

Strategic Housing and Economic Land Availability Assessment Appendix 2b: Full list of SHELAA employment and opportunity sites and site assessment sheets

**Prepared for Hastings Local Plan (Regulation 2018),
Winter 2020/21**

www.hastings.gov.uk/localplan

Consultation voicemail: 01424 451102

Email: fplanning@hastings.gov.uk



Part 1: Opportunity Sites

Site Ref	Address	Link to site plan	Site Area (ha)		
TC1/ EL12	Priory Street Car Park and ESK	https://www.hastings.gov.uk/planning/policy/new-local-plan/site-allocation/TC1/	0.59		
Site description					
Priory Street Car Park and ESK is a brownfield site in the south of the borough accessed from Priory Street/ Cambridge 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.					
Indicative floorspace					
The site has an indicative yield of 10,000sqm floorspace, and potential for up to 120 residential units.					
Phasing					
N/A					

Site Ref	Address	Link to site plan				Site Area (ha)
TC2/ EL13	Station approach Car Park and Royal Mail Delivery Office	https://www.hastings.gov.uk/planning/policy/new-local-plan/site-allocation/TC2/				0.46
Site description						
Station approach Car Park and Royal Mail Delivery Office is a brownfield site in the south of the borough accessed from Station Approach/ 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	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.						
Indicative floorspace						
The site has an indicative yield of 10,000sqm floorspace.						
Phasing						
N/A						

Site Ref	Address	Link to site plan		Site Area (ha)	
TC3/DEB	Debenhams, 1-3 Robertson Street	https://www.hastings.gov.uk/planning/policy/new-local-plan/site-allocation/TC3/		0.27	
Site description					
Debenhams is a brownfield site in the south of the borough accessed from Robertson 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)	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					
Parts of the site are in Flood Zone 2 and 3 and site specific sequential and exception testing should be undertaken at application stage.					
Indicative floorspace					
The site has an indicative yield of 8,925sqm floorspace and/ or up to 50 dwellings.					
Phasing					
N/A					

Site Ref	Address	Link to site plan		Site Area (ha)	
TC4/ EL15	Queensbury House, 1 Havelock Road	https://www.hastings.gov.uk/planning/policy/new-local-plan/site-allocation/TC4/		0.04	
Site description					
Queensbury House is a brownfield site in the south of the borough accessed from Havelock 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.					
Indicative floorspace					
The site has an indicative yield of 4,000sqm floorspace and option to include residential on upper floors.					
Phasing					
N/A					

Site Ref	Address	Link to site plan	Site Area (ha)
TC5/H37	The Observer Building, 53 Cambridge Road	https://www.hastings.gov.uk/planning/policy/new-local-plan/site-allocation/TC5/	0.07
Site description			
See SHELAA Appendix 2a.			

Site Ref	Address	Link to site plan	Site Area (ha)		
TC6/ EL27	Former Post Office, Cambridge Road and Former University of Brighton Building, Priory Quarter	https://www.hastings.gov.uk/planning/policy/new-local-plan/site-allocation/TC6/	0.1		
Site description					
Former Post Office, Cambridge Road and Former University of Brighton Building, Priory Quarter is a brownfield site in the south of the borough accessed from Cambridge 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.					
Indicative floorspace					
The site has an indicative yield of 2,900sqm of floorspace and option to include residential on upper floors.					
Phasing					
N/A					

Site Ref	Address	Link to site plan		Site Area (ha)	
TC7/HL54	White Rock Sports Park	https://www.hastings.gov.uk/planning/policy/new-local-plan/site-allocation/TC7/		4.83	
Site description					
White Rock Sports Park is a site in the south of the borough accessed from Bohemia Road/ Magdalen 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					
This site has no significant constraints.					
Indicative floorspace					
The site has an indicative yield of 3,000sqm of sports/ leisure floorspace and option to include residential on upper portion of site.					
Phasing					
N/A					

Site Ref	Address	Link to site plan	Site Area (ha)		
TC8/HL16	Corner of Wellington Place and Albert Road; Cinema, Queens Road; 1-7 Wellington Place	https://www.hastings.gov.uk/planning/policy/new-local-plan/site-allocation/TC8/	0.42		
Site description					
Corner of Wellington Place and Albert Road; Cinema, Queens Road; 1-7 Wellington Place 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					
Parts of the site are in Flood Zone 2 and 3 and site specific sequential and exception testing should be undertaken at application stage.					
Indicative floorspace					
The site has an indicative yield of 3,500sqm of commercial floorspace, including retention of a cinema and option to include residential uses.					
Phasing					
N/A					

Site Ref	Address	Link to site plan		Site Area (ha)	
TC9/HL51	Harold Place (site of former public conveniences)	https://www.hastings.gov.uk/planning/policy/new-local-plan/site-allocation/TC9/		0.02	
Site description					
Harold Place is a brownfield site in the south of the borough accessed from Harold Place.					
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					
Parts of the site are in Flood Zone 2 and 3 and site specific sequential and exception testing should be undertaken at application stage.					
Indicative floorspace					
The site has an indicative yield of 200sqm of commercial floorspace and option to include residential.					
Phasing					
N/A					

