	Y	Less Vulnerable	N	Greenfield Site with minor issues of surface water flooding which cause a minor constraint to the development of the site.

**Notes:**

Due to recent hydraulic modelling undertaken by the Environment Agency (EA), five sites have seen a subsequent alteration in their Flood Zones. The changes are summarised below:

**FB2 - West St Leonards Primary School:** The site now intersect Flood Zone 3b in addition to Flood Zones 1, 2 and 3a from the original 2012 assessment.

**FB3 - Seaside Road, West St Leonards:** The site still intersects the same Flood Zones as the original 2012 assessment but a greater extent of the site now intersects Flood Zone 3a rather than Flood Zone 1

**FB6 - Cinque Ports Way, former Stamco Timber Yard and TA Centre:** The site now only intersects Flood Zones 3a and 3b, whereas the original 2012 assessment shows intersection with Flood Zones 1 and 2.

**FB9 - 190 Bexhill Road:** The site now only intersects Flood Zone 1, whereas the original 2012 assessment shows intersection with Flood Zones 2 and 3a.

**FB12 - Land South of Upper Witing Farm:** The site still intersects the same Flood Zones as the original 2012 assessment but a greater extent of the site now intersects Flood Zone 1 rather than Flood Zones 2 and 3a.

**Appendix 3: All site allocations and flood zones, including the new/amended sites (updated 2014)**

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Sequential Testing of Site Allocations (2012 2014)  
Appendix B - Sequential Test Analysis

DMP Site Reference	SA Site Reference	Site Name	Area (ha)	Grid Reference		Potential Uses	Flood Zone Classification				Potential or Historic Flood Issues (Y/N)	NPPF Vulnerability Classification	Site Profile Required (Y/N)	Comments
				E	N		1	2	3a	3b				
CLB1	B12	1-3 Chapel Park Road	0.130	580449	109423	Residential	✓	x	x	x	N	More Vulnerable	N	Site requires that heritage polices are referred to. Site adjacent to conservation area, registered park or garden.
CLB2	A20	Taxi Office/B.R. Social Club, St John's Road	0.120	580365	109362	Residential	✓	x	x	x	Y	More Vulnerable	N	Site is within conservation area. Flood hotspot. Recommend a FRA is requested from developers putting the site forward.
CLB3	D08	Sorting Office Site, Kings Road	0.050	580285	109320	Residential	✓	x	x	x	N	More Vulnerable	N	Increased capacity site on previously developed land. Located within Kings Road Conservation Area. Commercial areas proposed on ground floor with residential above. Small area of site affected by surface water flooding.
CLB4	D14	4-5 Stockleigh Road	0.030	580118	109191	Residential	✓	x	x	x	N	More Vulnerable	N	The site already has planning permission.
CV01	A01 (pt)	Victoria Avenue	0.77	583561	111407	Residential	✓	x	x	x	N	More Vulnerable	N	Site already has planning permission subject to legal agreement.
CV02	A24	Land west of Frederick Road	0.600	583101	111571	Residential	✓	x	x	x	N	More Vulnerable	N	Site already has planning permission.
CV03	A30	Rear of Old London Road	0.460	583395	111189	Residential	✓	x	x	x	N	More Vulnerable	N	N/A
CV04	A01 (pt)	Church Street	0.350	583317	111333	Residential	✓	x	x	x	N	More Vulnerable	N	The site is adjacent to a woodland area which may require maintenance with any development.
CV05	D35	309-311 Harold Road	0.090	583672	110808	Residential	✓	x	x	x	N	More Vulnerable	N	The site already has planning permission subject to legal agreements. Greenfield site.
FB1	N03	The Grove School	9.400	578478	110420	Residential	✓	x	x	x	Y	More Vulnerable	N	Site adjacent to Local Wildlife Site and SSSI. Site is within area of surface water flood risk. Development require provision of SuDS which should be included in a FRA.
FB2	A29	West St. Leonards Primary School	3.920	578341	108963	Residential and Commercial	✓	✓	✓	✓	Y	More Vulnerable	Y	Brownfield site with increased capacity. Significant constraints with flood zones and being on and adjacent to local wildlife sites. Flood Zones reduced from previous assessment. Exception Test might be required.
FB3	A16	Seaside Road, West St Leonards	2.22	578667	108726	Residential and Community	✓	✓	✓	x	N	More Vulnerable	Y	Brownfield site. Flood Zone alteration from 2012 assessment. Site now predominantly within Flood Zone 3. Exception Test required.
