

Strategic Housing and Economic Land Availability Assessment Appendix 2a: Full list of SHELAA housing sites and site assessment sheets

**Prepared for Hastings Local Plan (Regulation 18),
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www.hastings.gov.uk/localplan

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Site Ref	Address		Link to site plan		Site Area (ha)
HL1	Holmhurst St Mary		https://www.hastings.gov.uk/planning/policy/new-local-plan/site-allocation/HL1/		6.98
Site description					
Holmhurst St Mary is a large Greenfield site in the north of the Borough adjacent to The Ridge.					
Relevant planning history					
HS/DS/17/00935 - 208 dwellings					
Suitability					
Legal constraints		Policy constraints		Physical constraints	
SPA	N	Conservation area	N	Flood Zone 2 (River)	N
SAC	N	Historic Park/ Garden	N	Flood Zone 2 (Sea)	N
LWS	Y	LGS	N	Flood Zone 3 (River)	Y
SSSI	N	SINC/ LWS	Y	Flood Zone 3 (Sea)	N
Ancient Monument	N	AQMA	N	Other flood risk	Y
Listed asset	Y	Ancient Woodland	N	Contamination	N
TPO	Y	AONB	N	Source Protection Zone	N
Availability					
The site has an extant planning permission and site owners continue to provide consent for development.					
Achievability					
There is an extant full planning permission for this site. Part of the site is in flood zone 3b and part of the site is LWS, and therefore development should be guided towards the parts of the site outside of these designations, and appropriate conservation and mitigation measures should be put in place. The site is overall achievable.					
Indicative density and yield					
The site has an indicative density and yield of 36dph or 256 dwellings.					
Phasing					
0-5 years	80	6-10 years	178	11-20 years	0
Deliverable					
This site is considered deliverable/ developable and therefore is suitable for inclusion in the SHELAA 2020					

Site Ref	Address		Link to site plan		Site Area (ha)
HL2	Former Harrow Lane Playing Fields		https://www.hastings.gov.uk/planning/policy/new-local-plan/site-allocation/HL2/		4.75
Site description					
Former Harrow Lane Playing Fields is a large greenfield site in the north of the borough accessed from Harrow Lane.					
Relevant planning history					
HS/OA/17/00901 - outline approval of access for 140 dwellings					
Suitability					
Legal constraints		Policy constraints		Physical constraints	
SPA	N	Conservation area	N	Flood Zone 2 (River)	N
SAC	N	Historic Park/ Garden	N	Flood Zone 2 (Sea)	N
Ramsar	N	LGS	N	Flood Zone 3 (River)	N
SSSI	N	SINC/ LWS	N	Flood Zone 3 (Sea)	N
Ancient Monument	N	AQMA	N	Other flood risk	N
Listed building	N	Ancient Woodland	N	Contamination	N
TPO	N	AONB	N	Source Protection Zone	N
Availability					
The site has outline planning permission with s106 and the owners are actively seeking to dispose of the site for housing development.					
Achievability					
This site has no significant constraints and is being actively marketed. There is a reasonable prospect of the site coming forward for development.					
Indicative density and yield					
The site has an indicative density and yield of 44dph or 212 dwellings.					
Phasing					
0-5 years	120	6-10 years	92	11-20 years	
Deliverable					
This site is considered deliverable/ developable and therefore is suitable for inclusion in the SHELAA 2020					

Site Ref	Address		Link to site plan		Site Area (ha)
HL3	Land adj. 777 The Ridge		https://www.hastings.gov.uk/planning/policy/new-local-plan/site-allocation/HL3/		1.86
Site description					
Land adj. 777 The Ridge is a large greenfield site in the north of the borough accessed from Harrow Lane.					
Relevant planning history					
HS/FA/20/00970 – Full application for 67 dwellings HS/OA/17/00645 – outline approval 50 dwellings with s106.					
Suitability					
Legal constraints		Policy constraints		Physical constraints	
SPA	N	Conservation area	N	Flood Zone 2 (River)	N
SAC	N	Historic Park/ Garden	N	Flood Zone 2 (Sea)	N
Ramsar	N	LGS	N	Flood Zone 3 (River)	N
SSSI	N	SINC/ LWS	N	Flood Zone 3 (Sea)	N
Ancient Monument	N	AQMA	N	Other flood risk	N
Listed building	N	Ancient Woodland	N	Contamination	N
TPO	N	AONB	N	Source Protection Zone	N
Availability					
The site has outline planning permission with s106. A full application has since been submitted.					
Achievability					
This site has no significant constraints. There is a reasonable prospect of the site coming forward for development.					
Indicative density and yield					
The site has an indicative density and yield of 52 dph or 98 dwellings.					
Phasing					
0-5 years	80	6-10 years	18	11-20 years	
Deliverable					
This site is considered deliverable/ developable and therefore is suitable for inclusion in the SHELAA 2020					

Site Ref	Address		Link to site plan		Site Area (ha)
HL4	Mayfield E, Bodiam Drive		https://www.hastings.gov.uk/planning/policy/new-local-plan/site-allocation/HL4/		1.06ha
Site description					
Mayfield E is a greenfield site in the north of the borough accessed from Bodiam Drive.					
Relevant planning history					
HS/OA/20/00180 – outline application for 38 dwellings (pending)					
Suitability					
Legal constraints		Policy constraints		Physical constraints	
SPA	N	Conservation area	N	Flood Zone 2 (River)	N
SAC	N	Historic Park/ Garden	N	Flood Zone 2 (Sea)	N
Ramsar	N	LGS	N	Flood Zone 3 (River)	N
SSSI	N	SINC/ LWS	N	Flood Zone 3 (Sea)	N
Ancient Monument	N	AQMA	N	Other flood risk	Y
Listed building	N	Ancient Woodland	N	Contamination	N
TPO	N	AONB	N	Source Protection Zone	N
Availability					
The site has a pending application for outline planning permission and the owners are actively seeking develop the site.					
Achievability					
This site has no significant constraints. There is a reasonable prospect of the site coming forward for development.					
Indicative density and yield					
The site has an indicative density and yield of 35 dph or 38 dwellings.					
Phasing					
0-5 years	38	6-10 years		11-20 years	
Deliverable					
This site is considered deliverable/ developable and therefore is suitable for inclusion in the SHELAA 2020					

Site Ref	Address		Link to site plan		Site Area (ha)
HL5	former Spyways School, Gillsmans Hill		See planning permission		1.05ha
Site description					
Former Spyways school is a Brownfield site in North of the Borough, accessed from Gillsmans Hill.					
Relevant planning history					
HS/DS/19/00584 (8 dwellings)					
Suitability					
Legal constraints		Policy constraints		Physical constraints	
SPA	N	Conservation area	N	Flood Zone 2 (River)	N
SAC	N	Historic Park/ Garden	N	Flood Zone 2 (Sea)	N
Ramsar	N	LGS	N	Flood Zone 3 (River)	N
SSSI	N	SINC/ LWS	Y	Flood Zone 3 (Sea)	N
Ancient Monument	N	AQMA	N	Other flood risk	N
Listed building	N	Ancient Woodland	N	Contamination	N
TPO	Y	AONB	N	Source Protection Zone	N
Availability					
The site has one outline permission for 8 dwellings (NE part of site), will conditions actively being discharged.					
Achievability					
A Local Wildlife Site crosses part of the site and there are Tree Protection Orders on site, and appropriate conservation and mitigation measures should be put in place. There is a reasonable prospect of the site coming forward for development.					
Indicative density and yield					
The site has an indicative density and yield of 9 dph or 7 dwellings.					
Phasing					
0-5 years	8	6-10 years		11-20 years	
Deliverable					
This site is considered deliverable/ developable and therefore is suitable for inclusion in the SHELAA 2020					

Site Ref	Address		Link to site plan		Site Area (ha)
HL7	Former St Leonards Academy (Grove School), Darwell Campus, Darwell Close		https://www.hastings.gov.uk/planning/policy/new-local-plan/site-allocation/HL7/		9.40ha
Site description					
Former St Leonards Academy (Grove School), is a large Brownfield site in North of the Borough, accessed from Darwell Close.					
Relevant planning history					
HS/OA/15/00168 – 210 dwellings					
Suitability					
Legal constraints		Policy constraints		Physical constraints	
SPA	N	Conservation area	N	Flood Zone 2 (River)	N
SAC	N	Historic Park/ Garden	N	Flood Zone 2 (Sea)	N
Ramsar	N	LGS	N	Flood Zone 3 (River)	N
SSSI	N	SINC/ LWS	N	Flood Zone 3 (Sea)	N
Ancient Monument	N	AQMA	N	Other flood risk	Y
Listed building	N	Ancient Woodland	N	Contamination	N
TPO	N	AONB	N	Source Protection Zone	N
Availability					
The site has a pending application for outline planning permission and the owners will be seeking to dispose of the site for housing development.					
Achievability					
This site has no significant constraints. There is a reasonable prospect of the site coming forward for development.					
Indicative density and yield					
The site has an indicative density and yield of 22 dph or 210 dwellings.					
Phasing					
0-5 years		6-10 years	80	11-20 years	130
Deliverable					
This site is considered deliverable/ developable and therefore is suitable for inclusion in the SHELAA 2020					

Site Ref	Address		Link to site plan		Site Area (ha)
HL9	Seaside Road, West St Leonards		https://www.hastings.gov.uk/planning/policy/new-local-plan/site-allocation/HL9/		2.22ha
Site description					
Seaside Road is a Brownfield site in the south west of the Borough, accessed from Cinque Ports Way/ Seaside Road. It is suitable for residential-led mixed use development.					
Relevant planning history					
N/A					
Suitability					
Legal constraints		Policy constraints		Physical constraints	
SPA	N	Conservation area	N	Flood Zone 2 (River)	N
SAC	N	Historic Park/ Garden	N	Flood Zone 2 (Sea)	Y
Ramsar	N	LGS	N	Flood Zone 3 (River)	N
SSSI	N	SINC/ LWS	N	Flood Zone 3 (Sea)	Y
Ancient Monument	N	AQMA	N	Other flood risk	Y
Listed building	N	Ancient Woodland	N	Contamination	N
TPO	N	AONB	N	Source Protection Zone	N
Availability					
The owner is in the process of negotiating a lease with developers, with a view to developing 152 dwellings on the site, with 25% affordable housing.					
Achievability					
The site is in Flood Zone 3a with development subject to a sequential and exception test and appropriate mitigation and adaptation measures should be put in place. There is a reasonable prospect of the site coming forward for development.					
Indicative density and yield					
The site has an indicative density and yield of 68 dph or 152 dwellings.					
Phasing					
0-5 years		6-10 years	80	11-20 years	72
Deliverable					
This site is considered deliverable/ developable and therefore is suitable for inclusion in the SHELAA 2020.					

