

SHLAA Appendix 2 - housing land supply potential, Jan 2010

Site No.	Site Location	Estimated net capacity	Relevant Planning App	Date Decision Issued	Developer where known	Date owner/developer most recently contacted	site is suitable?	site is available?	Site is achievable within 5 years?	Other relevant information	Deliverable within 5 yrs from 1 April 2010 - 31 March 2015	Deliverable between 1 April 2015 and 31 March 2020	Deliverable between 1 April 2020 and 31 March 2026
<b>Existing Local Plan Allocation with and without planning permission</b>													
A01	Ore Valley	151	HS/FA/06/663	17.01.08	Multiple ownership	southern portion contacted July '09, northern portion contacted 06.10.09	Yes - permission granted on part of site	site is in multiple ownership - information has been received from a number of owners confirming their willingness to sell land in their ownership for development.	Yes - subject to market conditions in respect of FA/06/663 application site	Full permission on part of site 51 units (Victoria Ave) - site being marketed. Separate developer has acquired land around Greystone Lane (see A30)	51	100	
A02	Mount Pleasant Hospital, Frederick Road (Broomgrove Millennium Communities)	40	HS/OA/06/823	14.03.08	Sea Space	Oct '09	Yes - outline permission granted, part of larger Ore Valley Millennium Communities site - includes A02, A17 & A18 and A23	Yes				40	
A03	101 Castle Hill Road	7	HS/FA/07/303 & HS/FA/04/438	20.07.07	known owner/developer	site visited quarterly as work commenced	Yes - start made on site	Yes	Yes - site being marketed		7		
A04	Mayfield E, Bodiam Drive	42	lapsed permission - HS/OA/03/949	n/a	HBC	21.10.09	Yes	Site to be disposal planned of 2011/12	Yes	Revised application likely to be made summer 2010	20	22	
A05	site of Malmesbury House, West Hill Road (site of)	117	HS/PR/05/980 & HS/OA/88/1323 & HS/DS/89/804	cert.lawfulness issued Feb 2006 for material start of 89/809	known owner/developer	12.10.08	Yes - permission granted	Yes	Yes - subject to market conditions	ecological and land stability issues. Planning permission exists for 117 units, certificate of lawfulness issued in Jan 2006.	117		
A06	Land North of Priory Road (rear of 26 Broomgrove Road)	38	HS/FA/08/047	20.08.08	known owner/developer	site visit 29/07/09	Yes	site commenced	Yes	FA/08/00047 - Full application for 38 dwellings (20 houses and 18 flats, inc. 11 affordable)	38		
A09	142 Bexhill Road	6	HS/OA/08/585	under consideration, not yet determined	known owner/developer	May '08	Yes - main issues ecology, topography & highways	yes	Yes	application for 6 units currently underconsideration	4		
A10	Mayfield 5, Mayfield Lane (now Etchingham Drive)	75	HS/FA/07/621 & HS/FA/05/625	11.10.05	Jones Homes	site visit Oct '09	Yes - site under construction	yes	Yes	19 units completed, no construction activity as at Oct '09	56		
A11	Wishing Tree Nursery, Redgeland Rise	32	lapsed permission HS/OA/04/210 & OA/08/208 refused 23.06.08	n/a	HBC	21.10.09	Yes	Site to be disposed of 2011/12	Yes	new scheme likely to be for 32 houses, 1, 2 & 3, 4bed. pre-application public consultation carried out in May '09. Application anticipated early 2010	32		
A12	Land at School Road (Solle Mews)	15	HS/FA/06/851	30.11.07	known owner/developer	site visit Oct '09	Yes - site under construction	yes	Yes	under construction	15		
A13	Land adjoining 73 Filsham Road	27	lapsed permission	n/a	known landowner	June '09	Yes	Yes	Yes		27		
A14	Hastings Station Yard (now Station Plaza)	103	HS/FA/06/983	11.05.07	known developer	Oct '09	Yes - permission granted	Yes	Yes		103		
A15	The Observer building (part)	35	HS/FA/05/743 & HS/CA/05/742	granted subject to S106	new owner	pre-application discussions on-going	19.10.09	Yes	Yes	unit numbers based on earlier scheme, likely to be revised	35		
