

Appendix 3a: Housing sites removed at Part 1 Screening

Site Reference	Site Address	Reason for exclusion
HL6	Mayfield Farm	Site no longer available for development.
HL16	Hastings Garden Centre, Bexhill Road	Site no longer available for development.
HL25	Bilmore Corner	Does not meet threshold, <5 dwellings.
HL26	Land Rear 4 Wykeham Road	Lapsed permission. It is unknown if land is still available for development.
HL29	Gambier House, 111 West Hill Road	Site merged with HL88 to create HL111.
HL31	27 Dane Road	Lapsed permission. It is unknown if land is still available for development.
HL32	1-3 Chapel Park Road	Does not meet threshold, <5 dwellings.
HL36	Cornwallis Street Carpark	Site re-evaluated as opportunity site.
HL41	Former Ore Business Park, Farley Bank	Site boundary revised to create HL114.
HL46-49	Unused reserve numbering	Unused site numbering.
HL50	Priory Street Carpark and ESK	Site re-evaluated as opportunity site.

HL51	Former Harold Place Public Conveniences	Site re-evaluated as opportunity site.
HL52	White Rock Theatre	No housing typologies proposed for this site.
HL53	White Rock Gardens	Site not suitable for residential development, historic park.
HL54	White Rock Sports Park	Site re-evaluated as opportunity site.
HL56	Land at Victoria Avenue	Site not suitable for residential development, designated Local Green Space.
HL57	382-386 Old London Road (off Graystone Lane)	Site not suitable for residential development, substantial proportion of site in designated Local Green Space.
H59	Former Convent of Holy Child Jesus, Magdalen Road, St Leonards	Site no longer available for development.
HL62	Heron House	Site not available for development.
HL64	10-12 Sedlescombe Road South	Site not available for development.
HL69	35 Tower Road	Site no longer available for development.
HL76	47-48 Havelock Road	Site not available.
HL77	27-29 Cambridge Road	Site not available for development.

HL82	Bulverhythe Recreation Ground (Lower Tier)	This site is considered unsuitable at present for inclusion as a site for residential development in the SHELAA due to current modelling indicating >50% of the site is in Flood Zone 3b. Both the flood risk status of the site and its development potential are under investigation and the site's suitability for development is under review by the owners.
HL85	Wayside, Sedlescombe Road North	Does not meet threshold, <5 dwellings.
HL86	9 Upper Church Road	Site is not available for development.
HL87	Land north west Winchelsea Lane	This site is considered unsuitable for inclusion as a site for residential development in the SHELAA due to a combination of factors including the extent to which the site is constrained by overlooking from surrounding properties and the impact on the AONB at the Hastings/ Rother boundary, as set out in Policy EN7.
HL88	West House, 115 West Hill Road	Site merged with HL29 to create HL111.
HL89	Land Fronting properties in Church Road	This site has no relevant planning application history and the site is unavailable due to currently being tenanted and in active use and being in multiple ownerships with no active intention to dispose. The site is therefore not available.
HL90	Land adjacent My Way Lodge	Does not meet threshold, <5 dwellings.
HL91	4 Fairlight Avenue	Site is not available, does not meet threshold <5 dwellings and is covenanted as a single dwelling.

HL92	Land at Tilekiln Lane	This site is considered unsuitable for inclusion as a site for residential development in the SHELAA due to a combination of factors including impact on the AONB.
HL93	24 Filsham Road	Does not meet threshold, <5 dwellings (net).
HL94	Land at Glyne Gap	Not suitable due to impact on amenity of Combe Valley Countryside Park and Rother Strategic Gap (policy DEN2 and HAS1 of the Rother DASA) and due to current modelling indicating >50% the site is in Flood Zone 3b.
HL95	7, 9, 11 London Road	These properties sit within the St Leonards District Centre, are occupied at ground floor level with Town Centre uses and by flatted development at upper elevations. The site is not available.
HL96	Land at Breadsell Lane	Suitability for residential development cannot currently be determined. The site will undergo further exploration as a carbon capture and renewables site.
HL97	Land North of Priory Road	It is unknown if land is still available for development.
HL98	Land at Barley Avenue	Site not suitable for residential development, entirety of site designated Local Wildlife Site.
HL99	Wychnor, Battle Road	Not suitable for development.
HL102	44 Havelock Road	Site not available.

HL103	Former Hall and Yard, Ore Station	Does not meet threshold, <5 dwellings.
HL105	43-45 Cambridge Gardens	Site not available.
HL106	Rear of Western Road	Does not meet threshold, <5 dwellings.
HL107	Land Rear of Old Roar Road	Does not meet threshold, <5 dwellings.
HL108	Former Helenswood Upper School, The Ridge	Not available. Demolition and rebuild into educational facility.
HL109	Land adjacent 48-50 Hardwicke Road	Does not meet threshold, <5 dwellings. Constraint: air raid shelter present underneath part of site.
HL110	Land at Upper Clarence Road	Not available for development.