Site Ref	Address		Link to site plan		Site Area (ha)
HL11	Cinque Ports Way former Stamco Timber Yard and TA Centre		https://www.hastings.gov.uk/planning/policy/new-local-plan/site-allocation/HL11/		0.65ha
Site description					
Cinque Ports Way former Stamco Timber Yard and TA Centre Brownfield site in the south west of the Borough, accessed from Cinque Ports Way. It is suitable for residential-led mixed use development.					
Relevant planning history					
N/A					
Suitability					
Legal constraints		Policy constraints		Physical constraints	
SPA	N	Conservation area	N	Flood Zone 2 (River)	Y
SAC	N	Historic Park/ Garden	N	Flood Zone 2 (Sea)	Y
Ramsar	N	LGS	N	Flood Zone 3 (River)	Y
SSSI	N	SINC/ LWS	N	Flood Zone 3 (Sea)	Y
Ancient Monument	N	AQMA	N	Other flood risk	Y
Listed building	N	Ancient Woodland	N	Contamination	P
TPO	N	AONB	N	Source Protection Zone	N
Availability					
The site is in multiple ownership, with the owners of the northern portion of the site actively seeking to dispose of the site for development.					
Achievability					
The site is in Flood Zone 3a with development subject to a sequential and exception test and appropriate mitigation and adaptation measures should be put in place. There is a reasonable prospect of the site coming forward for development.					
Indicative density and yield					
The site has an indicative density and yield of 38 dph or 25 dwellings.					
Phasing					
0-5 years		6-10 years		11-20 years	25
Deliverable					
This site is considered deliverable/ developable and therefore is suitable for inclusion in the SHELAA 2020.					

Site Ref	Address		Link to site plan		Site Area (ha)
HL12	Former Malmesbury House, West Hill Road		https://www.hastings.gov.uk/planning/policy/new-local-plan/site-allocation/HL12/		0.70ha
Site description					
Former Malmesbury House is a Brownfield site in the south west of the Borough, accessed from West Hill Road.					
Relevant planning history					
HS/PR/05/00980 certificate of lawfulness for start on 117 dwellings permitted 17.02.89 under HS/OA/88/1323 and DS/89/804 permitted 11.09.89					
Suitability					
Legal constraints		Policy constraints		Physical constraints	
SPA	N	Conservation area	Y	Flood Zone 2 (River)	N
SAC	N	Historic Park/ Garden	N	Flood Zone 2 (Sea)	N
Ramsar	N	LGS	Y	Flood Zone 3 (River)	N
SSSI	N	SINC/ LWS	N	Flood Zone 3 (Sea)	N
Ancient Monument	N	AQMA	N	Other flood risk	N
Listed building	N	Ancient Woodland	N	Contamination	N
TPO	N	AONB	N	Source Protection Zone	N
Availability					
The owner intends to continue developing the extant permission.					
Achievability					
This site has no significant constraints. There is a reasonable prospect of the site coming forward for development.					
Indicative density and yield					
The site has an indicative density and yield of 167 dph or 117 dwellings.					
Phasing					
0-5 years	30	6-10 years	87	11-20 years	
Deliverable					
This site is considered deliverable/ developable and therefore is suitable for inclusion in the SHELAA 2020.					

Site Ref	Address		Link to site plan		Site Area (ha)
HL14	190 Bexhill Road		https://www.hastings.gov.uk/planning/policy/new-local-plan/site-allocation/HL14/		0.19ha
Site description					
190 Bexhill Road is a small Brownfield site in the south west of the Borough, accessed from Harley Shute.					
Relevant planning history					
N/A					
Suitability					
Legal constraints		Policy constraints		Physical constraints	
SPA	X	Conservation area	X	Flood Zone 2 (River)	X
SAC	X	Historic Park/ Garden	X	Flood Zone 2 (Sea)	X
Ramsar	X	LGS	X	Flood Zone 3 (River)	X
SSSI	X	SINC/ LWS	X	Flood Zone 3 (Sea)	X
Ancient Monument	X	AQMA	N	Other flood risk	X
Listed building	X	Ancient Woodland	X	Contamination	P
TPO	X	AONB	X	Source Protection Zone	Y
Availability					
The site is available for development.					
Achievability					
This site has no significant constraints. There is a reasonable prospect of the site coming forward for development.					
Indicative density and yield					
The site has an indicative density and yield of 168 dph or 32 dwellings.					
Phasing					
0-5 years		6-10 years		11-20 years	32
Deliverable					
This site is considered deliverable/ developable and therefore is suitable for inclusion in the SHELAA 2020.					

Site Ref	Address		Link to site plan		Site Area (ha)
HL17	Land North of 31 Fern Road		n/a under construction		0.28ha
Site description					
Land North of 31 Fern Road is a small greenfield site in the north west of the Borough, accessed from Fern Road.					
Relevant planning history					
HS/FA/17/00449 (10 dwellings), under construction.					
Suitability					
Legal constraints		Policy constraints		Physical constraints	
SPA	N	Conservation area	N	Flood Zone 2 (River)	N
SAC	N	Historic Park/ Garden	N	Flood Zone 2 (Sea)	N
Ramsar	N	LGS	N	Flood Zone 3 (River)	N
SSSI	N	SINC/ LWS	N	Flood Zone 3 (Sea)	N
Ancient Monument	N	AQMA	N	Other flood risk	Y
Listed building	N	Ancient Woodland	N	Contamination	N
TPO	N	AONB	N	Source Protection Zone	N
Availability					
The site has an extant planning permission and is nearing completion.					
Achievability					
Constraints for this site have been resolved prior to approval. There is a strong prospect of the site completing development.					
Indicative density and yield					
The site has an indicative density and yield of 35 dph or 10 dwellings.					
Phasing					
0-5 years	10	6-10 years		11-20 years	
Deliverable					
This site is considered deliverable/ developable and therefore is suitable for inclusion in the SHELAA 2020.					

Site Ref	Address		Link to site plan		Site Area (ha)
HL18	Land north of 14 Fern Road		n/a under construction		0.46
Site description					
Land North of 31 Fern Road is a small greenfield site in the north west of the Borough, accessed from Fern Road.					
Relevant planning history					
HS/FA/08/00797 – 14 dwellings. HS/FA/20/00336 – 2 dwellings.					
Suitability					
Legal constraints		Policy constraints		Physical constraints	
SPA	N	Conservation area	N	Flood Zone 2 (River)	N
SAC	N	Historic Park/ Garden	N	Flood Zone 2 (Sea)	N
Ramsar	N	LGS	N	Flood Zone 3 (River)	N
SSSI	N	SINC/ LWS	N	Flood Zone 3 (Sea)	N
Ancient Monument	N	AQMA	N	Other flood risk	N
Listed building	N	Ancient Woodland	N	Contamination	N
TPO	N	AONB	N	Source Protection Zone	N
Availability					
The site has an extant planning permission and is under construction.					
Achievability					
Constraints for this site have been resolved prior to approval. The site is under construction. There is a strong prospect of the site completing development.					
Indicative density and yield					
The site has an indicative density and yield of 34 dph or 16 dwellings.					
Phasing					
0-5 years	16	6-10 years		11-20 years	
Deliverable					
This site is considered deliverable/ developable and therefore is suitable for inclusion in the SHELAA 2020.					

Site Ref	Address		Link to site plan			Site Area (ha)
HL19	Land adjacent to Sandrock Park, The Ridge		https://www.hastings.gov.uk/planning/policy/new-local-plan/site-allocation/HL19/			3.32
Site description						
Land adjacent to Sandrock Park is a greenfield site in the north of the Borough, accessed from The Ridge.						
Relevant planning history						
N/A						
Suitability						
Legal constraints		Policy constraints		Physical constraints		
SPA	N	Conservation area	N	Flood Zone 2 (River)	N	
SAC	N	Historic Park/ Garden	N	Flood Zone 2 (Sea)	N	
Ramsar	N	LGS	N	Flood Zone 3 (River)	N	
SSSI	N	SINC/ LWS	N	Flood Zone 3 (Sea)	N	
Ancient Monument	N	AQMA	N	Other flood risk	N	
Listed building	N	Ancient Woodland	N	Contamination	N	
TPO	Y	AONB	N	Source Protection Zone	N	
Availability						
The site is in multiple ownership, and the owners will be seeking to bring the site forward for housing development.						
Achievability						
This site has no significant constraints. There is a reasonable prospect of the site coming forward for development.						
Indicative density and yield						
The site has an indicative density and yield of 42 dph or 140 dwellings.						
Phasing						
0-5 years		6-10 years		11-20 years	140	
Deliverable						
This site is considered deliverable/ developable and therefore is suitable for inclusion in the SHELAA 2020.						

Site Ref	Address		Link to site plan		Site Area (ha)
HL21	Hornty Park		https://www.hastings.gov.uk/planning/policy/new-local-plan/site-allocation/HL21/		4.92
Site description					
Hornty Park is a brownfield site in the centre of the Borough, accessed from Bohemia Road.					
Relevant planning history					
N/A					
Suitability					
Legal constraints		Policy constraints		Physical constraints	
SPA	N	Conservation area	N	Flood Zone 2 (River)	N
SAC	N	Historic Park/ Garden	N	Flood Zone 2 (Sea)	N
Ramsar	N	LGS	N	Flood Zone 3 (River)	N
SSSI	N	SINC/ LWS	N	Flood Zone 3 (Sea)	N
Ancient Monument	N	AQMA	N	Other flood risk	Y
Listed building	Y	Ancient Woodland	N	Contamination	Y
TPO	N	AONB	N	Source Protection Zone	N
Availability					
The owners intend to bring the site forward for housing development and are working towards the reprovion of onsite playing pitches.					
Achievability					
Part of the site is playing pitch and should be reprovided in order for development to come forward on this site. There is a reasonable prospect of the site coming forward for development.					
Indicative density and yield					
The site has an indicative density and yield of 50 dph or 250 dwellings.					
Phasing					
0-5 years		6-10 years	80	11-20 years	170
Deliverable					
This site is considered deliverable/ developable and therefore is suitable for inclusion in the SHELAA 2020.					