FB4	B04	Former Westerleigh School	2.15	579098	110083	Residential	✓	x	x	x	Y	More Vulnerable	N	Site requires SuDS to address shallow surface water flood risk. Green space is also required as part of the design brief.
FB5	B14	Former HCAT St Saviours Road	1.05	578732	109037	Residential	✓	x	x	x	N	More Vulnerable	N	Site already has planning permission.
FB6	B13	Cinque Ports Way former Stamco Timber Yard and TA Centre	0.89	578451	108714	Residential and Commercial	x	x	✓	✓	N	More Vulnerable	Y	Decreased site boundary and capacity. Brownfield Site completely within Flood Zone 3a. Exception Test required.
FB7	A05	Malmesbury House, West Hill Road	0.70	578920	108899	Residential	✓	x	x	x	N	More Vulnerable	N	Local Wildlife Site in or next to site. Site is also in a conservation area or registered park.
FB8	B03	Former Westerleigh School Playing fields	0.56	579098	110083	Residential	✓	x	x	x	N	More Vulnerable	N	Site already has planning permission subject to legal agreement
FB9	D34	190 Bexhill Road	0.19	577906	108797	Residential	✓	x	x	x	N	More Vulnerable	N	Previously developed land constrained by large distance to an amenity footpath, local centre and playground. Flood Zone decrease from 2012 assessment.
FB10	N02	Land South of Crowhurst Road	0.080	577577	110894	Other identifiable sites	✓	x	x	x	N	More Vulnerable	N	Proximity to SSSI. Site is contained within or adjacent to Local Wildlife Site. Greenfield site. Development must consider ecological issues.
FB12	N/A	Land South of Upper Wilting Farm	5.450	577627	110225	Potential Area of Search/Wind Turbines	✓	✓	✓	x	N	Essential Infrastructure	Y	Site proposed for a wind farm. South of the site intersects Flood Zones 2 and 3, although it is reduced from 2012. Exception Test required.
FB13	RSD/40	Hastings Garden Centre, Bexhill Road	0.778	577000	108418	Residential	✓	✓	x	x	Y	More Vulnerable	Y	Brownfield Site with adjoining local wildlife site. Site intersects Flood Zone 2 although this area is significantly reduced from previous assessments. South of the site affected by surface water flooding.
FB14	RSD/41	Land North of 31 Fern Road	0.283	579001	110215	Residential	✓	x	x	x	N	More Vulnerable	N	Greenfield site with adjoining Local Nature Reserve. Further significant constraints with large distances to a local centre, cycle route and playground.
FB15	RSD/42	Land North of 14 Fern Road	0.4557	579053	110164	Residential	✓	x	x	x	N	More Vulnerable	N	Greenfield site with adjoining Local Nature Reserve. Further significant constraints with large distances to a local centre, cycle route and playground.
GH1	A27	Robsack A, Churchwood Drive	1.24	578251	110893	Residential	✓	✓	✓	x	N	More Vulnerable	Y	Suitable FRA required.
GH2	A04	Mayfield E, Bodiam Drive	1.10	577734	111044	Residential	✓	x	x	x	N	More Vulnerable	N	SSSI proximity, not an issue. Greenfield site.
GH3	B15	Spyways School, Gillsmans Hill	1.09	579418	110313	Residential	✓	x	x	x	N	More Vulnerable	N	Previously developed land located adjacent to local wildlife site.
GH4	A26	Mayfield J, Mayfield Lane	0.77	577733	110877	Residential	✓	x	x	x	N	More Vulnerable	N	Greenfield site. Proximity to SSSI. Site already has planning permission subject to legal agreement.
GH5	A11	Land at Redgeland Rise (Wishing Tree Nursery)	0.71	578895	110870	Residential	✓	x	x	x	N	More Vulnerable	N	Planning permission already granted subject to legal agreement.
GH6	A22	Mayfield Farm	0.54	577697	110991	Residential	✓	x	x	x	N	More Vulnerable	N	SSSI proximity, has been taken into account.
GH8	E06	Sites PX and QX Churchfields	1.61	578004	111594	Employment	✓	x	x	x	N	Less Vulnerable	N	Greenfield site. Development must include reference to ecology and tree protection issues.
GH9	E08	NX2 Sydney Little Road, Churchfields	0.32	577980	111506	Employment	✓	x	x	x	N	Less Vulnerable	N	Greenfield site. Development must include reference to ecology and tree protection issues.
GH10	E05	Site RX2, Sydney Little Road, Churchfields	0.22	578034	111699	Employment	✓	x	x	x	N	Less Vulnerable	N	Greenfield site.
GH11	E07	NX3 Sydney Little Road, Churchfields	0.17	577929	111504	Employment	✓	x	x	x	N	Less Vulnerable	N	Greenfield site.