Site Ref	Address	Link to site plan				Site Area (ha)
TC10/HL36	Cornwallis Street Car Park	https://www.hastings.gov.uk/planning/policy/new-local-plan/site-allocation/TC10/				0.1
Site description						
Cornwallis Street Car Park is a brownfield site in the south of the borough accessed from Cornwallis Street.						
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.						
Indicative floorspace						
The site has an indicative yield of 20 dwellings or a 70-100 bed space hotel and ancillary functions.						
Phasing						
N/A						

Site Ref	Address	Link to site plan		Site Area (ha)	
TC11/ BP1	Muriel Matters House	https://www.hastings.gov.uk/planning/policy/new-local-plan/site-allocation/TC11/		0.08	
Site description					
Muriel Matters House is a brownfield site in the south of the borough accessed from Breeds Place.					
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					
This site has no significant constraints.					
Indicative floorspace					
The site has an indicative yield a 70-100 bed space hotel and ancillary functions and/ or residential.					
Phasing					
N/A					

Part 2: Employment sites by Strategic Industrial Employment Area

SIEA1: Queensway Corridor

Sites:

EL1: Queensway North, Queensway

EL5: Sites PX and QX Churchfields

EL6: NX2 Sidney Little Road, Churchfields

EL8: NX3 Sidney Little Road, Churchfields

EL25: Land at junction of The Ridge West and Queensway

EL26: Land in Whitworth Road

EL28: Marline Fields, Enviro21 Business Park, Land West of Queensway

Site Ref	Address	Link to site plan	Site Area (ha)		
EL1	Queensway North, Queensway	https://www.hastings.gov.uk/planning/policy/new-local-plan/site-allocation/SIEA1/	4.68		
Site description					
Queensway North is a large greenfield site in the north of the borough accessed from Queensway.					
Relevant planning history					
HS/FA/18/00761 car showroom on small part of site. HS/FA/15/00817 granted 09.02.17 for 2,818m2 HS/FA/16/00330 granted 03.08.17 for 226m2					
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	Y	Contamination	N
TPO	N	AONB	N	Source Protection Zone	N
Availability					
The site has planning permission and the owners are actively seeking to develop the site.					
Achievability					
Constraints have been resolved during the application process. There is a reasonable prospect of the site coming forward for development.					
Indicative floorspace					
The site has an indicative yield of 9,700sqm.					
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)
EL5	Sites PX and QX Churchfields	https://www.hastings.gov.uk/planning/policy/new-local-plan/site-allocation/SIEA1/				1.61
Site description						
Sites PX and QX is a large greenfield site cluster in the north of the borough accessed from Churchfields.						
Relevant planning history						
HS/FA/19/00803 for 2 storey business unit on part of site - 29 units, 888m2 lettable space						
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 the owners are actively seeking to develop the site.						
Achievability						
Constraints have been resolved during the application process. There is a reasonable prospect of the site coming forward for development.						
Indicative floorspace						
The site has an indicative yield of 888sqm.						
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)
EL6	NX2 Sidney Little Road, Churchfields	https://www.hastings.gov.uk/planning/policy/new-local-plan/site-allocation/SIEA1/				0.32
Site description						
NX2 Sidney Little Road is a greenfield site in the north of the borough accessed from Churchfields.						
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	Y	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 floorspace						
The site has an indicative yield of 770sqm.						
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)
EL8	NX3 Sidney Little Road, Churchfields	https://www.hastings.gov.uk/planning/policy/new-local-plan/site-allocation/SIEA1/				0.17
Site description						
NX3 Sidney Little Road is a greenfield site in the north of the borough accessed from Churchfields.						
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 floorspace						
The site has an indicative yield of 770sqm.						
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)	
EL25	Land at junction of The Ridge West and Queensway	https://www.hastings.gov.uk/planning/policy/new-local-plan/site-allocation/SIEA1/		2.95	
Site description					
Land at junction of The Ridge West and Queensway is a greenfield site in the north of the borough accessed from Queensway Gateway.					
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	Y	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 floorspace					
The site has an indicative yield of 6,000 sqm.					
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)	
EL26	Land in Whitworth Road	https://www.hastings.gov.uk/planning/policy/new-local-plan/site-allocation/SIEA1/		1.66	
Site description					
Land in Whitworth Road is a greenfield site in the north of the borough accessed from Queensway Gateway.					
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	Y	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					
Part of the site is in flood Zone 3b and it sits within a 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 floorspace					
The site has an indicative yield of 6,000 sqm.					
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)	
EL28	Marline Fields, Enviro21 Business Park, Land West of Queensway	https://www.hastings.gov.uk/planning/policy/new-local-plan/site-allocation/SIEA1/		1.38	
Site description					
Marline Fields, Enviro21 Business Park, Land West of Queensway is a greenfield site in the north of the borough accessed from Queensway.					
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					
The site has no significant constraints. There is a reasonable prospect of the site coming forward for development.					
Indicative floorspace					
The site has an indicative yield of 5,600 sqm.					
Deliverable					
This site is considered deliverable/ developable and therefore is suitable for inclusion in the SHELAA 2020					