A16	Seaside Road, West St Leonards	120	none	n/a	HBC		Yes	detailed FRA required, multiple ownership and relocation of existing uses		Millennium Community sites - masterplan prepared outlining 120 units for Seaside Road and 54 on land west of Cinque Ports Way & 70 for West St Leonards primary school. Will need a detailed flood risk assessment. Delivery influenced by ownership issues and relocation of existing uses. Highways and transport infrastructure would need to be included in the development, along with community facilities and open space. The site is may depend on the provision of the Bexhill to Hastings Link Road		120	

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A17	Broomgrove Redevelopment Area (Broomgrove Millennium Communities)	51	DS/09/00560	14.03.08	known developer	Oct '09	Yes - outline permission granted, part of larger Ore Valley Millennium Communities site - includes A02, A17 & A18 and A23	Yes	Yes	outline permission granted, part of larger Ore Valley Millennium Communities site - includes A02, A17 & A18 and A23, Site A17 is phase 1a to deliver 51 units application approved 12-12-09	51		
A18	Broomgrove Redevelopment Area (Broomgrove Millennium Communities)	74	HS/OA06/823	14.03.08	known developer	Oct '09	Yes - outline permission granted, part of larger Ore Valley Millennium Communities site - includes A02, A17 & A18 and A23	Yes	Yes	outline permission granted, part of larger Ore Valley Millennium Communities site - includes A02, A17 & A18 and A23, Site A18 is phase 2 to deliver 74 dwellings	74		
A19	12-19 Braybrooke Terrace (site of)	25	lapsed permission HS/FA/03/473 & HS/FA/07/313 & previous others refused	n/a	known developer	Oct '09	Yes	current developer interest.		FA/03/473 permitted for 7 dwellings. 2 recent refusals for 71 & 50 units, site area now greater than LP allocation. Provided that an acceptable scheme can be agreed the site is likely to produce more units than LP allocation. <u>If a scheme can be agreed this site may</u>		25	
A20	Taxi office/BR Social Club, St John's Road (Taxi office & site of social club, St John's Rd)	43	none	n/a	one known owner		Yes	HBC in dialogue with owner - intention to develop site		Included in Central St Leonards Masterplan. informal scheme prepared for 43 apartments.		43	
A21	Hurst Court, The Ridge	50	appeal dismissed		known developer	Oct '09	Yes, wildlife issues will need to be addressed	Yes		Hurst Court currently being demolished (Oct '09) ecology significant any revised scheme will need to take into account, more cautious view of capacity 50 units. If a scheme can be agreed this site may come forward with the next years - current developer		50	
A22	Mayfield Farm	9	HS/FA/05/157 & HS/LB/05/156	22.04.05	known owner	23.07.08	Yes - permission granted	Yes	Yes	Full permission on part of site for 3 units, owner interested in developing a scheme for 9 units	3		
A23	Former Stills Factory (Broomgrove Millennium Communities)	75	HS/OA06/823	14.03.08	known developer	Oct '09	Yes - outline permission granted, part of larger Ore Valley Millennium Communities site - includes A02, A17 & A18 and A23	Yes	Yes	outline permission granted, part of larger Ore Valley Millennium Communities site - includes A02, A17 & A18 and A23, Site is phase 3 & planned to deliver 75 dwellings - expected to have started withing 5 years	38	37	
A24	Land West of Frederick Road (Little Acres Farm, Frederick Road)	30	HS/OA/08/017	granted subject to S106	known developer	Dec '09	Yes - permission granted subject to s106	Yes	Yes		30		
A25	Land at Hawthorn Road, The Pinders	10	HS/FA/08/464 & HS/PR/07/195 & HS/FA/76/489	cert.lawfuln ess issued 05.09.07 re material start on 76/489 revised 04.08.08	Park Lane	site visited Oct '09	site underconstruction	Yes		Oct '09 - site expected to be completed in 2009/10 monitoring year. A further parcel of land has the potential to come forward			
A26	Mayfield J, Mayfield Lane	36	HS/OA/07/895	subject to S106	ESCC	Oct '09	Yes - permission granted subject to s106	Owner intends to dispose of site subject to market conditions	Yes	s106 legal agreement currently being progressed	36		