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DMP Site Reference	SA Site Reference	Site Name	Area (ha)	Grid Reference		Potential Uses	Flood Zone Classification				Potential or Historic Flood Issues (Y/N)	NPPF Vulnerability Classification	Site Profile Required (Y/N)	Comments
				E	N		1	2	3a	3b				
GH12	RSD/35	Former Wishing Tree Public House	0.118	579126	111629	Residential	✓	x	x	x	N	More Vulnerable	N	Brownfield site. Issues with large distances to local centres and amenity footpaths.
GH13	RSD/36	Former Tivoli Tavern	0.103	579769	111215	Residential	✓	x	x	x	N	More Vulnerable	N	Relatively unconstrained Brownfield Site. Large distances from an amenity footpath and playground represents a minor constraint.
HOV1	A23	Former Stills Factory Ore Valley	2.71	582475	110955	Residential	✓	x	x	x	N	More Vulnerable	N	Local Wildlife Site adjacent to site. Development need to take account of potential ecology issues.
HOV2	A18	Ore Valley	2.35	582574	110882	Residential	✓	x	x	x	Y	More Vulnerable	N	Site is adjacent to Local Wildlife Site . Site deemed at risk of surface water flooding. Suitable FRA required.
HOV3	A02	Mount Pleasant Hospital, Frederick Road (Former Ore Valley Millennium Communities)	1.84	583028	111014	Residential	✓	x	x	x	N	More Vulnerable	N	Brownfield site.
HOV4	B08	The Cheviots/Cotswold Close	1.23	582994	111565	Residential	✓	x	x	x	N	More Vulnerable	N	Increased capacity and amended site boundary. Brownfield site with minor constraints by large distance to a local centres.
HOV5	B09	87-221 (Odds) Farley Bank	0.73	582849	110804	Residential	✓	x	x	x	N	More Vulnerable	N	Decreased capacity. Brownfield site significantly constrained by the large distance from an amenity footpath.
HOV6	D57	Ore Business Park, Farley Bank	0.70	582834	110860	Residential	✓	x	x	x	N	More Vulnerable	N	Decreased capacity. Brownfield site significantly constrained by the large distance from an amenity footpath.
HOV7	B49	Upper Broomgrove Road	0.28	582728	111084	Residential	✓	x	x	x	N	More Vulnerable	N	The site already has planning permission
HOV9	D28	107 The Ridge (Simes & Sons)	0.22	583071	111746	Residential	✓	x	x	x	N	More Vulnerable	N	The site already has planning permission.
HOV11	E10	Ivyhouse Lane, Northern Extension	5.84	582986	112328	Employment	✓	x	x	x	Y	Less Vulnerable	N	Greenfield Site with minor issues of surface water flooding which cause a minor constraint to the development of the site.
HOV12	E11	Land East of Burgess Road, Ivyhouse	0.51	583185	112108	Employment	✓	x	x	x	Y	Less Vulnerable	N	Requirement of SuDS and landscape and ecological issues. Greenfield site.
HTC1	A14	Hastings Station Yard (Part)	0.44	581605	109716	Residential	✓	x	x	x	N	More Vulnerable	N	Site already has planning permission.
HTC2	A43	Cornwallis Street Car Park	0.22	581741	109743	Residential	✓	x	x	x	Y	More Vulnerable	Y	Suitable FRA required.
HTC3	A15	The Observer Building (part)	0.07	581401	109361	Residential	✓	x	x	x	N	More Vulnerable	N	Site is within conservation area or registered park or garden.
HTC4	D50	40 & 41 Wellington Square	0.02	581847	109505	Residential	✓	x	x	x	N	More Vulnerable	N	The site already has planning permission. The site is within a conservation area, registered park or gardens.
HTC6	E12	Priory Quarter	2.60	581483	109555	Employment	✓	x	x	x	Y	Less Vulnerable	N	Heritage and surface water flood risk need to be addressed with development. ANA covered half the site
LRA1	A31	Holmhurst St Mary	6.98	580199	112835	Residential	✓	x	x	x	Y	More Vulnerable	N	Surface water flood risk identified. Greenfield site. Local Wildlife Site located in the site. Additional shops required with development.
LRA2	N01	Harrow Lane Playing Fields	4.75	579887	112817	Residential	✓	x	x	x	N	More Vulnerable	N	Greenfield site.
LRA3	C08	Land adjacent to 777 The Ridge	1.86	579975	113004	Residential	✓	x	x	x	N	More Vulnerable	N	ANA covers most of the site. Landscape and ecological issues mentioned on this site. Open space required within the development.
LRA4	C03	Old Roar House, Old Roar Road	0.84	580386	112014	Residential	✓	x	x	x	N	More Vulnerable	N	Site is adjacent to Alexandra Park.
LRA5	D49	Former Workplace Health & Fitness Centre, The Ridge West	0.47	579046	113171	Residential	✓	x	x	x	N	More Vulnerable	N	The site already has planning permission.
LRA6	E02	Queensway North, Queensway	4.70	578568	112460	Employment	✓	x	x	x	Y	Less Vulnerable	N	Site development must refer to ecology and surface water flood risk issues. Greenfield site within are of deep surface water flood risk. Site has a close proximity to SSSI.
LRA7	NE01	Land at junction of The Ridge West and Queensway	3.37	579322	113153	Employment	✓	x	x	x	N	Less Vulnerable	N	Development need to take into account the ecology issues. Greenfield site. ANA covers some of the site.
LRA8	E01	Land in Whitworth Road	2.51	579347	113035	Employment, B1	✓	x	✓	✓	N	Less Vulnerable	Y	Exception Test should not be required. Ecology, archaeological remains and surface water flood risk need to be considered with new build. Greenfield site.
LRA9	E03	Marline Fields, Enviro21 Business Park, Land West of Queensway	1.48	578124	112069	Employment	✓	x	x	x	Y	Less Vulnerable	N	Site development must refer to ecology and surface water flood risk issues. Greenfield site within area deemed at risk of surface water flooding. Site has a close proximity to SSSI.
LRA10	RSD/31	Land North of Downey Close	0.243	579707	112618	Residential	✓	x	x	x	N	More Vulnerable	N	Greenfield Site.
MBL1	B02	Former Hastings College Archery Road	2.22	579686	108982	Residential	✓	x	x	x	N	More Vulnerable	N	Site is within a registered park or garden. Site needs to be developed in accordance with heritage policies.
MBL2	D53	37 Charles Road West, Filsham Nurseries	0.26	579622	109904	Residential	✓	x	x	x	N	More Vulnerable	N	The site already has planning permission subject to legal agreements. Greenfield site.
MBL3	A32	Gambier House, West Hill Road	0.23	579158	108885	Residential	✓	x	x	x	N	More Vulnerable	N	Adjacent to Local Wildlife Site. Heritage policies should be considered.
MBL4	B24	West Hill Road Reservoir	0.19	579411	108919	Residential	✓	x	x	x	N	More Vulnerable	N	The site already has planning permission.
MBL5	D21	27 Dane Road	0.14	579873	109561	Residential	✓	x	x	x	N	More Vulnerable	N	The site already has planning permission.
MBL8	RSD/55	Caple Ne Ferne, 2 Albany Road	0.176	579642	109356	Residential	✓	x	x	x	N	More Vulnerable	N	Brownfield Site significantly constrained by large distances to an amenity footpath, local centre, playground and cycle path. Additionally, the site is also significantly constrained by its location within Marwick Terrace Conservation Area.
SAP1	C04	Hornbye Park	1.01	580586	109859	Residential	✓	x	x	x	Y	More Vulnerable	N	Shallow surface water flood risk area. The site already had planning permission subject to legal agreement.
SAP2	A33	Hollingsworth Garage, Braybrooke Road	0.40	581696	109963	Residential	✓	x	x	x	N	More Vulnerable	N	N/A
SAP3	A19	12-19 Braybrooke Terrace	0.23	581292	109687	Residential	✓	x	x	x	Y	More Vulnerable	N	Site deemed to be at risk of surface water flooding. Suitable FRA recommended.