SIEA2: Ivyhouse Lane

Sites:

EL11: Land East of Burgess Road, Ivyhouse

EL20: Adjacent Unit C, 1-8 Brook Way, TN35 4NN

EL23: Primary Substation site, The Ridge/ Ivyhouse Lane

EL24: Ivyhouse Lane, Northern Extension

Site Ref	Address	Link to site plan	Site Area (ha)		
EL11	Land East of Burgess Road, Ivyhouse	https://www.hastings.gov.uk/planning/policy/new-local-plan/site-allocation/SIEA2/	0.51		
Site description					
Land East of Burgess Road is a greenfield site in the north of the borough accessed from Burgess Road.					
Relevant planning history					
HS/DS/17/00688 for 21 units of B1/B2/B8 uses, 4,601m ² total on land in Hastings & Rother following the outline HS/OA/16/00023 granted in 2016 (885m ² in Hastings)					
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 has planning permission and is current under construction.					
Achievability					
Constraints have been resolved through the planning permission process. There is a reasonable prospect of development being completed.					
Indicative floorspace					
The site has an indicative yield of 1,400 sqm.					
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)		
EL20	Adjacent Unit C, 1-8 Brook Way, TN35 4NN	https://www.hastings.gov.uk/planning/policy/new-local-plan/site-allocation/SIEA2/	0.16		
Site description					
Adjacent Unit C, 1-8 Brook Way is a brownfield site in the north of the borough accessed from Brook Way.					
Relevant planning history					
HS/FA/15/00995 - Officer report confirms new B1a floorspace of 270m ² & B8 floorspace of 894m ² . This to be arranged in 3 buildings - 1 x solely B1a, 1 x solely B8 and one mixed B8/B1a across ground & upper floors.					
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.					
Achievability					
Constraints have been resolved through the planning permission process. There is a reasonable prospect of this site coming forward for development.					
Indicative floorspace					
The site has an indicative yield of 1,164 sqm.					
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)		
EL23	Primary Substation site, The Ridge/ Ivyhouse Lane	https://www.hastings.gov.uk/planning/policy/new-local-plan/site-allocation/SIEA2/	1.57		
Site description					
Primary Substation site, The Ridge/ Ivyhouse Lane is a brownfield 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	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 this site coming forward for development.					
Indicative floorspace					
The site has an indicative yield of 1,900 sqm.					
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)	
EL24	Ivyhouse Lane, Northern Extension	https://www.hastings.gov.uk/planning/policy/new-local-plan/site-allocation/SIEA2/		5.42	
Site description					
Ivyhouse Lane, Northern Extension is a greenfield site in the north of the borough accessed from Ivyhouse 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	Y	Source Protection Zone	N
Availability					
The site is available for development.					
Achievability					
The site has no significant constraints. There is a reasonable prospect of this site coming forward for development.					
Indicative floorspace					
The site has an indicative yield of 7,000 sqm.					
Deliverable					
This site is considered deliverable/ developable and therefore is suitable for inclusion in the SHELAA 2020					

SIEA3: Ponswood

Sites:

EL21: Plot R, Offerfair self storage, Drury Lane, TN38 9BA

EL22: Iberian Lighting, Plot small w, Drury Lane, TN38 9XP

Site Ref	Address	Link to site plan	Site Area (ha)		
EL21	Plot R, Offerfair self storage, Drury Lane, TN38 9BA	https://www.hastings.gov.uk/planning/policy/new-local-plan/site-allocation/SIEA3/	0.22		
Site description					
Plot R, Offerfair self storage is a site in the north of the borough accessed from Drury Lane.					
Relevant planning history					
HS/FA/19/00518 - 3 storey extension to the existing building including parking facilities required for customers and staff and new access onto Drury Lane.					
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 currently under construction.					
Achievability					
Constraints have been resolved through the planning permission process. There is a reasonable prospect of development being completed.					
Indicative floorspace					
The site has an indicative yield of 585 sqm.					
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)		
EL22	Iberian Lighting, Plot small w, Drury Lane, TN38 9XP	https://www.hastings.gov.uk/planning/policy/new-local-plan/site-allocation/SIEA3/	0.22		
Site description					
Iberian Lighting is a site in the north of the borough accessed from Drury Lane.					
Relevant planning history					
HS/FA/15/00995 - Clearance of site and erection of factory premises including five satellite commercial 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	N
Listed building	N	Ancient Woodland	N	Contamination	Y
TPO	N	AONB	N	Source Protection Zone	N
Availability					
The site is currently under construction.					
Achievability					
Constraints have been resolved through the planning permission process. There is a reasonable prospect of development being completed.					
Indicative floorspace					
The site has an indicative yield of 524 sqm.					
Deliverable					
This site is considered deliverable/ developable and therefore is suitable for inclusion in the SHELAA 2020					