Site Ref	Address		Link to site plan		Site Area (ha)
HL22	Former Hollingsworth Garage, Braybrooke Road		https://www.hastings.gov.uk/planning/policy/new-local-plan/site-allocation/HL22/		0.40
Site description					
Former Hollingsworth Garage is a sloping brownfield site in the south of the Borough, accessed from Braybrooke Road.					
Relevant planning history					
N/A.					
Suitability					
Legal constraints		Policy constraints		Physical constraints	
SPA	N	Conservation area	N	Flood Zone 2 (River)	N
SAC	N	Historic Park/ Garden	N	Flood Zone 2 (Sea)	N
Ramsar	N	LGS	N	Flood Zone 3 (River)	N
SSSI	N	SINC/ LWS	N	Flood Zone 3 (Sea)	N
Ancient Monument	N	AQMA	N	Other flood risk	N
Listed building	N	Ancient Woodland	N	Contamination	N
TPO	N	AONB	N	Source Protection Zone	N
Availability					
The site is available for development.					
Achievability					
This site has no significant constraints. There is a reasonable prospect of the site coming forward for development.					
Indicative density and yield					
The site has an indicative density and yield of 50 dph or 20 dwellings.					
Phasing					
0-5 years		6-10 years	20	11-20 years	
Deliverable					
This site is considered deliverable/ developable and therefore is suitable for inclusion in the SHELAA 2020.					

Site Ref	Address		Link to site plan		Site Area (ha)
HL23	12-19 Braybrooke Terrace		https://www.hastings.gov.uk/planning/policy/new-local-plan/site-allocation/HL23/		0.12
Site description					
12-19 Braybrooke Terrace is a brownfield site in the south of the Borough, accessed from Braybrooke Terrace.					
Relevant planning history					
N/A.					
Suitability					
Legal constraints		Policy constraints		Physical constraints	
SPA	N	Conservation area	N	Flood Zone 2 (River)	N
SAC	N	Historic Park/ Garden	N	Flood Zone 2 (Sea)	N
Ramsar	N	LGS	N	Flood Zone 3 (River)	N
SSSI	N	SINC/ LWS	N	Flood Zone 3 (Sea)	N
Ancient Monument	N	AQMA	N	Other flood risk	Y
Listed building	N	Ancient Woodland	N	Contamination	
TPO	N	AONB	N	Source Protection Zone	
Availability					
The site is available for development.					
Achievability					
This site has no significant constraints. There is a reasonable prospect of the site coming forward for development.					
Indicative density and yield					
The site has an indicative density and yield of 166 dph or 20 dwellings.					
Phasing					
0-5 years		6-10 years		11-20 years	20
Deliverable					
This site is considered deliverable/ developable and therefore is suitable for inclusion in the SHELAA 2020.					

Site Ref	Address		Link to site plan		Site Area (ha)
HL24	Silver Springs Medical Practice Beaufort Road		See planning permission		0.12
Site description					
Silver Springs Medical Practice is a small brownfield site in the centre of the Borough, accessed from Beaufort Road.					
Relevant planning history					
N/A					
Suitability					
Legal constraints		Policy constraints		Physical constraints	
SPA	N	Conservation area	N	Flood Zone 2 (River)	N
SAC	N	Historic Park/ Garden	N	Flood Zone 2 (Sea)	N
Ramsar	N	LGS	N	Flood Zone 3 (River)	N
SSSI	N	SINC/ LWS	N	Flood Zone 3 (Sea)	N
Ancient Monument	N	AQMA	N	Other flood risk	N
Listed building	N	Ancient Woodland	N	Contamination	P
TPO	N	AONB	N	Source Protection Zone	N
Availability					
The site is available for development.					
Achievability					
This site has no significant constraints. There is a reasonable prospect of the site coming forward for development.					
Indicative density and yield					
The site has an indicative density and yield of 75 dph or 20 dwellings.					
Phasing					
0-5 years		6-10 years		11-20 years	9
Deliverable					
This site is considered deliverable/ developable and therefore is suitable for inclusion in the SHELAA 2020.					

Site Ref	Address		Link to site plan	Site Area (ha)	
HL27	Former Hastings College Archery Road		n/a under construction	2.22ha	
Site description					
Former Hastings College Archery Road is a large brownfield site accessed from Quarry Road					
Relevant planning history					
HS/FA/18/00291 (change listed element to 12 dwellings) HS/FA/17/00439 (97 dwellings)					
Suitability					
Legal constraints		Policy constraints		Physical constraints	
SPA	N	Conservation area	Y	Flood Zone 2 (River)	N
SAC	N	Historic Park/ Garden	N	Flood Zone 2 (Sea)	N
Ramsar	N	LGS	N	Flood Zone 3 (River)	N
SSSI	N	SINC/ LWS	N	Flood Zone 3 (Sea)	N
Ancient Monument	N	AQMA	N	Other flood risk	N
Listed building	Y	Ancient Woodland	N	Contamination	N
TPO	N	AONB	N	Source Protection Zone	N
Availability					
The site has an extant planning permission and is nearing completion.					
Achievability					
Constraints for this site have been resolved prior to approval. There is a strong prospect of the site completing development.					
Indicative density and yield					
The site has an indicative density and yield of 49 dph or 109 dwellings.					
Phasing					
0-5 years	109	6-10 years		11-20 years	
Deliverable					
This site is considered deliverable/ developable and therefore is suitable for inclusion in the SHELAA 2020.					

Site Ref	Address		Link to site plan		Site Area (ha)
HL28	37 Charles Road West (Former Filsham Nurseries)		See planning permission		0.26
Site description					
37 Charles Road West (Former Filsham Nurseries) is a brownfield site in the centre of the Borough accessed from Charles Road West.					
Relevant planning history					
HS/FA/19/00599 (10 dwellings)					
Suitability					
Legal constraints		Policy constraints		Physical constraints	
SPA	N	Conservation area	N	Flood Zone 2 (River)	N
SAC	N	Historic Park/ Garden	N	Flood Zone 2 (Sea)	N
Ramsar	N	LGS	N	Flood Zone 3 (River)	N
SSSI	N	SINC/ LWS	N	Flood Zone 3 (Sea)	N
Ancient Monument	N	AQMA	N	Other flood risk	Y
Listed building	N	Ancient Woodland	N	Contamination	N
TPO	N	AONB	N	Source Protection Zone	N
Availability					
The site has full planning permission and is available for development.					
Achievability					
Sites with a yield of fewer than 10 dwellings with any kind of permission are automatically considered achievable, as are all sites of more than 10 dwellings with a detailed permission in place.					
Indicative density and yield					
The site has an indicative density and yield of 35 dph or 9 dwellings.					
Phasing					
0-5 years	9	6-10 years		11-20 years	
Deliverable					
This site is considered deliverable/ developable and therefore is suitable for inclusion in the SHELAA 2020.					

Site Ref	Address		Link to site plan		Site Area (ha)
HL30	West Hill Road Reservoir		See planning permission		0.19
Site description					
West Hill Road Reservoir is a brownfield site in the west of the Borough accessed from West Hill Road.					
Relevant planning history					
N/A					
Suitability					
Legal constraints		Policy constraints		Physical constraints	
SPA	N	Conservation area	Y	Flood Zone 2 (River)	N
SAC	N	Historic Park/ Garden	N	Flood Zone 2 (Sea)	N
Ramsar	N	LGS	N	Flood Zone 3 (River)	N
SSSI	N	SINC/ LWS	N	Flood Zone 3 (Sea)	N
Ancient Monument	N	AQMA	N	Other flood risk	N
Listed building	N	Ancient Woodland	N	Contamination	P
TPO	N	AONB	N	Source Protection Zone	N
Availability					
The site is available for development.					
Achievability					
This site has no significant constraints. There is a reasonable prospect of the site coming forward for development.					
Indicative density and yield					
The site has an indicative density and yield of 73 dph or 14 dwellings.					
Phasing					
0-5 years		6-10 years		11-20 years	14
Deliverable					
This site is considered deliverable/ developable and therefore is suitable for inclusion in the SHELAA 2020.					

Site Ref	Address		Link to site plan		Site Area (ha)
HL33	Taxi Office/B.R. Social Club, St John's Road		https://www.hastings.gov.uk/planning/policy/new-local-plan/site-allocation/HL33/		0.12
Site description					
Taxi Office/B.R. Social Club is a small brownfield site suitable for residential-led mixed use development accessed from St John's Road.					
Relevant planning history					
N/A					
Suitability					
Legal constraints		Policy constraints		Physical constraints	
SPA	N	Conservation area	Y	Flood Zone 2 (River)	N
SAC	N	Historic Park/Garden	N	Flood Zone 2 (Sea)	N
Ramsar	N	LGS	N	Flood Zone 3 (River)	N
SSSI	N	SINC/ LWS	N	Flood Zone 3 (Sea)	N
Ancient Monument	N	AQMA	N	Other flood risk	Y
Listed building	N	Ancient Woodland	N	Contamination	P
TPO	N	AONB	N	Source Protection Zone	N
Availability					
The site is available for development.					
Achievability					
This site has no significant constraints. There is a reasonable prospect of the site coming forward for development.					
Indicative density and yield					
The site has an indicative density and yield of 250 dph or 30 dwellings.					
Phasing					
0-5 years		6-10 years	30	11-20 years	
Deliverable					
This site is considered deliverable/ developable and therefore is suitable for inclusion in the SHELAA 2020.					

Site Ref	Address		Link to site plan		Site Area (ha)
HL34	4-5 Stockleigh Road		See planning permission		0.03
Site description					
4-5 Stockleigh Road is a vacant site accessed from Stockleigh Road.					
Relevant planning history					
HS/FA/19/00818 (12 flats)					
Suitability					
Legal constraints		Policy constraints		Physical constraints	
SPA	N	Conservation area	Y	Flood Zone 2 (River)	N
SAC	N	Historic Park/ Garden	N	Flood Zone 2 (Sea)	N
Ramsar	N	LGS	N	Flood Zone 3 (River)	N
SSSI	N	SINC/ LWS	N	Flood Zone 3 (Sea)	N
Ancient Monument	N	AQMA	N	Other flood risk	N
Listed building	N	Ancient Woodland	N	Contamination	N
TPO	N	AONB	N	Source Protection Zone	N
Availability					
The site is available for development.					
Achievability					
This site has no significant constraints. There is a reasonable prospect of the site coming forward for development.					
Indicative density and yield					
The site has an indicative density and yield of 400 dph or 12 dwellings.					
Phasing					
0-5 years		6-10 years	12	11-20 years	
Deliverable					
This site is considered deliverable/ developable and therefore is suitable for inclusion in the SHELAA 2020.					