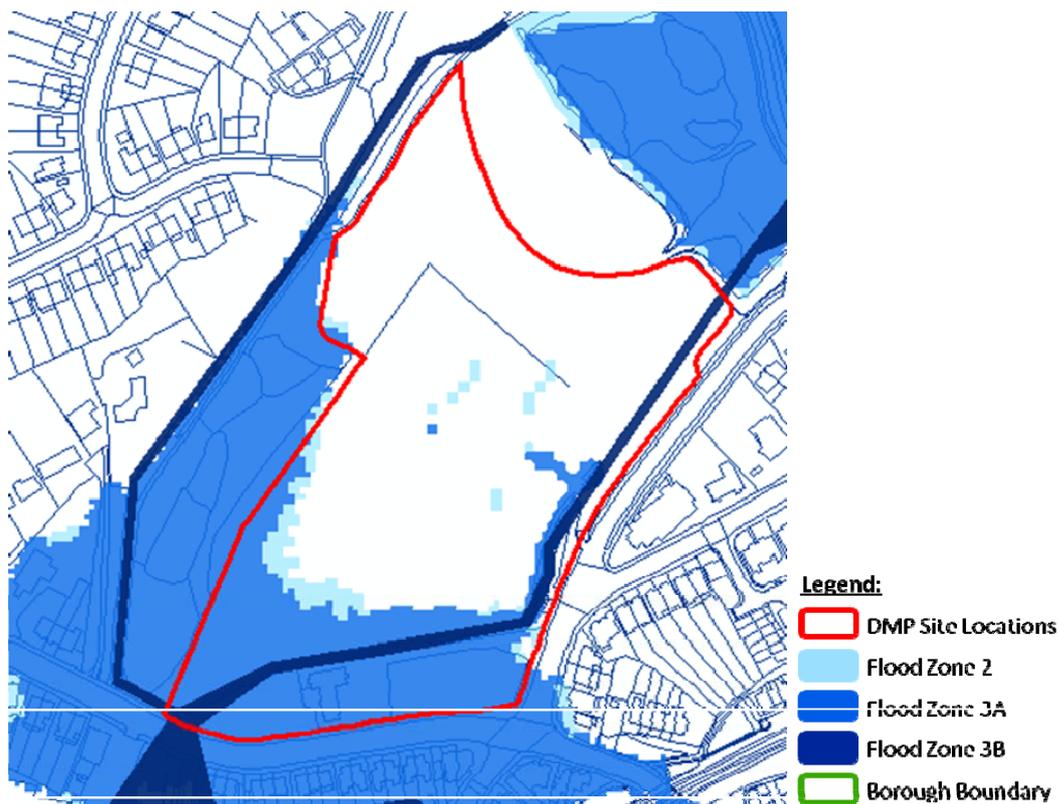
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DMP Site Reference	SA Site Reference	Site Name	Area (ha)	Grid Reference		Potential Uses	Flood Zone Classification				Potential or Historic Flood Issues (Y/N)	NPPF Vulnerability Classification	Site Profile Required (Y/N)	Comments
				E	N		1	2	3a	3b				
SAP4	D32	347-349 London Road	0.15	580001	110488	Residential	✓	x	x	x	N	More Vulnerable	N	Decrease in site capacity. Previously developed land.
SAP5	D30	Silver Springs Medical Practice Beaufort Road	0.12	580038	110618	Residential	✓	x	x	x	N	More Vulnerable	N	The site already has planning permission.
SAP7	RSD/50	Bilmore Corner, Battle Road	0.057	579817	111226	Residential	✓	x	x	x	Y	More Vulnerable	N	Surface water flooding in a small proportion of the site. Relatively unconstrained Brownfield Site.
SAP8	RSD/51	4 Wykeham Road	0.031	581488	109796	Residential	✓	x	x	x	N	More Vulnerable	N	Brownfield Site significantly constrained by the large distances from an amenity footpath, cycle route and playground. Further minor constraints with relatively large distances to a local centre.
SH1	N04	Land adjacent to Sandrock Park	3.32	581951	112428		✓	x	x	x	N	More Vulnerable	N	Greenfield site. Informal play and recreation is required for development to occur. ANA covered the site. Site is within proximity to SSSI.
SH2	A28	Land at Osborne House, The Ridge	2.97	582299	112047	Residential	✓	x	x	x	N	More Vulnerable	N	Brownfield Site constrained by large distances to a local centre and amenity footpath.
SH3	A21	Hurst Court, The Ridge	1.44	582104	112549	Residential	✓	x	x	x	N	More Vulnerable	N	Change in site boundary and subsequent decrease in capacity from previous assessment. Brownfield site with minor constraints in the large distances from a local centre, amenity footpath and playground.
SH4	C02	Mount Denys, Pinehill & Ridgeway	0.64	582704	111879	Residential	✓	x	x	x	N	More Vulnerable	N	Site requires retention of green space. ANA covers a large section of the site.
SH7	D40	191 The Ridge	0.15	582663	111914	Residential	✓	x	x	x	N	More Vulnerable	N	Decrease in site capacity only. Significant constraints in large distances to a local centre, amenity footpath, cycle route and playground.

