

### Appendix 5 - Sites Not Meeting The SHLAA Criteria

Site reference	Site name	Current use	Factors making the site unsuitable	Factors making the site unavailable
A34	12 Stanley Road	Residential garden		History of renewing outline permission. No immediate prospect of development. Owner unsure of timescale.
A35	17 Bulverhythe Road		Potentially suitable Flood Risk Assessment (FRA) required	Availability not known.
A36	BT Centre, Sedlescombe Road North			Site currently operational. Owner has no plans for disposal in the foreseeable future.
A37	Blacklands Garage, Fearon Road	Garage		No plans by owner to vacate site.
A38	20-22 Albany Road	Residential		Last outline planning permission granted in 1989 and no renewal since then. Site in multiple ownership, development dependent on both owners wishing to sell.
A39	Land rear of 35-39 St Helens Park Road	Residential – rear garden	Potential highway access problems.	Site is in multiple ownership; development is dependent on all owners wishing to sell.
A40	Land East of Hillside Road			Owner wishes to preserve the site as open space.
A41	Land West of Hillside Road	Part of William Parker School		Part of William Parker School site owned by East Sussex County Council who have no plans to bring it forward.
A42	Ore Place	Educational use	Any development would need to take account of the site's location within a Conservation area	Likely to remain in educational use for the foreseeable future.
A44	Silverhill Bus Depot	Bus Depot		Existing use needs to be relocated for the site to be available.
A45	York Road Business Park	Employment area	Whilst the neighbouring bus station remains operational, it is unlikely that a satisfactory development can be achieved on this site	Existing occupiers would need to be relocated.
A46	Land at Middle Street	Part of the UCH Car Park for the University Centre		Availability not known.
A47	Rear of Linley Drive	Scout Hut		The owner currently has no plans to develop

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				the site.
B11	Summerfields Business Centre	Offices	Policy E4 applies, strong presumption in favour of retention for employment purposes	
B16	Land at Breadsell	Greenfield	Eastern boundary of the site is adjacent to the Marline Valley SSSI. Extensive research including both design & impact studies and in particular a hydrogeological survey, to determine the feasibility and scope for mitigation, have not removed the uncertainty with regard to the potential ecological impact of development at Breadsell. Natural England have maintained a strong objection to the potential identification of this site as a strategic allocation as part of the Hastings Core Strategy .	
B20	Summerfields Sports Centre, Bohemia Road	Sports Centre		Existing use would need to be relocated, no certainty as to timescales.
B21	Glenmore, Old Roar Road	Residential	Access issues, site yield likely to be less than 6, not appropriate for inclusion within the SHLAA	Availability not known.
B22	Land between 177-185 (odds) London Road	Open space	Development of this site would be un-neighbourly, site physically unsuitable for development. Part of the site covered by a S106 agreement to retain as open space.	
B23	45-53 (odd) Hollington Old Lane	residential		Site is in multiple ownership; development is dependent on all owners wishing to sell.
B25	Allotments, Beaufort Road	Allotments	Potential development area highly constrained by Policy NC1. Main concerns are impacts on neighbouring properties, nature conservation and Alexandra Park – area provides an important setting to the Park.	
B26	Land adjacent to Vale	Privately owned	Heavily constrained site: site covered	

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	Road allotments	allotments	by private open space designation, well treed and steeply sloping and forms the setting to Alexandra Park.	
B27	Land at Filsham Road		Sloping site containing a lot of mature trees, group value high. Lower part of the site may be liable to flood.	
B28	Land at Springfield Valley	Builders Merchants		Existing use would need to be relocated, no certainty as to timescales.
B29	Land at Queens Road	Supermarket Car Park		Site forms part of existing Morrisons Car Park who expressed no interest in releasing the site
B30	Jackson Hall, Portland Place		Site unlikely to yield enough dwellings to constitute inclusion in the SHLAA, also potential physical constraints - including issues with environmental conditions such as loss of light.	Recently granted planning permission (Jan'09) for office use.
B32	The Malvern and adjacent shops, Malvern Way	Retail units and public house	Site is suitable for development	No certainty around timescales.
B33	Pilot Field, Elphinstone Road	Playing Fields	Playing field protection policy applies	Existing uses would need to be relocated.
B34	314 The Ridge	Nursing Home		Unlikely to be available, application for new care use currently being considered.
B35	Lower Cornwallis allotments, Lower Park Road	Allotments	Important community facility	
B36	Land West of Grove College		The site falls within the Wishing Tree SNCI. Access issues – would need to be considered as part of a larger development area.	
B37	Upper Wilting Farm	Greenfield	Development of this site is linked to the provision of a railway station. Initial feasibility work suggests that this is unlikely to proceed within the Plan period	