Site Ref	Address		Link to site plan		Site Area (ha)
HL35	Hastings Station Yard (Part)		https://www.hastings.gov.uk/planning/policy/new-local-plan/site-allocation/HL35/		0.44
Site description					
Hastings Station Yard (part) is a brownfield site in the south of the Borough, accessed from Devonshire Road.					
Relevant planning history					
N/A					
Suitability					
Legal constraints		Policy constraints		Physical constraints	
SPA	N	Conservation area	N	Flood Zone 2 (River)	N
SAC	N	Historic Park/ Garden	N	Flood Zone 2 (Sea)	N
Ramsar	N	LGS	N	Flood Zone 3 (River)	N
SSSI	N	SINC/ LWS	N	Flood Zone 3 (Sea)	N
Ancient Monument	N	AQMA	N	Other flood risk	Y
Listed building	N	Ancient Woodland	N	Contamination	N
TPO	N	AONB	N	Source Protection Zone	N
Availability					
The site is available for development.					
Achievability					
This site has no significant constraints. There is a reasonable prospect of the site coming forward for development.					
Indicative density and yield					
The site has an indicative density and yield of 229 dph or 101 dwellings.					
Phasing					
0-5 years		6-10 years		11-20 years	101
Deliverable					
This site is considered deliverable/ developable and therefore is suitable for inclusion in the SHELAA 2020.					

Site Ref	Address		Link to site plan		Site Area (ha)
HL37	The Observer Building (part), 53 Cambridge Road		https://www.hastings.gov.uk/planning/policy/new-local-plan/site-allocation/TC5/		0.07
Site description					
The Observer Building (part), 53 Cambridge Road is a mixed-use development in the south of the Borough accessed from Cambridge Road.					
Relevant planning history					
HS/FA/20/00320 (15 dwellings and commercial)					
Suitability					
Legal constraints		Policy constraints		Physical constraints	
SPA	N	Conservation area	Y	Flood Zone 2 (River)	N
SAC	N	Historic Park/ Garden	N	Flood Zone 2 (Sea)	N
Ramsar	N	LGS	N	Flood Zone 3 (River)	N
SSSI	N	SINC/ LWS	N	Flood Zone 3 (Sea)	N
Ancient Monument	N	AQMA	N	Other flood risk	N
Listed building	N	Ancient Woodland	N	Contamination	N
TPO	N	AONB	N	Source Protection Zone	N
Availability					
The site has full planning permission and is available for development.					
Achievability					
This site has no significant constraints. There is a reasonable prospect of the site coming forward for development.					
Indicative density and yield					
The site has an indicative density and yield of 228 dph or 16 dwellings.					
Phasing					
0-5 years		6-10 years	16	11-20 years	
Deliverable					
This site is considered deliverable/ developable and therefore is suitable for inclusion in the SHELAA 2020.					

Site Ref	Address		Link to site plan	Site Area (ha)	
HL38	Former Stills Factory Ore Valley		n/a under construction	2.71	
Site description					
Former Stills Factory Ore Valley is a brownfield site in the east of the Borough, accessed from Fellows Road.					
Relevant planning history					
HS/FA/17/001040 (101 dwellings)					
Suitability					
Legal constraints		Policy constraints		Physical constraints	
SPA	N	Conservation area	N	Flood Zone 2 (River)	N
SAC	N	Historic Park/ Garden	N	Flood Zone 2 (Sea)	N
Ramsar	N	LGS	N	Flood Zone 3 (River)	N
SSSI	N	SINC/ LWS	N	Flood Zone 3 (Sea)	N
Ancient Monument	N	AQMA	N	Other flood risk	Y
Listed building	N	Ancient Woodland	N	Contamination	Y
TPO	N	AONB	N	Source Protection Zone	N
Availability					
The site has an extant planning permission and is under construction.					
Achievability					
Constraints for this site have been resolved prior to approval. The site is under construction. There is a strong prospect of the site completing development.					
Indicative density and yield					
The site has an indicative density and yield of 37 dph or 101 dwellings.					
Phasing					
0-5 years	101	6-10 years		11-20 years	
Deliverable					
This site is considered deliverable/ developable and therefore is suitable for inclusion in the SHELAA 2020.					

Site Ref	Address		Link to site plan		Site Area (ha)
HL39	Former Power Station, Ore Valley		https://www.hastings.gov.uk/planning/policy/new-local-plan/site-allocation/HL39/		2.36
Site description					
Former Stills Factory Ore Valley is a brownfield site in the east of the Borough, accessed from Broomgrove Road.					
Relevant planning history					
N/A					
Suitability					
Legal constraints		Policy constraints		Physical constraints	
SPA	N	Conservation area	N	Flood Zone 2 (River)	N
SAC	N	Historic Park/ Garden	N	Flood Zone 2 (Sea)	N
Ramsar	N	LGS	N	Flood Zone 3 (River)	N
SSSI	N	SINC/ LWS	N	Flood Zone 3 (Sea)	N
Ancient Monument	N	AQMA	N	Other flood risk	Y
Listed building	N	Ancient Woodland	N	Contamination	Y
TPO	N	AONB	N	Source Protection Zone	N
Availability					
The site is available for development.					
Achievability					
There are no significant constraints for this site. There is a reasonable prospect of the site being developed.					
Indicative density and yield					
The site has an indicative density and yield of 44 dph or 105 dwellings.					
Phasing					
0-5 years		6-10 years	101	11-20 years	
Deliverable					
This site is considered deliverable/ developable and therefore is suitable for inclusion in the SHELAA 2020.					

Site Ref	Address		Link to site plan		Site Area (ha)
HL40	Former Mount Pleasant Hospital, 7 Frederick Road		https://www.hastings.gov.uk/planning/policy/new-local-plan/site-allocation/HL40/		1.84
Site description					
Former Mount Pleasant Hospital is a brownfield site in the east of the Borough, accessed from Frederick Road.					
Relevant planning history					
HS/OA/19/00542 (16 units) HS/FA/19/00536 (7 units) HS/FA/19/00533 (33 units)					
Suitability					
Legal constraints		Policy constraints		Physical constraints	
SPA	N	Conservation area	N	Flood Zone 2 (River)	N
SAC	N	Historic Park/ Garden	N	Flood Zone 2 (Sea)	N
Ramsar	N	LGS	N	Flood Zone 3 (River)	N
SSSI	N	SINC/ LWS	N	Flood Zone 3 (Sea)	N
Ancient Monument	N	AQMA	N	Other flood risk	Y
Listed building	N	Ancient Woodland	N	Contamination	N
TPO	N	AONB	N	Source Protection Zone	N
Availability					
The site has an extant planning permission and site owners continue to provide consent for development.					
Achievability					
This site has no significant constraints. There is a reasonable prospect of the site coming forward for development.					
Indicative density and yield					
The site has an indicative density and yield of 30 dph or 56 dwellings.					
Phasing					
0-5 years	40	6-10 years	16	11-20 years	
Deliverable					
This site is considered deliverable/ developable and therefore is suitable for inclusion in the SHELAA 2020.					

Site Ref	Address		Link to site plan		Site Area (ha)
HL42	107 The Ridge (Simes & Sons)		See planning permission		0.22
Site description					
107 The Ridge (Simes & Sons) is a small brownfield site in the east of the Borough, accessed from The Ridge.					
Relevant planning history					
N/A					
Suitability					
Legal constraints		Policy constraints		Physical constraints	
SPA	N	Conservation area	N	Flood Zone 2 (River)	N
SAC	N	Historic Park/ Garden	N	Flood Zone 2 (Sea)	N
Ramsar	N	LGS	N	Flood Zone 3 (River)	N
SSSI	N	SINC/ LWS	N	Flood Zone 3 (Sea)	N
Ancient Monument	N	AQMA	N	Other flood risk	N
Listed building	N	Ancient Woodland	N	Contamination	Y
TPO	N	AONB	N	Source Protection Zone	N
Availability					
The site is available for development.					
Achievability					
There are no significant constraints for this site. There is a reasonable prospect of the site being developed.					
Indicative density and yield					
The site has an indicative density and yield of 36 dph or 8 dwellings.					
Phasing					
0-5 years		6-10 years		11-20 years	8
Deliverable					
This site is considered deliverable/ developable and therefore is suitable for inclusion in the SHELAA 2020.					

Site Ref	Address		Link to site plan		Site Area (ha)
HL43	Land west of Frederick Road (Little Acres Farm)		n/a site complete		0.62
Site description					
Land west of Frederick Road is a site in the east of the Borough, accessed from Tuppeney Close.					
Relevant planning history					
HS/FA/18/00164 (32 dwellings)					
Suitability					
Legal constraints		Policy constraints		Physical constraints	
SPA	N	Conservation area	N	Flood Zone 2 (River)	N
SAC	N	Historic Park/ Garden	N	Flood Zone 2 (Sea)	N
Ramsar	N	LGS	N	Flood Zone 3 (River)	N
SSSI	N	SINC/ LWS	N	Flood Zone 3 (Sea)	N
Ancient Monument	N	AQMA	N	Other flood risk	Y
Listed building	N	Ancient Woodland	N	Contamination	Y
TPO	N	AONB	N	Source Protection Zone	N
Availability					
Development of this site has been completed.					
Achievability					
Development of this site has been completed.					
Indicative density and yield					
The site has an indicative density and yield of 51 dph or 32 dwellings.					
Phasing					
0-5 years	32	6-10 years		11-20 years	
Deliverable					
This site is considered deliverable/ developable and therefore is suitable for inclusion in the SHELAA 2020.					

Site Ref	Address		Link to site plan		Site Area (ha)
HL44	Land at Church Street		See planning permission		0.35
Site description					
Land at Church Street is a site in the east of the Borough, accessed from Church Street.					
Relevant planning history					
HS/DS/17/00194 (5 dwellings)					
Suitability					
Legal constraints		Policy constraints		Physical constraints	
SPA	N	Conservation area	N	Flood Zone 2 (River)	N
SAC	N	Historic Park/ Garden	N	Flood Zone 2 (Sea)	N
Ramsar	N	LGS	N	Flood Zone 3 (River)	N
SSSI	N	SINC/ LWS	N	Flood Zone 3 (Sea)	N
Ancient Monument	N	AQMA	N	Other flood risk	Y
Listed building	N	Ancient Woodland	N	Contamination	Y
TPO	N	AONB	N	Source Protection Zone	N
Availability					
The site has an extant planning permission and is being marketed for development.					
Achievability					
Sites with a yield of fewer than 10 dwellings with any kind of permission are automatically considered achievable, as are all sites of more than 10 dwellings with a detailed permission in place.					
Indicative density and yield					
The site has an indicative density and yield of 14 dph or 5 dwellings.					
Phasing					
0-5 years	5	6-10 years		11-20 years	
Deliverable					
This site is considered deliverable/ developable and therefore is suitable for inclusion in the SHELAA 2020.					