**Note:**

This list excludes the deleted sites from the original (2012) assessment

**Appendix 4: New/amended site profiles (2014)**



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<b>Former West St. Leonard's Primary School</b>						
<b>Site Reference</b>	FB2- Former West St. Leonard's Primary School					
<b>Area (Focus Area)</b>	Focus Area 3: Filsham Valley and Bulverhythe					
<b>Size</b>	3.92 ha					
<b>Potential Uses</b>	Residential			Community		
<b>NPPF Vulnerability Classification</b>	More Vulnerable			Less Vulnerable		
<b>Flood Zone (% of area)</b>	<b>0</b>	<b>0-5</b>	<b>5-20</b>	<b>20-50</b>	<b>50-75</b>	<b>75-100</b>
<b>Flood Zone 2</b>		✓				
<b>Flood Zone 3a</b>				✓		
<b>Flood Zone 3b</b>		✓				
<b>Potential or Historic Flood Issues</b>	Historic Flooding Reported in SFRA					
<b>Exception Test Required</b>	No if flood risk is managed through the adoption of a suitable development layout					

<p><b>Key Requirements For Satisfying Sequential and Exception Test</b></p>	<p>More vulnerable developments (i.e. Residential) to be kept out of Flood Zone 3. Alternatively, any residential developments within Flood Zone 3 could be located on the first floor above the extreme flood level. Basement dwellings are not permitted within Flood Zones 2/3.</p> <p>There may be a requirement for flood resilient design within the Flood Zones. It should be noted that Flood Zones have been amended which has resulted in a smaller portion of the site being now affected.</p> <p>The provision of SuDS should be incorporated to mitigate/reduce the likelihood of surface water flooding associated with the site. A site specific FRA will be required as part of the site is within Flood Zones 2 and 3.</p>
<p><b>Considerations of Alternatives?</b></p> <p>None required as it should be possible to steer the “more vulnerable” developments away from Flood Zones 2 and 3.</p>	
<p><b>Supporting Information:</b></p> <ul style="list-style-type: none"> <li>• The amendment to the site has seen an increase in capacity from 70 to 100 homes.</li> <li>• The site is a predominantly vacated Brownfield site and adjoins the South Saxons Local Wildlife Site to the west and north.</li> <li>• The site was formerly a tip and as a result it may be subject to contaminated ground. Additionally, there is some contaminated land in the north-west area of the site. As per Policy DM5, assessment of ground conditions and contamination will be required for any development.</li> <li>• Arboricultural Plan required to identify suitable compensation for tree losses.</li> <li>• Ecological Constraints Plan required with reference to the Local Wildlife Site and to identify any necessary conservation and mitigation measures</li> <li>• A buffer zone must be maintained around Hollington Stream in the southern and western areas of the site. The stream is an ecological asset and is engineered to avoid unacceptable flood risk. Possible exploration to be undertaken to make a feature of the stream.</li> </ul>	



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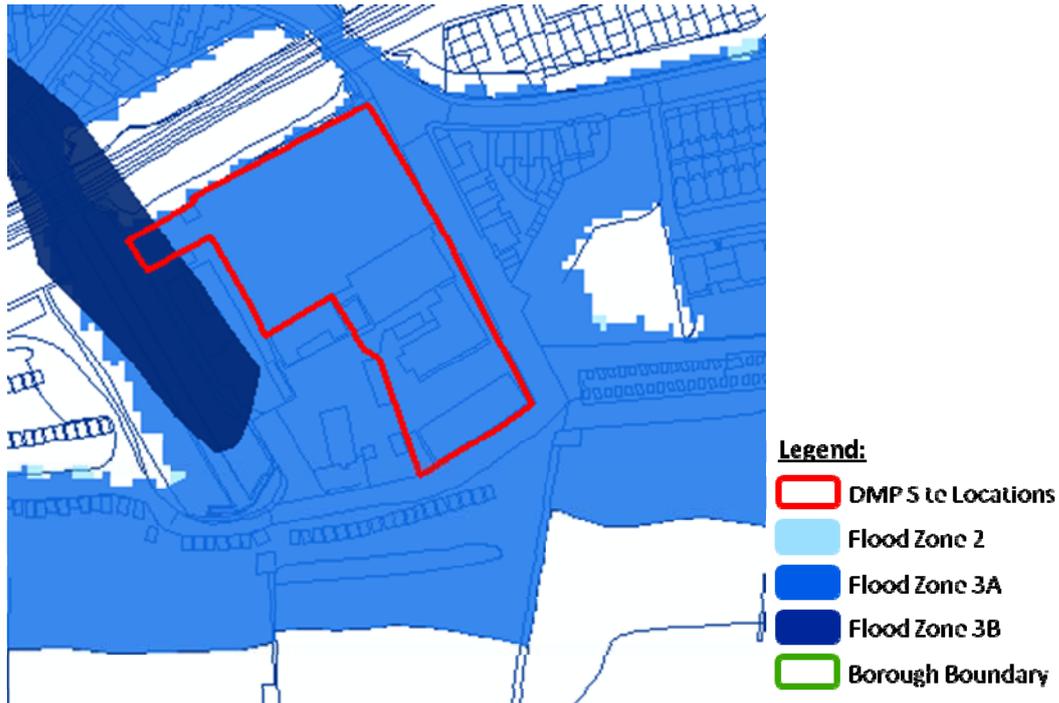
<b>Seaside Road, West St. Leonards</b>						
<b>Site Reference</b>	FB3 – Seaside Road, West St. Leonards					
<b>Area (Focus Area)</b>	Focus Area 3: Filsham Valley and Bulverhythe					
<b>Size</b>	2.22 ha					
<b>Potential Uses</b>	Residential			Commercial		
<b>NPPF Vulnerability Classification</b>	More Vulnerable			Less Vulnerable		
<b>Flood Zone (% of area)</b>	<b>0</b>	<b>0-5</b>	<b>5-20</b>	<b>20-50</b>	<b>50-75</b>	<b>75-100</b>
<b>Flood Zone 2</b>		✓				
<b>Flood Zone 3a</b>						✓
<b>Flood Zone 3b</b>	✓					
<b>Potential or Historic Flood Issues</b>	No Reported Historical Flooding					
<b>Exception Test Required</b>	Yes					
<b>Key Requirements For Satisfying Sequential and Exception Test</b>	<p>More vulnerable developments (i.e. Residential) to be kept out of Flood Zone 3. Alternatively, any residential developments within Flood Zone 3 could be located on the first floor above the extreme flood level. Basement dwellings are not permitted within Flood Zones 2/3.</p> <p>A site specific FRA will be required. It will need to show that occupants will have a flood-response emergency and evacuation plan in place. Additionally, the occupants should be signed up to the Environment Agency (EA) Flood Warning System to allow for early warning/evacuation. Flood resilient structures will be required and multiple safe access and egress routes for the occupants and emergency services.</p> <p>The provision of SuDS should be incorporated to mitigate/reduce the likelihood of surface water flooding associated with the site. A site specific FRA will be required as the site is located within Flood Zone 3.</p> <p>The increased extent of Flood Zone 3 should be considered when determining the final capacity of the allocation.</p>					

**Considerations of Alternatives?**

No alternatives for this site have been considered as the main driver behind this allocation is to support/promote tourism and leisure through the regeneration of the West Marina Area. Its seafront location is important to achieving the wider regeneration aims, which cannot be accommodated elsewhere. This is a long term objective for the Council in terms of a regeneration area.