A27	Robsack A, Church Wood Drive	32	HS/OA/08/221	Granted subject to S106	HBC	21.10.09	Yes - outline permission granted subject to s106	Site to be disposed of 2011/12		Legal agreement to be progressed	32		
A28	Land at Osborne House, The Ridge (Osborne House, The Ridge)	66	HS/FA/09/179 - approved July '09; HS/OA/09/145	n/a	Sutton & Merton Primary Care Trust	Oct '09	Yes	11 LD units to be developed separately, disposal of remainder of site planned for april 2010 subject to planning & legal agreement	Yes	outline application received for the development of 40 market units, 17 affordable rented units, 11 learning disabled units. 11 LD units granted permission July '09. OL application due to be considered by png cttee soon. Owner intends to disponse of site in April 2010 subject to planning permission and legal agreement	66		

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A29	former West St Leonards Primary School, Bexhill Road (Part of West Marina development area)	70	none	n/a	ESCC		Yes, detailed FRA required	Yes		Millennium Community sites - masterplan prepared outlining 120 units for Seaside Road and 54 on land west of Cinque Ports Way & 70 for West St Leonards primary school. Will need a detailed flood risk assessment. Highways and transport infrastructure would need to be included in the development, along with community facilities and open space. The site may depend on the provision of the Bexhill to Hastings Link Road.		70	
A30	Rear of Old London Road (rear of 362-386 Old London Road)				known developer	July '09	Yes	see site A01 above. Site new ownership in 2007					
A31	Holmhurst St Mary (Holmhurst St Mary, The Ridge)	173	HS/FA/08/657 refused	23.12.08	known developer		Yes, development is likely to need to provide open space, highways, community facilities and	existing allocation with current developer interest	Reserve site allocation - release of site subject to Local Plan Policy			173	
A32	Gambier House, West Hill Road	15	none	n/a	Sussex Partnerships NHS Trust	Nov '09	Yes	disposal provisionally planned for 2010	Yes		15		
A33	Hollingsworth Garage, Braybrooke Road (site of)	56	HS/FA/08/625 refused	n/a	known developer	site subject to appeal - decision expect Spring 2010	Yes	current developer interest		Provided that an acceptable scheme can be agreed this site could come forward within the next five years - current developer interest		56	
A43	Cornwallis Street Car Park	10			HBC		Yes	Yes		provisional estimate of site development, could come forward			10
<b>Large site windfalls currently underconstruction</b>													
B10	200-204 The Ridge	25				site visit Jan '10	Yes - site is underconstruction	Yes	Yes	site commenced in April '09, 14 completions expected in 2009/10, 11 in 2010/11	11		
Windfall	Land north side of Undercliffe	16				site visit Jan '10	Yes - site is underconstruction	Yes	Yes	development stalled owing to land stability issue - completion delayed	16		
Windfall	Land at 2 Tilekiln Lane	13				site visit Jan '10	Yes - site is underconstruction	Yes		development stalled, completion delayed	13		
Windfall	former Workplace health & fitness centre, The Ridge West	7				site visit Jan '10	Yes - site is underconstruction	Yes		development stalled, completion delayed	7		
Windfall	67-71 St George's Rd	6				site visit Jan '10	Yes - site is underconstruction	Yes		site expected to be completed in 2009/10			
Windfall	34 St Margarets Rd	10				site visit Jan '10	Yes - site is underconstruction	Yes		site expected to be completed in 2009/10			
Windfall	Site of former Kendall house, 10 Chapel Park Rd	35				site visit Jan '10	Yes - site is underconstruction	Yes		site expected to be completed in 2009/10			
Windfall	The Tan House & Ice House, 24 Rock-a-nore	14				site visit Jan '10	Yes - site is underconstruction	Yes	Yes	site expected to be completed in 2010/11	14		