Site Ref	Address		Link to site plan		Site Area (ha)
HL45	309-311 Harold Road		See planning permission		0.09
Site description					
309-311 Harold Road is a brownfield site in the east of the Borough, accessed from Harold Road					
Relevant planning history					
HS/FA/18/00703 (7 dwellings)					
Suitability					
Legal constraints		Policy constraints		Physical constraints	
SPA	N	Conservation area	N	Flood Zone 2 (River)	N
SAC	N	Historic Park/ Garden	N	Flood Zone 2 (Sea)	N
Ramsar	N	LGS	N	Flood Zone 3 (River)	N
SSSI	N	SINC/ LWS	N	Flood Zone 3 (Sea)	N
Ancient Monument	N	AQMA	N	Other flood risk	N
Listed building	N	Ancient Woodland	N	Contamination	N
TPO	N	AONB	N	Source Protection Zone	N
Availability					
The site has an extant planning permission.					
Achievability					
Sites with a yield of fewer than 10 dwellings with any kind of permission are automatically considered achievable, as are all sites of more than 10 dwellings with a detailed permission in place.					
Indicative density and yield					
The site has an indicative density and yield of 77 dph or 7 dwellings.					
Phasing					
0-5 years		6-10 years	7	11-20 years	
Deliverable					
This site is considered deliverable/ developable and therefore is suitable for inclusion in the SHELAA 2020.					

Site Ref	Address		Link to site plan		Site Area (ha)
HL55	Summerfields		https://www.hastings.gov.uk/planning/policy/new-local-plan/site-allocation/HL55/		3.45
Site description					
Summerfields is a large Brownfield site in the centre of the Borough, accessed from Bohemia Road.					
Relevant planning history					
N/A					
Suitability					
Legal constraints		Policy constraints		Physical constraints	
SPA	N	Conservation area	N	Flood Zone 2 (River)	N
SAC	N	Historic Park/ Garden	N	Flood Zone 2 (Sea)	N
Ramsar	N	LGS	N	Flood Zone 3 (River)	N
SSSI	N	SINC/ LWS	N	Flood Zone 3 (Sea)	N
Ancient Monument	N	AQMA	N	Other flood risk	N
Listed building	N	Ancient Woodland	N	Contamination	N
TPO	N	AONB	N	Source Protection Zone	N
Availability					
The site is available for development.					
Achievability					
There are no significant constraints for this site. There is a reasonable prospect of the site being developed.					
Indicative density and yield					
The site has an indicative density and yield of 60 dph or 250 dwellings.					
Phasing					
0-5 years		6-10 years	80	11-20 years	170
Deliverable					
This site is considered deliverable/ developable and therefore is suitable for inclusion in the SHELAA 2020.					

Site Ref	Address		Link to site plan		Site Area (ha)
HL58	Former Hare & Hounds, 391 Old London Road		See planning permission		0.09
Site description					
Former Hare & Hounds is a small brownfield site in the east of the Borough, accessed from Old London Road.					
Relevant planning history					
N/A					
Suitability					
Legal constraints		Policy constraints		Physical constraints	
SPA	N	Conservation area	N	Flood Zone 2 (River)	N
SAC	N	Historic Park/ Garden	N	Flood Zone 2 (Sea)	N
Ramsar	N	LGS	N	Flood Zone 3 (River)	N
SSSI	N	SINC/ LWS	N	Flood Zone 3 (Sea)	N
Ancient Monument	N	AQMA	N	Other flood risk	N
Listed building	N	Ancient Woodland	N	Contamination	N
TPO	N	AONB	N	Source Protection Zone	N
Availability					
The site is available for development.					
Achievability					
There are no significant constraints for this site. There is a reasonable prospect of the site being developed.					
Indicative density and yield					
The site has an indicative density and yield of 111 dph or 10 dwellings.					
Phasing					
0-5 years		6-10 years	10	11-20 years	
Deliverable					
This site is considered deliverable/ developable and therefore is suitable for inclusion in the SHELAA 2020.					

Site Ref	Address		Link to site plan	Site Area (ha)	
HL60	Surgery & Premises, 45-46 Wellington Square		n/a under construction	0.02	
Site description					
Surgery & Premises, 45-46 Wellington Square is a small brownfield site in the south of the Borough.					
Relevant planning history					
HS/FA/12/00341 (9 flats, 6 net). Under construction.					
Suitability					
Legal constraints		Policy constraints		Physical constraints	
SPA	N	Conservation area	Y	Flood Zone 2 (River)	N
SAC	N	Historic Park/ Garden	N	Flood Zone 2 (Sea)	N
Ramsar	N	LGS	N	Flood Zone 3 (River)	N
SSSI	N	SINC/ LWS	N	Flood Zone 3 (Sea)	N
Ancient Monument	N	AQMA	N	Other flood risk	N
Listed building	Y	Ancient Woodland	N	Contamination	N
TPO	N	AONB	N	Source Protection Zone	N
Availability					
The site has an extant planning permission and is nearing completion.					
Achievability					
Constraints for this site have been resolved prior to approval. There is a strong prospect of the site completing development.					
Indicative density and yield					
The site has an indicative density and yield of 450 dph or 9 (gross) dwellings.					
Phasing					
0-5 years	6	6-10 years		11-20 years	
Deliverable					
This site is considered deliverable/ developable and therefore is suitable for inclusion in the SHELAA 2020.					

Site Ref	Address		Link to site plan		Site Area (ha)
HL61	14 Westfield Lane		See planning permission		0.32
Site description					
14 Westfield Lane is a small site in the north of the borough, accessed from Westfield Lane					
Relevant planning history					
N/A					
Suitability					
Legal constraints		Policy constraints		Physical constraints	
SPA	N	Conservation area	N	Flood Zone 2 (River)	N
SAC	N	Historic Park/ Garden	N	Flood Zone 2 (Sea)	N
Ramsar	N	LGS	N	Flood Zone 3 (River)	N
SSSI	N	SINC/ LWS	N	Flood Zone 3 (Sea)	N
Ancient Monument	N	AQMA	N	Other flood risk	Y
Listed building	N	Ancient Woodland	N	Contamination	N
TPO	N	AONB	N	Source Protection Zone	N
Availability					
The site is available for development.					
Achievability					
There are no significant constraints for this site. There is a reasonable prospect of the site being developed.					
Indicative density and yield					
The site has an indicative density and yield of 43 dph or 14 dwellings.					
Phasing					
0-5 years		6-10 years		11-20 years	14
Deliverable					
This site is considered deliverable/ developable and therefore is suitable for inclusion in the SHELAA 2020.					

Site Ref	Address	Link to site plan				Site Area (ha)
HL63	Land at Rock Lane	https://www.hastings.gov.uk/planning/policy/new-local-plan/site-allocation/HL63/				1.2
Site description						
Land at Rock Lane is a greenfield site in the North East of the Borough, accessed from Rock Lane.						
Relevant planning history						
HS/FA/16/00634 (access)						
Suitability						
Legal constraints		Policy constraints		Physical constraints		
SPA	N	Conservation area	N	Flood Zone 2 (River)	N	
SAC	N	Historic Park/ Garden	N	Flood Zone 2 (Sea)	N	
Ramsar	N	LGS	N	Flood Zone 3 (River)	N	
SSSI	N	SINC/ LWS	N	Flood Zone 3 (Sea)	N	
Ancient Monument	N	AQMA	N	Other flood risk	Y	
Listed building	N	Ancient Woodland	N	Contamination	N	
TPO	N	AONB	Y	Source Protection Zone	N	
Availability						
The site is available for development.						
Achievability						
The site has some environmental constraints, which may be resolved through policy compliant development. There is a reasonable prospect of the site being developed.						
Indicative density and yield						
The site has an indicative density and yield of 22 dph or 27 dwellings.						
Phasing						
0-5 years	27	6-10 years		11-20 years		
Deliverable						
This site is considered deliverable/ developable and therefore is suitable for inclusion in the SHELAA 2020.						

Site Ref	Address		Link to site plan		Site Area (ha)
HL65	56 Alma Terrace		n/a site complete		0.32
Site description					
56 Alma Terrace is a brownfield site in the centre of the Borough, accessed from Alma Terrace					
Relevant planning history					
HS/DS/17/00507 (net 9 houses)					
Suitability					
Legal constraints		Policy constraints		Physical constraints	
SPA	N	Conservation area	N	Flood Zone 2 (River)	N
SAC	N	Historic Park/ Garden	N	Flood Zone 2 (Sea)	N
Ramsar	N	LGS	N	Flood Zone 3 (River)	N
SSSI	N	SINC/ LWS	N	Flood Zone 3 (Sea)	N
Ancient Monument	N	AQMA	N	Other flood risk	N
Listed building	N	Ancient Woodland	N	Contamination	N
TPO	N	AONB	N	Source Protection Zone	N
Availability					
Development of this site has been completed.					
Achievability					
Development of this site has been completed.					
Indicative density and yield					
The site has an indicative density and yield of 28 dph or 9 dwellings.					
Phasing					
0-5 years	9	6-10 years		11-20 years	
Deliverable					
This site is considered deliverable/ developable and therefore is suitable for inclusion in the SHELAA 2020.					