**Supporting Information:**

- This site should be considered alongside FB6 as part of the wider “West Marina” development.
- Any development proposed on this site will need to include flood resistant design and innovative solutions to the risk identified. Contributions to sea defences may also be required as stated in the Development Management Plan for site FB6.
- Developers will be expected to create a broad promenade for pedestrians and cyclists behind the seawall running east to west across the site. Improvements to the seawall will be required.
- There is an underground tank in the northern part of the site which cannot be built over.
- Eastern part of the site contains filled land and previous commercial uses. As per Policy DM5, assessment of ground conditions and contamination will be required for any development.
- Development cannot occur until the Bexhill to Hasting Link Road has been built.
- Whilst the original SA of this site flags up the relatively long distance to open space as a problem, the beachfront is located in close proximity and therefore this is not considered a significant issue.



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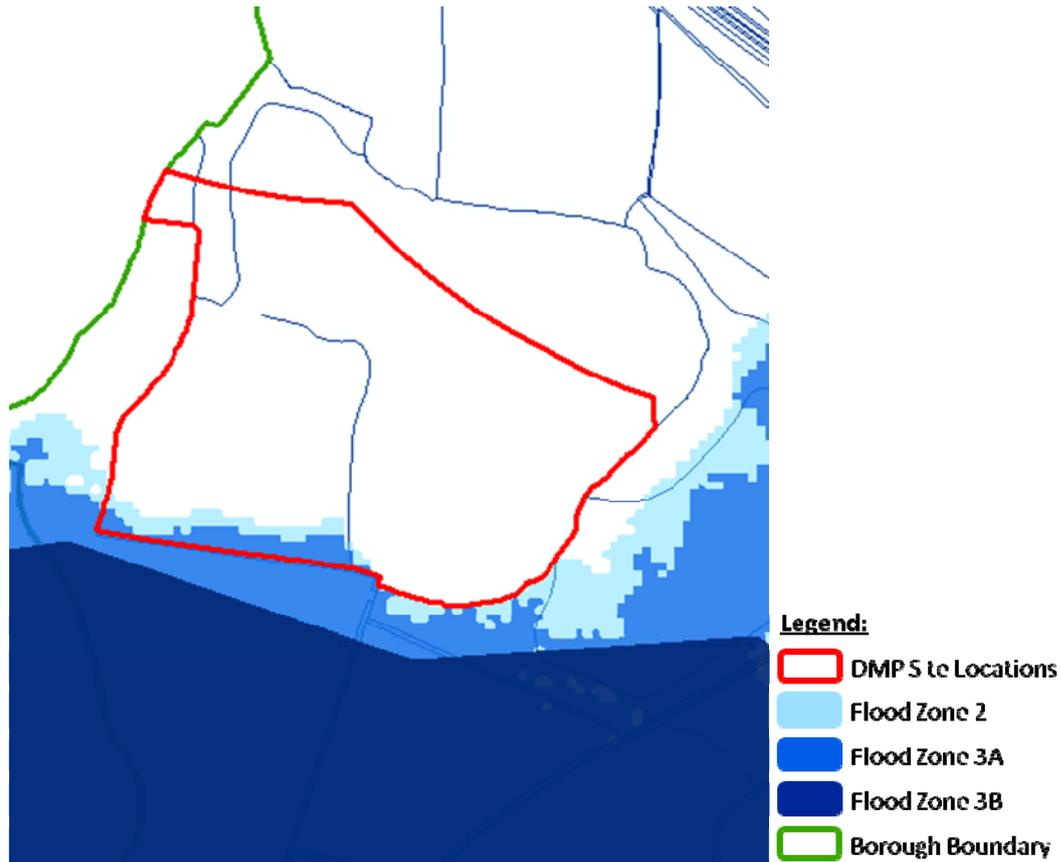
Cinque Ports Way, Former Stamco Timber and TA Centre						
<b>Site Reference</b>	FB6 -Cinque Ports Way, Former Stamco Timber and TA Centre					
<b>Area (Focus Area)</b>	Focus Area 3: Filsham Valley and Bulverhythe					
<b>Size</b>	0.65 ha					
<b>Potential Uses</b>	Residential			Commercial		
<b>NPPF Vulnerability Classification</b>	More Vulnerable			Less Vulnerable		
<b>Flood Zone (% of area)</b>	<b>0</b>	<b>0-5</b>	<b>5-20</b>	<b>20-50</b>	<b>50-75</b>	<b>75-100</b>
<b>Flood Zone 2</b>	✓					
<b>Flood Zone 3a</b>						✓
<b>Flood Zone 3b</b>		✓				
<b>Potential or Historic Flood Issues</b>	No Reported Historic Flooding					
<b>Exception Test Required</b>	Yes					

<p><b>Key Requirements For Satisfying Sequential and Exception Test</b></p>	<p>As the whole site intersects Flood Zone 3, “more vulnerable” residential developments will need to be located on the first floor above the extreme flood level. Basement dwellings are not permitted within Flood Zones 2/3.</p> <p>A site specific FRA will be required for the site due to its location within Flood Zone 3. The FRA will need to show that occupants will have a flood-response emergency and evacuation plan in place. Additionally, the occupants should be signed up to the Environment Agency (EA) Flood Warning System to allow for early warning/evacuation. Flood resilient structures will be required as well as suitable safe access and egress routes for the occupants and emergency services.</p> <p>Provision of SuDS is likely to be required along with contributions to the maintenance of sea defences.</p>
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**Considerations of Alternatives?**

No alternative for this site as the main driver behind this allocation is to support/promote tourism and leisure through the regeneration of the West Marina Area. Its seafront location is important to achieving the wider regeneration aims, which cannot be accommodated elsewhere. This is a long term objective for the Council in terms of a regeneration area.