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B38	Land West of Winchelsea Lane	greenfield	Site lies within the AONB - significant landscape impact issues. Given the over riding importance of the AONB, the capacity to accept development in landscape terms in this location is low. Development options elsewhere must be explored thoroughly before any incursion into the AONB is considered.	
B39	Land at Spindlewood Caravan Park, Rock Lane	Caravan Park	Site lies within AONB with sensitive landscape issues though the caravan site has significant mitigation measures in place. Given the over riding importance of the AONB, the capacity to accept development in landscape terms is likely to be moderate. Development options elsewhere must be explored thoroughly before any incursion into the AONB is considered.	Site currently occupied by caravan park
B40	Land at Ivyhouse Lane	Part greenfield employment allocation, part greenfield	Site partially covered by employment allocation designation	HBC joint study with RDC – Hastings & Rother Employment Strategy & Land Review suggests that the remaining sites – both allocated and those which are already in employment use need to remain so in order to support the Council's economic and regeneration objectives.
B41	Tilekiln Farm, Fairlight Avenue	Farmland	There are significant highway implications, site lies within AONB with sensitive landscape issues.	

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B43	Sandhurst Playing Fields, The Ridge	Playing Fields	Valuable community facility	Actively used playing fields and unlikely to be relocated – no development potential at present.
B45	Land South East of Bembrook Road	Open space	This site is steeply sloping and partly forms open space. Conservation Area constraints.	
B46	Football Pitches, Barley Lane	Private playing fields	This is a prominent site from many parts of the town – landscape protection policies strongly against any development. Valuable community facility.	
B47	Land at Mill Lane	Greenfield	Site within AONB and Hastings Country Park, the openness of this countryside site and inappropriateness of any mitigation strategy upon the landscape character makes development inappropriate here.	
B48	Queensway North, Queensway	Greenfield employment allocation	Existing employment allocation policy applies.	SeaSpace looking to bring this site forward for employment purposes in the near future.
C01	Land at the junction of The Ridge West and Queensway	greenfield	Site affected by proposed Baldslow junction improvements road scheme. Suitability of the site should be reviewed following decision on road scheme	
C09	Land at William Parker Sports College			Site currently in use – no indication from East Sussex County Council that they would release site for housing.
C10	Nursery Building, adjacent to Ashdown House	Children's nursery	Steeply sloping, valuable community facility	Nursery currently in use as part of Ashdown House offices. No indication that this will be redeveloped.

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C11	Land at Thorpe's Wood	Wooded area	There is no potential to connect this sit to the highway; it is also heavily treed and adjacent to a SNCI. There are severe physical problems to the site – no development potential	
C12	Land at Church Wood Drive	Wooded area, Local Nature Reserve (LNR)	Site covered by Ancient Woodland and forms part of LNR – significant environmental constraints – no development potential.	
C13	Land at Whatlington Way	Children's play area	This is the only open space available to residents of the surrounding residential development – not considered appropriate to redevelop.	
C14	Land at Winchelsea Lane & Rye Road	Open Countryside	The majority of this site is within the AONB, all of the site is outside of the built-up area boundary. This is therefore a strong policy presumption against developing this site. Development is likely to adversely affect the rural appearance of the area as the land is open countryside. Development would also compromise the distinctive boundary between the built up area and the open countryside that has been established.	
C15	Land East of Holmhurst St Mary	Open space	No potential – part of a larger development site (Holmhurst St Mary), where land is retained for open space and nature conservation purposes.	
C16	Linton Gardens, Braybrooke Terrace	Park	No potential, protected site included in Historic Parks and Gardens Register.	
C17	Unit E, Roebuck Centre	Employment use	Site is located within a small industrial area, strong presumption in favour of employment retention policy.	
C19	Land rear of 16-56	Unimproved	Access issues, high number of policy	

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	(evens) Ironlatch Avenue & Gillsmans Drive	meadow area	constraints on this site.	
C20	Land at Jenners Lane, Rye Road	Agricultural land	There is a strong policy presumption against developing this site as well as physical difficulties relating to highway access.	
C21	Land at junction of Tile Barn & Lancaster Road	Vacant land within employment area	Site is located within an established industrial estate – employment retention policy applies.	
C23	Lidham Barn, Rye Road	Greenfield	Part of this site is within the AONB, all of the site is outside of the built-up. There is therefore a strong policy presumption against developing this site. That part of the site which is outside the AONB may have potential though dwelling numbers are likely to be very low and inclusion with the SHLAA not therefore appropriate.	
C24	Land at Barley Lane	Grassland	Steeply sloping site, landscape protection policies strongly against any development. Significant highway issues.	
C25	Land at My Way Lodge, The Ridge	Land within the grounds of My Way Lodge	The site is within the AONB, and outside of the built-up area boundary. This is therefore a strong policy presumption against developing this site. Development here is likely to adversely affect the generally open and undeveloped character & appearance of this part of the AONB	