Site Ref	Address		Link to site plan		Site Area (ha)
HL66	24 and Land East of 16-24 Ironlatch Avenue		See planning permission		0.59
Site description					
24 and Land East of 16-24 Ironlatch Avenue is a site in the west of the Borough, accessed from Ironlatch Avenue.					
Relevant planning history					
HS/FA/18/00901 (8 dwellings, net 7 dwellings)					
Suitability					
Legal constraints		Policy constraints		Physical constraints	
SPA	N	Conservation area	N	Flood Zone 2 (River)	Y
SAC	N	Historic Park/ Garden	N	Flood Zone 2 (Sea)	N
Ramsar	N	LGS	N	Flood Zone 3 (River)	Y
SSSI	N	SINC/ LWS	Y	Flood Zone 3 (Sea)	N
Ancient Monument	N	AQMA	N	Other flood risk	Y
Listed building	N	Ancient Woodland	N	Contamination	N
TPO	Y	AONB	N	Source Protection Zone	N
Availability					
The site has full planning permission and is available for development.					
Achievability					
Sites with a yield of fewer than 10 dwellings with any kind of permission are automatically considered achievable, as are all sites of more than 10 dwellings with a detailed permission in place.					
Indicative density and yield					
The site has an indicative density and yield of 13 dph or 8 dwellings (net 7).					
Phasing					
0-5 years	7	6-10 years		11-20 years	
Deliverable					
This site is considered deliverable/ developable and therefore is suitable for inclusion in the SHELAA 2020.					

Site Ref	Address		Link to site plan		Site Area (ha)
HL67	42 Beauharrow Road		n/a site complete		0.40
Site description					
42 Beauharrow Road is a site in the north of the Borough.					
Relevant planning history					
HS/FA/17/00810 (7 houses)					
Suitability					
Legal constraints		Policy constraints		Physical constraints	
SPA	N	Conservation area	N	Flood Zone 2 (River)	N
SAC	N	Historic Park/ Garden	N	Flood Zone 2 (Sea)	N
Ramsar	N	LGS	N	Flood Zone 3 (River)	N
SSSI	N	SINC/ LWS	Y	Flood Zone 3 (Sea)	N
Ancient Monument	N	AQMA	N	Other flood risk	Y
Listed building	N	Ancient Woodland	N	Contamination	N
TPO	Y	AONB	N	Source Protection Zone	N
Availability					
Development of this site has been completed.					
Achievability					
Development of this site has been completed.					
Indicative density and yield					
The site has an indicative density and yield of 18 dph or 7 dwellings.					
Phasing					
0-5 years	7	6-10 years		11-20 years	
Deliverable					
This site is considered deliverable/ developable and therefore is suitable for inclusion in the SHELAA 2020.					

Site Ref	Address		Link to site plan	Site Area (ha)	
HL68	12-13 York Buildings, Wellington Place (Upper Storeys)		n/a under construction	0.02	
Site description					
12-13 York Buildings, Wellington Place (Upper Storeys) is a small site in the south of the Borough.					
Relevant planning history					
HS/FA/16/00660 (6 flats)					
Suitability					
Legal constraints		Policy constraints		Physical constraints	
SPA	N	Conservation area	Y	Flood Zone 2 (River)	N
SAC	N	Historic Park/ Garden	N	Flood Zone 2 (Sea)	Y
Ramsar	N	LGS	N	Flood Zone 3 (River)	N
SSSI	N	SINC/ LWS	N	Flood Zone 3 (Sea)	Y
Ancient Monument	N	AQMA	N	Other flood risk	Y
Listed building	Y	Ancient Woodland	N	Contamination	N
TPO	N	AONB	N	Source Protection Zone	N
Availability					
The site has an extant planning permission and is under construction.					
Achievability					
Sites with a yield of fewer than 10 dwellings with any kind of permission are automatically considered achievable, as are all sites of more than 10 dwellings with a detailed permission in place.					
Indicative density and yield					
The site has an indicative density and yield of 300 dph or 6 dwellings					
Phasing					
0-5 years	6	6-10 years		11-20 years	
Deliverable					
This site is considered deliverable/ developable and therefore is suitable for inclusion in the SHELAA 2020.					

Site Ref	Address		Link to site plan		Site Area (ha)
HL70	Castlemaine, 4 Avondale Road and Castlemaine Cottage, 5 Gillsmans Hill		See planning permission		0.26
Site description					
Castlemaine, 4 Avondale Road and Castlemaine Cottage is a site in the west of the borough accessed from Gillsmans Hill					
Relevant planning history					
HS/DS/18/00752 (8 dwellings, net 7)					
Suitability					
Legal constraints		Policy constraints		Physical constraints	
SPA	N	Conservation area	N	Flood Zone 2 (River)	N
SAC	N	Historic Park/ Garden	N	Flood Zone 2 (Sea)	N
Ramsar	N	LGS	N	Flood Zone 3 (River)	N
SSSI	N	SINC/ LWS	N	Flood Zone 3 (Sea)	N
Ancient Monument	N	AQMA	N	Other flood risk	N
Listed building	N	Ancient Woodland	N	Contamination	N
TPO	N	AONB	N	Source Protection Zone	N
Availability					
The site has planning permission and is available for development.					
Achievability					
Sites with a yield of fewer than 10 dwellings with any kind of permission are automatically considered achievable, as are all sites of more than 10 dwellings with a detailed permission in place.					
Indicative density and yield					
The site has an indicative density and yield of 30 dph or 7 dwellings					
Phasing					
0-5 years	7	6-10 years		11-20 years	
Deliverable					
This site is considered deliverable/ developable and therefore is suitable for inclusion in the SHELAA 2020.					

Site Ref	Address		Link to site plan		Site Area (ha)
HL71	Kings Head Inn, 61 Rye Road		n/a site complete		0.17
Site description					
Kings Head Inn, 61 Rye Road is a brownfield site in the north east of the borough accessed from Rye Road.					
Relevant planning history					
HS/FA/19/00753 (9 dwellings). HS/FA/19/00510 (3 dwellings).					
Suitability					
Legal constraints		Policy constraints		Physical constraints	
SPA	N	Conservation area	N	Flood Zone 2 (River)	N
SAC	N	Historic Park/ Garden	N	Flood Zone 2 (Sea)	N
Ramsar	N	LGS	N	Flood Zone 3 (River)	N
SSSI	N	SINC/ LWS	N	Flood Zone 3 (Sea)	N
Ancient Monument	N	AQMA	N	Other flood risk	N
Listed building	N	Ancient Woodland	N	Contamination	N
TPO	N	AONB	N	Source Protection Zone	N
Availability					
Development of this site has been completed.					
Achievability					
Development of this site has been completed.					
Indicative density and yield					
The site has an indicative density and yield of 70 dph or 12 dwellings.					
Phasing					
0-5 years	12	6-10 years		11-20 years	
Deliverable					
This site is considered deliverable/ developable and therefore is suitable for inclusion in the SHELAA 2020.					

Site Ref	Address		Link to site plan		Site Area (ha)
HL72	former Leolyn Nursing Home, 63-65 Pevensey Road		n/a site complete		0.18
Site description					
Former Leolyn Nursing Home, 63-65 Pevensey Road is a brownfield site in the south of the borough accessed from Pevensey Road.					
Relevant planning history					
HS/FA/17/00164 (16 flats)					
Suitability					
Legal constraints		Policy constraints		Physical constraints	
SPA	N	Conservation area	Y	Flood Zone 2 (River)	N
SAC	N	Historic Park/ Garden	N	Flood Zone 2 (Sea)	N
Ramsar	N	LGS	N	Flood Zone 3 (River)	N
SSSI	N	SINC/ LWS	N	Flood Zone 3 (Sea)	N
Ancient Monument	N	AQMA	N	Other flood risk	N
Listed building	N	Ancient Woodland	N	Contamination	N
TPO	N	AONB	N	Source Protection Zone	N
Availability					
Development of this site has been completed.					
Achievability					
Development of this site has been completed.					
Indicative density and yield					
The site has an indicative density and yield of 88 dph or 16 dwellings.					
Phasing					
0-5 years	16	6-10 years		11-20 years	
Deliverable					
This site is considered deliverable/ developable and therefore is suitable for inclusion in the SHELAA 2020.					

Site Ref	Address		Link to site plan		Site Area (ha)
HL73	Land adj. 142 Bexhill Road		See planning permission		0.3
Site description					
Land adj. 142 Bexhill Road is a site in the south west of the Borough					
Relevant planning history					
HS/OA/16/00788 (6 dwellings)					
Suitability					
Legal constraints		Policy constraints		Physical constraints	
SPA	N	Conservation area	N	Flood Zone 2 (River)	Y
SAC	N	Historic Park/ Garden	N	Flood Zone 2 (Sea)	N
Ramsar	N	LGS	N	Flood Zone 3 (River)	Y
SSSI	N	SINC/ LWS	N	Flood Zone 3 (Sea)	N
Ancient Monument	N	AQMA	N	Other flood risk	Y
Listed building	N	Ancient Woodland	N	Contamination	N
TPO	N	AONB	N	Source Protection Zone	Y
Availability					
The site has planning permission and is available for development.					
Achievability					
Sites with a yield of fewer than 10 dwellings with any kind of permission are automatically considered achievable, as are all sites of more than 10 dwellings with a detailed permission in place.					
Indicative density and yield					
The site has an indicative density and yield of 20 dph or 6 dwellings					
Phasing					
0-5 years		6-10 years	6	11-20 years	
Deliverable					
This site is considered deliverable/ developable and therefore is suitable for inclusion in the SHELAA 2020.					

Site Ref	Address		Link to site plan		Site Area (ha)
HL74	32-33 White Rock		n/a under construction		0.03
Site description					
32-33 White Rock is a small brownfield site in the south of the Borough, accessed from white rock					
Relevant planning history					
HS/FA/18/00663 (7 additional flats). Under construction.					
Suitability					
Legal constraints		Policy constraints		Physical constraints	
SPA	N	Conservation area	Y	Flood Zone 2 (River)	N
SAC	N	Historic Park/ Garden	N	Flood Zone 2 (Sea)	N
Ramsar	N	LGS	N	Flood Zone 3 (River)	N
SSSI	N	SINC/ LWS	N	Flood Zone 3 (Sea)	N
Ancient Monument	N	AQMA	N	Other flood risk	N
Listed building	N	Ancient Woodland	N	Contamination	N
TPO	N	AONB	N	Source Protection Zone	N
Availability					
The site has an extant planning permission and is under construction.					
Achievability					
Sites with a yield of fewer than 10 dwellings with any kind of permission are automatically considered achievable, as are all sites of more than 10 dwellings with a detailed permission in place.					
Indicative density and yield					
The site has an indicative density and yield of 23 dph or 7 dwellings.					
Phasing					
0-5 years	7	6-10 years		11-20 years	
Deliverable					
This site is considered deliverable/ developable and therefore is suitable for inclusion in the SHELAA 2020.					