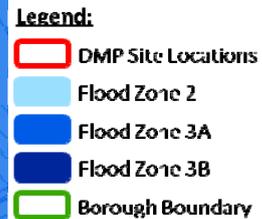
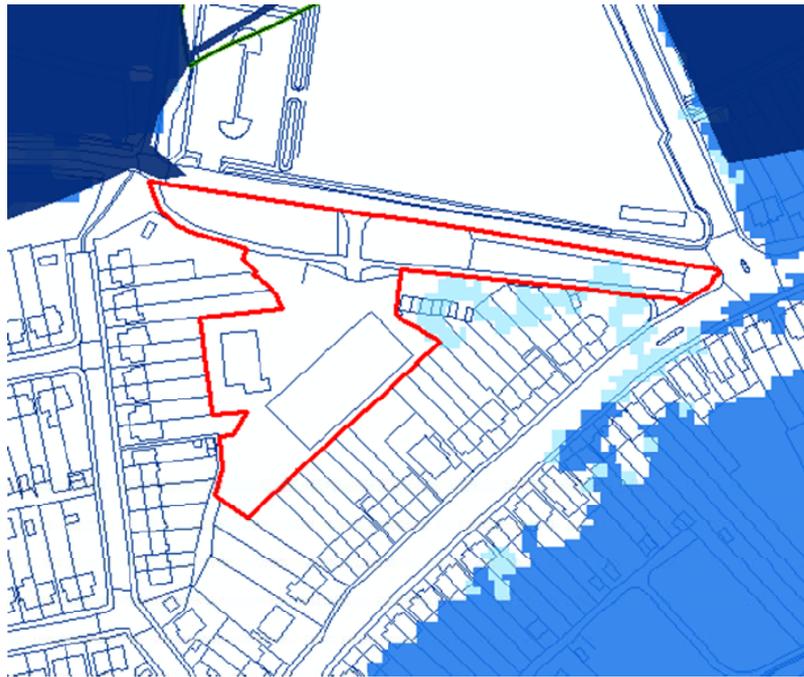
- Supporting Information:**
- This site should be considered alongside FB3 as part of the wider “West Marina” development.
  - The capacity for residential developments has been reduced from 54 to 25 dwellings. Flatted development is considered acceptable and therefore residential units should be restricted to the first floor of development (i.e. above the extreme flood level).
  - Any development proposed on this site will need to include flood resistant design and innovative solutions to manage flood risk. Contributions to sea defences may also be required as stated in the Development Management Plan.
  - The Public Right of Way and National Cycle Route run along the southern boundary and must remain and be linked to the site.
  - The Local Wildlife Site adjacent to the site, on the western edge, must have a potential landscape buffer in agreement with policy EN3.
  - Protection of important sea views required in accordance with the Development Management Plan.
  - The identified risk of surface water flooding affecting the site should be addressed through the incorporation of suitable mitigation measures, including SuDS, as part of a site-specific Flood Risk Assessment.
  - Brownfield site proposed for redevelopment.



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<b>Land South of Upper Wilting Farm</b>						
<b>Site Reference</b>	FB12 –Land South of Upper Wilting Farm					
<b>Area (Focus Area)</b>	Focus Area 3: Filsham Valley and Bulverhythe					
<b>Size</b>	5.45 ha					
<b>Potential Uses</b>	Harnessing Energy - Wind Farm					
<b>NPPF Vulnerability Classification</b>	Essential Infrastructure					
<b>Flood Zone (% of area)</b>	<b>0</b>	<b>0-5</b>	<b>5-20</b>	<b>20-50</b>	<b>50-75</b>	<b>75-100</b>
<b>Flood Zone 2</b>		✓				
<b>Flood Zone 3a</b>		✓				
<b>Flood Zone 3b</b>	✓					
<b>Potential or Historic Flood Issues</b>	No Reported Historic Issues					
<b>Exception Test Required</b>	Yes, if the turbines are proposed in Flood Zone 3					

<p><b>Key Requirements For Satisfying Sequential and Exception Test</b></p>	<p>Ensure the infrastructure is steered away from Flood Zones 2 and 3.</p> <p>A site specific FRA would be required due to the size of the site. The FRA will need to demonstrate the provision of SuDS to maintain Greenfield run-off rates.</p> <p>It is worth noting that the site is at a lower risk of flooding from fluvial and tidal sources, after remodelling, when compared to the 2012 assessment.</p>
<p><b>Considerations of Alternatives?</b></p> <p>The Wilting Farm/Combe Valley Countryside Park area was suggested as having the most potential taking account of wind speeds, other environmental constraints and proximity to existing buildings.</p>	
<p><b>Supporting Information:</b></p> <ul style="list-style-type: none"> <li>• The site could be used in conjunction with Policy SC6 (“Renewable Energy Developments”) for use as a wind farm.</li> <li>• The site is at the edge of the Borough boundary and therefore Rother District Council might need to be consulted on any development proposals at this site.</li> </ul>	



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<b>Hastings Garden Centre, Bexhill Road</b>						
<b>Site Reference</b>	FB13 – Hastings Garden Centre, Bexhill Road					
<b>Area (Focus Area)</b>	Focus Area 3: Filsham Valley and Bulverhythe					
<b>Size</b>	0.78 ha					
<b>Potential Uses</b>	Residential					
<b>NPPF Vulnerability Classification</b>	More Vulnerable					
<b>Flood Zone (% of area)</b>	<b>0</b>	<b>0-5</b>	<b>5-20</b>	<b>20-50</b>	<b>50-75</b>	<b>75-100</b>
<b>Flood Zone 2</b>		✓				
<b>Flood Zone 3a</b>	✓					
<b>Flood Zone 3b</b>	✓					
<b>Potential or Historic Flood Issues</b>	No reported historic issues					
<b>Exception Test Required</b>	Yes					
<b>Key Requirements For Satisfying Sequential and Exception Test</b>	<p>As sections of the site intersect Flood Zone 2, a site specific Flood Risk Assessment will be required. More vulnerable development should be steered away from Flood Zone 2 as much as possible. Basement dwellings are not permitted within Flood Zone 2.</p> <p>SuDS will be required to mitigate/reduce the likelihood of the surface water flooding effect associated with the site.</p>					
<b>Considerations of Alternatives?</b>						
None deemed necessary as it should be possible to accommodate the residential developments outside the areas of the site which intersect Flood Zone 2.						