<b>Sites with planning permission</b>													
B03	Former Westerleigh School playing field	7	HS/FA/07/021	21.12.07	known owner/developer	Oct '09	Yes - permission granted	within ownership of developer	Yes - subject to market conditions	developer holding off due to market conditions (Oct '09)	7		
B07	Land at Fern Road	10	HS/PR/07/739 & HS/FA/65/1165	cert.lawful ess issued 31.10.07 re material start on 65/1165	known developer		Yes	within ownership of developer	Yes - subject to developer overcoming land stability issues	Revised scheme for 14 units deferred by Png Cttee whilst stability issues are investigated	10		
B08	2-28 evens The Cheviots and Cotswold Close	63	HS/OA/06/520	Granted subject to S106	RSL owner	20.10.09	Yes - outline permission subject to s106	Intends to dispose of the site subject to market conditions	Yes	Demolition took place 2006/07 of 84 units, legal agreement being progressed	63		
B09	87-157 & 199-221(odds) Farley Bank	50	HS/FA/06/557	24.04.08	RSL owner	20.10.09	Yes - permission granted	Intends to dispose of the site subject to market conditions	Yes	subject to S106. 48 units demolished on this site in 2006/07	50		
B12	1-3 Chapel Park Road	29		Reserved Matters application refused	known developer	Oct '09	Yes - outline permission subject to s106	Yes	Yes	Outline permission subject to s106 but Reserve Matters application refused, subject to satisfactory scheme - site could still come forward	29		
B15	Spyways School, Gillsmans Hill	35	HS/FA/07/486	granted subject to S106	known owner/developer	Oct '09	Yes - permission granted subject to s106	within ownership of developer	Yes	Legal agreement being progressed (Oct 09)	35		

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B19	Quarry Wood, 23 Grange Road	12	pp subject to S106	n/a	known developer	15.10.09	Yes	developer anticipates commencement Dec 09		developer intends to start in Dec 09 on the existing properties plus access road. New builds will not commence until Jan/Feb 2010. Planned completion June/July with properties ready by the spring	12		
B24	West Hill Road Reservoir	14				Dec-10	Yes	Yes	Yes	extension of planning permission granted Jan 2010	14		
C03	Old Roar House, Old Roar Road	16	HS/OA/07/997	Jan '08	ESCC	21.10.09	Yes - outline permission granted	site under offer	Yes	OA for 14 units, developer negotiating with ESCC	16		
C04	Hornbye Park (Hornbye Park Sports Complex)	101	HS/FA/08/296	Granted subject to S106		Dec-10	Yes	Yes		land owner keen to proceed		101	
C05	2-28 (evens) Fellows Road	7	HS/OA/07/790	Granted subject to S106	RSL owned site	Oct '09	Yes	RSL intend to develop the site	Yes	gross scheme of 17 100% AH scheme. Draft legal agree being developed	7		
C09	5-15 (odds) Fellows Rd	6	HS/OA/07/789	Granted subject to S106	RSL owned site	Oct '09	Yes	Intends to dispose of the site subject to market conditions	Yes	S106 agreement being progressed	6		
D33	Land adjacent to St Dominics Rest Home, Filsham Rd	14	HS/08/00875 approved subject to S106	n/a	known owners/developer	Oct '09	Yes - permission granted subject to s106	Yes	Yes - subject to market conditions	developer keen to proceed subject to market conditions	14		
D08	Sorting Office Site, Kings Rd	8	HS/FA/05/00005	23/02/2005		11.08.09	Yes	Yes - owner intends to dispose of the site	Yes		8		
D11	155-157 Queens Rd	8	FA/06/844 expires 24/05/10				awaiting feedback	Yes - full permission granted	Yes		8		
D14	4-5 Stockleigh Rd	12	HS/FA/07/00402 & 04/502 expires 14/08/10				awaiting feedback	Yes - full permission granted	Yes		12		
D15	Eagle House Hotel, 12	9	FA/07/777 expires 30/10/10				awaiting feedback	Yes - full permission granted	Yes		9		
D17	36 Pevensy Rd	8	FA/07/479 expires 16/01/11				awaiting feedback	Yes - full permission granted	Yes		8		
D18	49-52 Caves Rd	6	FA/07/947, expires 26/02/11				awaiting feedback	Yes - full permission granted	Yes	FA/07/947 demolition of 4 houses & rebuild into 7 flats & 3 houses	6		