Site Ref	Address		Link to site plan		Site Area (ha)
HL75	Land south of 15-20 Gresley Road, Lancaster Road		See planning permission		0.16
Site description					
Land south of 15-20 Gresley Road is a small brownfield site in the south of the Borough, accessed from Lancaster Road					
Relevant planning history					
HS/FA/18/00550 (5 dwellings)					
Suitability					
Legal constraints		Policy constraints		Physical constraints	
SPA	N	Conservation area	N	Flood Zone 2 (River)	N
SAC	N	Historic Park/ Garden	N	Flood Zone 2 (Sea)	N
Ramsar	N	LGS	N	Flood Zone 3 (River)	N
SSSI	N	SINC/ LWS	N	Flood Zone 3 (Sea)	N
Ancient Monument	N	AQMA	N	Other flood risk	N
Listed building	N	Ancient Woodland	N	Contamination	N
TPO	N	AONB	N	Source Protection Zone	N
Availability					
The site has full planning permission and is available for development.					
Achievability					
Sites with a yield of fewer than 10 dwellings with any kind of permission are automatically considered achievable, as are all sites of more than 10 dwellings with a detailed permission in place.					
Indicative density and yield					
The site has an indicative density and yield of 31 dph or 5 dwellings.					
Phasing					
0-5 years	5	6-10 years		11-20 years	
Deliverable					
This site is considered deliverable/ developable and therefore is suitable for inclusion in the SHELAA 2020.					

Site Ref	Address		Link to site plan		Site Area (ha)
HL78	43-45 Queens Road (Upper Floors)		See planning permission		0.16
Site description					
43-45 Queens Road (Upper Floors) is a brownfield site in the south of the Borough, accessed from Queens Road					
Relevant planning history					
HS/FA/18/00038 (5 flats)					
Suitability					
Legal constraints		Policy constraints		Physical constraints	
SPA	N	Conservation area	N	Flood Zone 2 (River)	N
SAC	N	Historic Park/ Garden	N	Flood Zone 2 (Sea)	N
Ramsar	N	LGS	N	Flood Zone 3 (River)	N
SSSI	N	SINC/ LWS	N	Flood Zone 3 (Sea)	N
Ancient Monument	N	AQMA	N	Other flood risk	N
Listed building	N	Ancient Woodland	N	Contamination	N
TPO	N	AONB	N	Source Protection Zone	N
Availability					
The site has full planning permission and is available for development.					
Achievability					
Sites with a yield of fewer than 10 dwellings with any kind of permission are automatically considered achievable, as are all sites of more than 10 dwellings with a detailed permission in place.					
Indicative density and yield					
The site has an indicative density and yield of 31 dph or 5 dwellings.					
Phasing					
0-5 years	5	6-10 years		11-20 years	
Deliverable					
This site is considered deliverable/ developable and therefore is suitable for inclusion in the SHELAA 2020.					

Site Ref	Address		Link to site plan		Site Area (ha)
HL79	13-14 Linton Road		n/a under construction		0.14
Site description					
13-14 Linton Road is a small brownfield site in the centre of the borough, accessed from Linton Road.					
Relevant planning history					
HS/FA/18/00646 (5 dwellings), under construction.					
Suitability					
Legal constraints		Policy constraints		Physical constraints	
SPA	N	Conservation area	N	Flood Zone 2 (River)	N
SAC	N	Historic Park/ Garden	N	Flood Zone 2 (Sea)	N
Ramsar	N	LGS	N	Flood Zone 3 (River)	N
SSSI	N	SINC/ LWS	N	Flood Zone 3 (Sea)	N
Ancient Monument	N	AQMA	N	Other flood risk	N
Listed building	N	Ancient Woodland	N	Contamination	N
TPO	N	AONB	N	Source Protection Zone	N
Availability					
The site has full planning permission and is available for development.					
Achievability					
Sites with a yield of fewer than 10 dwellings with any kind of permission are automatically considered achievable, as are all sites of more than 10 dwellings with a detailed permission in place.					
Indicative density and yield					
The site has an indicative density and yield of 30 dph or 5 dwellings.					
Phasing					
0-5 years	5	6-10 years		11-20 years	
Deliverable					
This site is considered deliverable/ developable and therefore is suitable for inclusion in the SHELAA 2020.					

Site Ref	Address		Link to site plan		Site Area (ha)
HL80	Ashdown House, Sedlescombe Road North		https://www.hastings.gov.uk/planning/policy/new-local-plan/site-allocation/HL80/		5.18
Site description					
Ashdown House is a large brownfield site in the north west of the borough, accessed from Harrow Lane/ Sedlescombe Road.					
Relevant planning history					
HS/PA/19/00339 (245 flats)					
Suitability					
Legal constraints		Policy constraints		Physical constraints	
SPA	N	Conservation area	N	Flood Zone 2 (River)	N
SAC	N	Historic Park/ Garden	N	Flood Zone 2 (Sea)	N
Ramsar	N	LGS	N	Flood Zone 3 (River)	N
SSSI	N	SINC/ LWS	N	Flood Zone 3 (Sea)	N
Ancient Monument	N	AQMA	N	Other flood risk	Y
Listed building	N	Ancient Woodland	N	Contamination	Y
TPO	N	AONB	N	Source Protection Zone	N
Availability					
The site is available for development.					
Achievability					
This site has no significant constraints. There is a reasonable prospect of the site coming forward for development.					
Indicative density and yield					
The site has an indicative density and yield of 47 dph or 246 dwellings.					
Phasing					
0-5 years		6-10 years	200	11-20 years	46
Deliverable					
This site is considered deliverable/ developable and therefore is suitable for inclusion in the SHELAA 2020.					

Site Ref	Address		Link to site plan		Site Area (ha)
HL81	Land rear of 419 to 447 Bexhill Road		See planning permission		0.74
Site description					
Land rear of 419 to 447 Bexhill Road is a greenfield site in the south west of the borough, accessed from Bexhill Road.					
Relevant planning history					
HS/OA/19/00153 (16 houses)					
Suitability					
Legal constraints		Policy constraints		Physical constraints	
SPA	N	Conservation area	N	Flood Zone 2 (River)	N
SAC	N	Historic Park/ Garden	N	Flood Zone 2 (Sea)	Y
Ramsar	N	LGS	N	Flood Zone 3 (River)	N
SSSI	N	SINC/ LWS	N	Flood Zone 3 (Sea)	Y
Ancient Monument	N	AQMA	N	Other flood risk	Y
Listed building	N	Ancient Woodland	N	Contamination	P
TPO	N	AONB	N	Source Protection Zone	Y
Availability					
The site has outline permission and the owner is actively seeking to develop the site.					
Achievability					
Conditions relating to constraints must be discharged. There is a reasonable prospect of the site coming forward for development.					
Indicative density and yield					
The site has an indicative density and yield of 21 dph or 16 dwellings.					
Phasing					
0-5 years		6-10 years	16	11-20 years	
Deliverable					
This site is considered deliverable/ developable and therefore is suitable for inclusion in the SHELAA 2020.					

Site Ref	Address		Link to site plan		Site Area (ha)
HL83	Roebuck House, 26-27 High Street		See planning permission		0.05
Site description					
Roebuck House is a brownfield site in the south east of the borough, accessed from High Street.					
Relevant planning history					
HS/FA/19/00157 (9 flats), under construction.					
Suitability					
Legal constraints		Policy constraints		Physical constraints	
SPA	N	Conservation area	Y	Flood Zone 2 (River)	N
SAC	N	Historic Park/ Garden	N	Flood Zone 2 (Sea)	N
Ramsar	N	LGS	N	Flood Zone 3 (River)	N
SSSI	N	SINC/ lws	N	Flood Zone 3 (Sea)	N
Ancient Monument	N	AQMA	N	Other flood risk	Y
Listed building	N	Ancient Woodland	N	Contamination	N
TPO	N	AONB	N	Source Protection Zone	Y
Availability					
The site has an extant planning permission and is under construction.					
Achievability					
Sites with a yield of fewer than 10 dwellings with any kind of permission are automatically considered achievable, as are all sites of more than 10 dwellings with a detailed permission in place.					
Indicative density and yield					
The site has an indicative density and yield of 180 dph or 9 dwellings.					
Phasing					
0-5 years	9	6-10 years		11-20 years	
Deliverable					
This site is considered deliverable/ developable and therefore is suitable for inclusion in the SHELAA 2020.					

Site Ref	Address		Link to site plan		Site Area (ha)
HL84	Pilot Field, Elphinstone Road		https://www.hastings.gov.uk/planning/policy/new-local-plan/site-allocation/HL84/		3.24
Site description					
Pilot Field is a brownfield site in the north east of the borough, accessed from Elphinstone Road.					
Relevant planning history					
N/A					
Suitability					
Legal constraints		Policy constraints		Physical constraints	
SPA	N	Conservation area	N	Flood Zone 2 (River)	N
SAC	N	Historic Park/ Garden	N	Flood Zone 2 (Sea)	N
Ramsar	N	LGS	N	Flood Zone 3 (River)	N
SSSI	N	SINC/ LWS	N	Flood Zone 3 (Sea)	N
Ancient Monument	N	AQMA	N	Other flood risk	Y
Listed building	N	Ancient Woodland	N	Contamination	Y
TPO	N	AONB	N	Source Protection Zone	N
Availability					
The site is available for development, contingent of reprovision of sports and community facilities.					
Achievability					
Community facilities should be reprovided. There is a reasonable prospect of the site coming forward for development.					
Indicative density and yield					
The site has an indicative density and yield of 37 dph or 120 dwellings.					
Phasing					
0-5 years	80	6-10 years	40	11-20 years	
Deliverable					
This site is considered deliverable/ developable and therefore is suitable for inclusion in the SHELAA 2020.					

Site Ref	Address		Link to site plan		Site Area (ha)
HL100	Land at Chiltern Drive, TN34 3PH		See planning permission		0.24
Site description					
Land at Chiltern Drive is a brownfield site in the north east of the borough, accessed from Chiltern Drive.					
Relevant planning history					
HS/OA/19/00326 (net 13 dwellings)					
Suitability					
Legal constraints		Policy constraints		Physical constraints	
SPA	N	Conservation area	N	Flood Zone 2 (River)	N
SAC	N	Historic Park/ Garden	N	Flood Zone 2 (Sea)	N
Ramsar	N	LGS	N	Flood Zone 3 (River)	N
SSSI	N	SINC/ LWS	N	Flood Zone 3 (Sea)	N
Ancient Monument	N	AQMA	N	Other flood risk	N
Listed building	N	Ancient Woodland	N	Contamination	N
TPO	N	AONB	N	Source Protection Zone	N
Availability					
The site has outline planning permission and is available for development, minimum net 6 dwellings.					
Achievability					
Sites with a yield of fewer than 10 dwellings with any kind of permission are automatically considered achievable, as are all sites of more than 10 dwellings with a detailed permission in place.					
Indicative density and yield					
The site has an indicative density and yield of 54 dph or 6 dwellings.					
Phasing					
0-5 years	0	6-10 years	6	11-20 years	
Deliverable					
This site is considered deliverable/ developable and therefore is suitable for inclusion in the SHELAA 2020.					