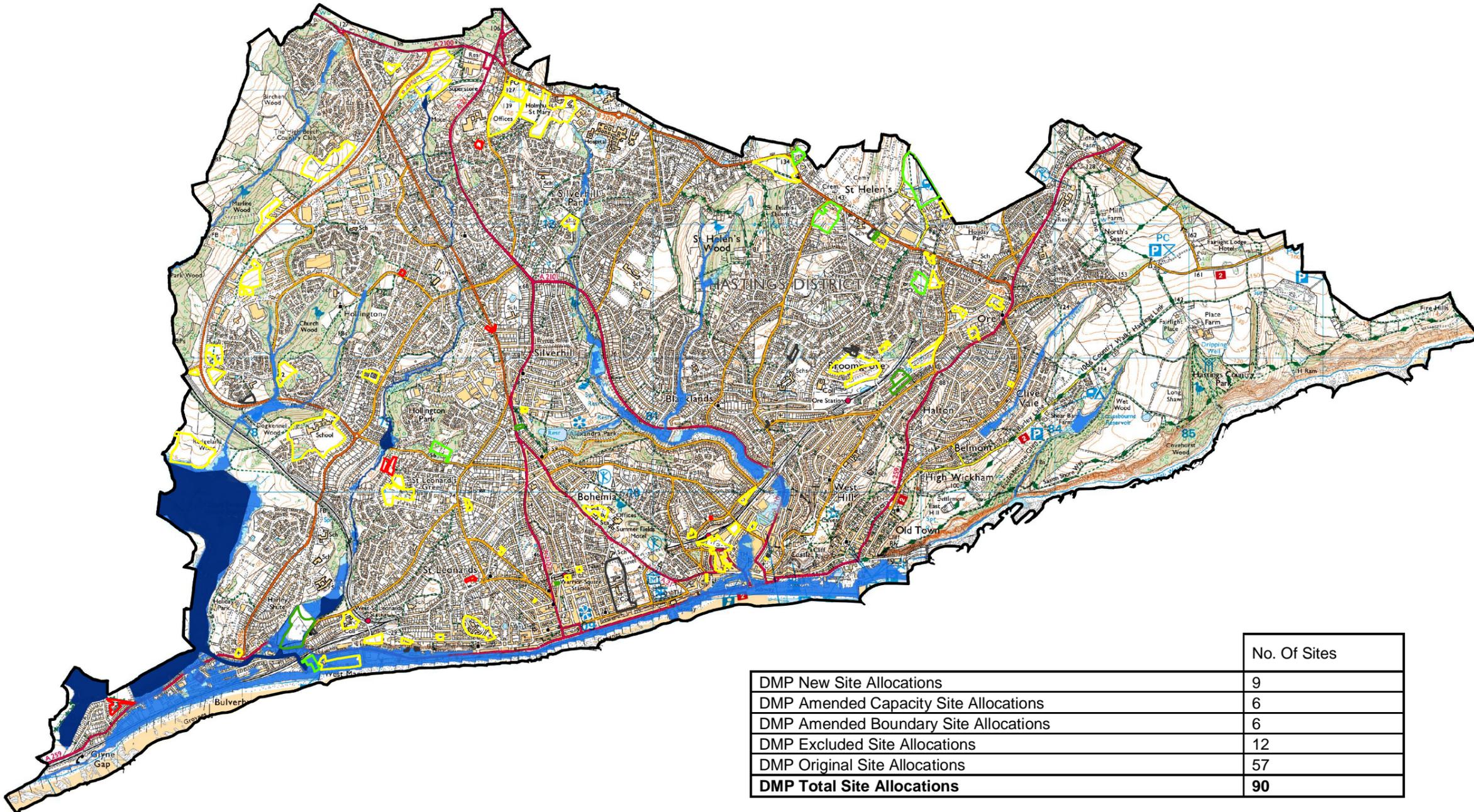
**Supporting Information:**

- The site has a possible net capacity of 12 houses.
- An earlier assessment suggested there was an unacceptable level of risk of flooding at the site. However, the latest modelling carried out by the EA shows that the risk is significantly reduced, as evidenced by the mapping above.
- Flood Zone 2 affects only a very small proportion of the site and therefore should not preclude residential development.
- The site is a Brownfield redevelopment.
- The site is located adjacent to the Combe Valley Countryside Park and any proposed redevelopment will need to consider ecological constraints and conservation.
- The site is within an Archaeological Notification Area and a Historical Environment Record (HER) will therefore be required as part of any redevelopment proposals.
- Financial contribution to the local green space management and play provision is likely to be required as part of the redevelopment.
- The site is in close proximity to an amenity footpath but is a significant distance away from local/district centres and play areas, as stated within the Sustainability Appraisal.

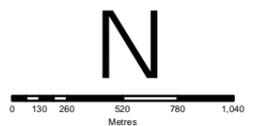
**Appendix 5: Updated Site Allocations and Flood Risk Zones Map**

**Legend:**

-  Borough Boundary
-  DMP New Site Allocations
-  DMP Amended Capacity Site Allocations
-  DMP Amended Boundary Site Allocations
-  DMP Excluded Site Allocations
-  DMP Original Site Allocations
-  Flood Zone 2 (Source: EA)
-  Flood Zone 3A (Source: EA)
-  Flood Zone 3B (Functional Floodplain) (Source: Hastings SFRA)



	No. Of Sites
DMP New Site Allocations	9
DMP Amended Capacity Site Allocations	6
DMP Amended Boundary Site Allocations	6
DMP Excluded Site Allocations	12
DMP Original Site Allocations	57
<b>DMP Total Site Allocations</b>	<b>90</b>



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Issue	Description	Chkd	Appd	Date
A	Draft for review	GP	GP	30/04/14



Project Name:	Hastings Sequential Testing of Site Allocations		
Map Title:	Addendum - Site Allocations and Flood Risk Zones		
Map Number:	60279432/01	Scale:	NTS
Sheet Size:	A3	Rev:	A