D21	27 Dane Rd	11	Full Permission				awaiting feedback	Yes	Yes		11		
D26	Hare & Hounds, 391 Old London Road	6	HS/OA/06/729	granted	Appl: Mr Falconer & Mr Bostanabad		awaiting feedback	Yes - outline permission granted	Yes		6		
D27	land rear of 20 Wartling Close	9	HS/OA/06/686	granted	Appl: Mr P Doidge c/o Agent: Archipeloco Architecture		awaiting feedback	Yes - outline permission granted	Yes		9		
D28	107 The Ridge (Simes & Sons)	8	HS/OA/07/747	granted	Appl: Murrey Developments Ltd, c/o Agent: CLM Planning	05.11.09	Yes - outline permission granted	Yes	Yes	owner still intending to pursue development, may extend outline permission - timescales dependant on market conditions	8		
D29	Land off Robert Tressell close	9	HS/OA/07/963	granted	Appl: Somerlee Homes Ltd	16.10.09	Yes - outline permission granted	Yes	Yes	Somerlee part landowner & developer. May dispose of or develop the site - currently undecided. Anticipate completion 2010/11	9		
D30	Silver Springs Dr, Beaufort Road	9	HS/OA/07/1032	granted	Appl: Silver Springs Medical Practice	14.10.09	Yes - outline permission granted	existing medical practice needs to be relocated, Would like to move by Feb 2011	Yes		9		
D31	335 London Road	9	HS/OA/08/396	granted	Appl: Mr C Soper, Chittinghurst Construction Ltd		awaiting feedback	Yes - outline permission granted	Yes		9		
D32	347-349 London road	22	HS/OA/08/391	granted	Appl: Mr Rummary c/o Mr C Potilo, CLM Planning	05.11.09	Yes - outline permission granted	Yes	Yes	scheme on hold subject to market conditions, owner may consider alternative non-flatted scheme	22		
D34	190 Bexhill Road	32	HS/FA/08/405	27/05/2009	Urban Enhance Ltd	16.10.09	Yes - permission granted		yes		32		
D35	309-311 Harold	10	Full Permission				awaiting feedback	Yes	Yes		10		
D36	57 Church Rd (land rear of)	6	Full Permission				awaiting feedback	Yes	Yes		6		
D37	land rear of 1-9 Amherst Rd	6	outline Permission subject to s106				awaiting feedback	Yes	Yes	potentially could come forward in next 5 years	6		
D38	141 The Ridge	14	Full Permission subject to s106				awaiting feedback	Yes	Yes	potentially could come forward in next 5 years. FA/09/00105 demolition of existing dwelling and erection of 14 new apartment blocks	13		
D39	8 Upper Church Rd	6	outline Permission subject to s106				awaiting feedback	Yes	Yes	potentially could come forward in next 5 years OA/08/00669 demolition of single storey dwelling and construction of 3x2bed & 3 x 1-bed	5		
D40	191 The Ridge	8	outline Permission subject to s106				awaiting feedback	Yes	Yes	potentially could come forward in next 5 years OA/08/00495 demolition of existing dwelling & redevelopment to 2no 2-bed grd fl apartment & 6no 2-bed apartments	7		

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D41	195 The Ridge	14	outline Permsion subject to s106			awaiting feedback	Yes	Yes	Yes	potentially could come forward in next 5 years OA/08/00096 demolition of existing nursing home & erection of 14	14		
D42	Queens Rd Motors, 109-115 Queens Rd	15					Yes	Yes	Yes	potentially could come forward in next 5 years	15		
<b>Other sites potentially developable sites</b>													
B01	Bulverhythe Development Area	100	none	n/a	multiple ownership		Yes - suitable for mixed use scheme	multiple ownership, operational land, existing uses	No	viability issues expectation is that this area has potential in the longer term - 10 years			100
B02	Hastings College, Archery Road	163	none	n/a	known owner & developer	20.08.09	Yes - subject to site issues to be resolved include Conservation Area status & listed building issues	HCAAT intend to vacate Sept 2009		application submitted, development linked to St Saviours Rd site B14 sites to be developed concurrently to AH split between the 2 sites 04/02/09. Providing an acceptable scheme can be agreed this site could come forward in the next 5 years - developer keen to proceed		163	