Site Ref	Address		Link to site plan		Site Area (ha)
HL101	Priory Meadow, Hastings		https://www.hastings.gov.uk/planning/policy/new-local-plan/site-allocation/HL101/		3.21
Site description					
Priory Meadow is a brownfield site in the south of the borough, accessed from Queens Road.					
Relevant planning history					
N/A					
Suitability					
Legal constraints		Policy constraints		Physical constraints	
SPA	N	Conservation area	Y	Flood Zone 2 (River)	N
SAC	N	Historic Park/ Garden	N	Flood Zone 2 (Sea)	Y
Ramsar	N	LGS	N	Flood Zone 3 (River)	N
SSSI	N	SINC/ LWS	N	Flood Zone 3 (Sea)	Y
Ancient Monument	N	AQMA	N	Other flood risk	Y
Listed building	N	Ancient Woodland	N	Contamination	N
TPO	N	AONB	N	Source Protection Zone	N
Availability					
The site is available for development.					
Achievability					
The site is in Flood Zone 3a with development subject to a sequential and exception test and appropriate mitigation and adaptation measures should be put in place. There is a reasonable prospect of the site coming forward for development.					
Indicative density and yield					
The site has an indicative density and yield of 6 dph or 20 dwellings.					
Phasing					
0-5 years	0	6-10 years	20	11-20 years	
Deliverable					
This site is considered deliverable/ developable and therefore is suitable for inclusion in the SHELAA 2020.					

Site Ref	Address		Link to site plan		Site Area (ha)
HL104	car park, 35 Shepherd Street				0.04
Site description					
car park, 35 Shepherd Street is a brownfield site in the south of the borough, accessed from Shepherd Street.					
Relevant planning history					
N/A					
Suitability					
Legal constraints		Policy constraints		Physical constraints	
SPA	N	Conservation area	Y	Flood Zone 2 (River)	N
SAC	N	Historic Park/ Garden	N	Flood Zone 2 (Sea)	N
Ramsar	N	LGS	N	Flood Zone 3 (River)	N
SSSI	N	SINC/ LWS	N	Flood Zone 3 (Sea)	N
Ancient Monument	N	AQMA	N	Other flood risk	N
Listed building	N	Ancient Woodland	N	Contamination	N
TPO	N	AONB	N	Source Protection Zone	N
Availability					
The site is available for development after the current lease period ends.					
Achievability					
The site has no significant constraints. There is a reasonable prospect of the site coming forward for development.					
Indicative density and yield					
The site has an indicative density and yield of 225 dph or 9 dwellings.					
Phasing					
0-5 years	0	6-10 years	0	11-20 years	9
Deliverable					
This site is considered deliverable/ developable and therefore is suitable for inclusion in the SHELAA 2020.					

Site Ref	Address		Link to site plan		Site Area (ha)
HL111	Gambier house, 111 West Hill Road and West House, 115 West Hill Road.		https://www.hastings.gov.uk/planning/policy/new-local-plan/site-allocation/HL111/		0.55
Site description					
Gambier house, 111 West Hill Road and West House, 115 West Hill Road is a brownfield site in the south of the borough, accessed from West Hill Road.					
Relevant planning history					
N/A					
Suitability					
Legal constraints		Policy constraints		Physical constraints	
SPA	N	Conservation area	Y	Flood Zone 2 (River)	N
SAC	N	Historic Park/ Garden	N	Flood Zone 2 (Sea)	N
Ramsar	N	LGS	N	Flood Zone 3 (River)	N
SSSI	N	SINC/ LWS	N	Flood Zone 3 (Sea)	N
Ancient Monument	N	AQMA	N	Other flood risk	N
Listed building	N	Ancient Woodland	N	Contamination	N
TPO	N	AONB	N	Source Protection Zone	N
Availability					
The site is available for development.					
Achievability					
The site has no significant constraints. There is a reasonable prospect of the site coming forward for development.					
Indicative density and yield					
The site has an indicative density and yield of 36 dph or 20 dwellings.					
Phasing					
0-5 years	0	6-10 years	0	11-20 years	20
Deliverable					
This site is considered deliverable/ developable and therefore is suitable for inclusion in the SHELAA 2020.					

Site Ref	Address		Link to site plan		Site Area (ha)
HL112	Playing fields of former Helenswood Academy (part); former Mount Denys, Ridgeway and Pinehill		https://www.hastings.gov.uk/planning/policy/new-local-plan/site-allocation/HL112/		2.14
Site description					
Playing fields of former Helenswood Academy (part); former Mount Denys, Ridgeway and Pinehill is a brownfield site in the north of the Borough accessed from St Helens Down/ Pilot Road.					
Relevant planning history					
N/A					
Suitability					
Legal constraints		Policy constraints		Physical constraints	
SPA	N	Conservation area	N	Flood Zone 2 (River)	N
SAC	N	Historic Park/ Garden	N	Flood Zone 2 (Sea)	N
Ramsar	N	LGS	N	Flood Zone 3 (River)	N
SSSI	N	SINC/ LWS	N	Flood Zone 3 (Sea)	N
Ancient Monument	N	AQMA	N	Other flood risk	N
Listed building	N	Ancient Woodland	N	Contamination	N
TPO	N	AONB	N	Source Protection Zone	N
Availability					
The site is available for development.					
Achievability					
The site has no significant constraints. There is a reasonable prospect of the site coming forward for development.					
Indicative density and yield					
The site has an indicative density and yield of 52 dph or 113 dwellings.					
Phasing					
0-5 years	0	6-10 years	113	11-20 years	0
Deliverable					
This site is considered deliverable/ developable and therefore is suitable for inclusion in the SHELAA 2020.					

Site Ref	Address		Link to site plan		Site Area (ha)
HL113	Former Westerleigh School and Playing Fields (2.71ha)		https://www.hastings.gov.uk/planning/policy/new-local-plan/site-allocation/HL113/		2.02
Site description					
Former Westerleigh School and Playing Fields is a brownfield site in the west of the Borough, accessed from Hollington Park Road.					
Relevant planning history					
HS/DM/19/00134 for demolition of the buildings					
Suitability					
Legal constraints		Policy constraints		Physical constraints	
SPA	N	Conservation area	N	Flood Zone 2 (River)	N
SAC	N	Historic Park/ Garden	N	Flood Zone 2 (Sea)	N
Ramsar	N	LGS	N	Flood Zone 3 (River)	N
SSSI	N	SINC/ LWS	N	Flood Zone 3 (Sea)	N
Ancient Monument	N	AQMA	N	Other flood risk	Y
Listed building	N	Ancient Woodland	N	Contamination	N
TPO	N	AONB	N	Source Protection Zone	N
Availability					
The site is available for development.					
Achievability					
The site has no significant constraints. There is a reasonable prospect of the site coming forward for development.					
Indicative density and yield					
The site has an indicative density and yield of 40 dph or 108 dwellings.					
Phasing					
0-5 years	30	6-10 years	78	11-20 years	0
Deliverable					
This site is considered deliverable/ developable and therefore is suitable for inclusion in the SHELAA 2020.					

Site Ref	Address		Link to site plan		Site Area (ha)
HL114	Former Ore Business Park, Farley Bank		n/a under construction		0.52
Site description					
Former Ore Business Park is a brownfield site in the east of the Borough, accessed from Farley Bank.					
Relevant planning history					
HS/FA/17/00798					
Suitability					
Legal constraints		Policy constraints		Physical constraints	
SPA	N	Conservation area	N	Flood Zone 2 (River)	N
SAC	N	Historic Park/ Garden	N	Flood Zone 2 (Sea)	N
Ramsar	N	LGS	N	Flood Zone 3 (River)	N
SSSI	N	SINC/ LWS	N	Flood Zone 3 (Sea)	N
Ancient Monument	N	AQMA	N	Other flood risk	N
Listed building	N	Ancient Woodland	N	Contamination	N
TPO	N	AONB	N	Source Protection Zone	N
Availability					
The site has a full planning permission and is under construction.					
Achievability					
The site has no significant constraints and is under construction. There is a reasonable prospect of the site completing within the next five years.					
Indicative density and yield					
The site has an indicative density and yield of 21 dph or 11 dwellings.					
Phasing					
0-5 years	11	6-10 years	0	11-20 years	0
Deliverable					
This site is considered deliverable/ developable and therefore is suitable for inclusion in the SHELAA 2020.					

Site Ref	Address		Link to site plan		Site Area (ha)
HL115	Former West St. Leonards Primary School field, Bexhill Road		https://www.hastings.gov.uk/planning/policy/new-local-plan/site-allocation/HL115/		3.45
Site description					
Former West St. Leonards Primary School field is a brownfield site in the west of the Borough, accessed from Bexhill Road.					
Relevant planning history					
N/A					
Suitability					
Legal constraints		Policy constraints		Physical constraints	
SPA	N	Conservation area	N	Flood Zone 2 (River)	Y
SAC	N	Historic Park/ Garden	N	Flood Zone 2 (Sea)	N
Ramsar	N	LGS	N	Flood Zone 3 (River)	Y
SSSI	N	SINC/ LWS	N	Flood Zone 3 (Sea)	N
Ancient Monument	N	AQMA	N	Other flood risk	Y
Listed building	N	Ancient Woodland	N	Contamination	Y
TPO	N	AONB	N	Source Protection Zone	Y
Availability					
The site is available for development.					
Achievability					
The parts of the site are in Flood Zone 2, 3a and 3b with development subject to a sequential and exception test and appropriate mitigation and adaptation measures should be put in place. There is a reasonable prospect of the site coming forward for development.					
Indicative density and yield					
The site has an indicative density and yield of 17 dph or 60 dwellings.					
Phasing					
0-5 years	0	6-10 years	40	11-20 years	20
Deliverable					
This site is considered deliverable/ developable and therefore is suitable for inclusion in the SHELAA 2020.					