B04	Westerleigh School	68	none	n/a	known owner/agents	14.08.09	Yes	Pre-app. Discussions during 2007/08 - agent envisages 68 dwellings (mix flats/houses)		Trees and vegetation within the site could reduce the amount of development and influence layout. Further ecological work is also likely to be necessary, pre apps discussions during 2007/08, agent envisage 68 dwellings mix flats & house. Providing an acceptable secheme can be agreed this site could come forward in the next 5 years		68	
B06	Crystal Square	157	none	n/a	Car Park owned by HBC. The rest in multiple ownership		Yes - site included in Central St Leonards regeneration framework. Site capable of accommodating mixed development (retail/housing & possibly business/leisure)	site in multiple ownership		The car park within the site is owned by HBC, with the remainder being in mixed ownership. Part of the site is allocated in the Local Plan, but is considered as a potential development site in the LDF Core Strategy. Central St Leonards Framework identifies this site as the key regeneration opportunity for the area. Land acquisition and demolition would be involved if this site was to come forward.		157	
B13	Cinque Ports Way former Stamco Timber Yard and TA centre (land west of Cinque Ports Way)	54	none	n/a	Multiple ownership - part of site unregistered HBC own sub-station		Yes - suitable for mixed use scheme	detailed FRA needed, multiple ownership, existing uses		Potentially part of West Marina redevelopment area see comments under A16 & A29		54	
B14	Hastings College, St Saviours Road	66	none	n/a	known owner & developer	20.08.09	Yes - subject to addressing wildlife constraints	college due to relocate Sept'09,		Application submitted college due to relocate Sept 2009. Site development linked to Archery Rd site (B02) due to AH split 04/02/09. 35 affordable rented units; 15 shared ownership/intermediate rent. Providing an acceptable scheme can be agreed this site could come forward in the next 5 years - developer keen to proceed		66	
B31	College of Holly Jesus, Magdalen Road	160	none	n/s	Private owner	on-going	possible, any potential development hinges on the full repair of listed buildings	Pre-application discussions on-going		Site is potentially suitable though is highly constrained by historic building assets including a Grade 1 listed Chapel, and location within a conservation area, part of the site is covered by private open space designation		160	
C02	Mount Denys, Pine Hill & Ridgeway (Mount Denys, Pine Hill & Ridgeway, The Ridge)	31	none	n/a	ESCC	21.10.09	Yes	Site will be vacated following completion of the Agewell Project. Intend to sell 2010/11 with planning permission		anticipate submitting a planning application in the short-term. Providing an acceptable scheme can be agreed this site could come forward in the next 5 years		31	
C06	Braybrook House, Holmsdale Gardens	12	none	n/a	Sussex Partnerships NHS Trust	Nov '09	Yes - within conservation area	disposal provisionally planned for 2010		existing buildings offer conversion potential, further investigation required		8	
C07	Westwood house, Holmsdale Gardens	12	none	n/a	Sussex Partnerships NHS Trust	Nov '09	Yes - within conservation area	disposal provisionally planned for 2010		existing buildings offer conversion potential, further investigation required		8	

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C08	land adjacent to 777 The Ridge	10	none	n/a	known owner		Yes - any scheme would need to provide mitigation measures to overcome landscape impact, also access issues	land owner wishes to promote the site for development		This is a domed & elevated field, long views to the north & north-west to the AONB. A landscape impact mitigation strategy would be required incorporating new planting. Low profile development would be a requirement of any development would be very limited in this location			10