

Strategic Housing Land Availability (SHLAA) Appendix 2 - Housing Land Supply Potential, Update April 2011

Site No.	Site Location	Estimated net capacity	Relevant Planning App	Date Decision Issued	Developer/owner 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 2012 - 31 March 2017	Deliverable between 1 April 2017 and 31 March 2022	Deliverable between 1 April 2022 and 31 March 2028
Existing Local Plan Allocation with and without planning permission													
A01	Upper Ore Valley	151	Full PP on part FA/06/00663	17.01.08	Multiple ownership	applicant seeking extension of time to implementation of HS/FA/06/00663, application submitted Oct 2010	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). Separate developer has acquired land around Greystone Lane (see A30)	51	100	
A02	Mount Pleasant Hospital, Frederick Road	40	part of original Millennium Communities outline scheme approved under OA/06/00823 14.03.08	n/a	Sea Space	April 2011	Yes - permission granted, part of larger Ore Valley site - includes A02, A17 & A18 and A23	Yes				40	
A03	101 Castle Hill Road	7	Lapsed Permission	20.07.07	known owner/developer	April 2011	site cleared	Yes - site being marketed	Yes		7		
A04	Mayfield E, Bodiam Drive	37	lapsed PP	n/a	HBC	April 2011	Yes	Yes	Yes	planned disposal 2013/14	37		
A05	site of Malmesbury House, West Hill Road (site of)	117	Full PP	cert.lawfulness issued Feb 2006 for material start of 89/809	known owner/developer	awaiting feedback	Yes - permission granted	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	under construction	20.08.08	known owner/developer	site visit May 2011	Yes	site commenced	Yes	FA/08/00047 – Full application for 38 dwellings (20 houses and 18 flats, inc. 11 affordable) 18 Flats likely to be completed in 2011/12	20		
A10	Mayfield 5, Mayfield Lane (now Etchingam Drive)	42 remaining	under construction part complete	11.10.05	Jones Homes	April 2011	Yes - site under construction	Yes	Yes	revised application under consideration HS/FA/11/00134 replacement of 21 flats approved under HS/FA/05/00625 and their replacement with 13 3&4 bed houses. 15 units expected for completion in 2011/12	27		
A11	Wishing Tree Nursery, Redgeland Rise	30	lapsed PP	n/a	HBC	April 2011	Yes	planned disposal of 2011/12	Yes	Pre-application public consultation carried out in May '09.	30		
A13	Land adjoining 73 Filsham Road	21	Full Permission	25.03.11	known landowner	April 2011	Yes	Yes	Yes		27		
A14	Hastings Station Yard (now Station Plaza)	27	housing element not yet started	11.05.07	known developer	Sept 2010	Yes	Yes				27	

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A15	The Observer building (part)	39	Full PP subject s106 FA/05/00743	approved subject to S106	known landowner	Oct 2010	Yes	Yes		unit numbers based on earlier scheme, may be revised		39	
A16	Seaside Road, West St Leonards	120	No PP	n/a	HBC	April 2011	Yes	Yes		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.			120
A17	land corner of Hughenden Rd & Parker Rd, Phase 1A Ore Valley	51	under construction Qtr2 2010/11	14/12/2009	Bellway Homes	April 2011	Yes	Yes	Yes	part of larger Ore Valley site - includes A02, A17 & A18 and A23, Site A17 is phase 1a to deliver 51 units Expected completion 2011/12			
A18	Ore Valley Redevelopment Area	74	part of original Millennium Communities outline scheme approved under OA/06/00823 14.03.08	n/a	potential developer	April 2011	Yes	Yes		part of larger Ore Valley 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 PP	n/a	known developer	awaiting feedback	Yes	Yes		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.		25	
A20	Taxi office/BR Social Club, St John's Road (Taxi office & site of social club, St John's Rd)	30	No PP	n/a	known owner	awaiting feedback	Yes	Yes		Included in Central St Leonards Masterplan informal scheme prepared for 43 apartments.			30
A21	Hurst Court, The Ridge	42	No PP			informal discussions on going	Yes	Yes		wildlife issues will need to be addressed	20	22	
A22	Mayfield Farm	8	lapsed full PP	n/a	known owner	April 2011	Yes	Yes	Yes	Full permission on part of site for 3 units, may potential for a further 5 units	3	5	

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A23	Former Stills Factory	75	part of original Millennium Communities outline scheme approved under OA/06/00823 14.03.08	n/a	potential developer	April 2011	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	25	50	
A24	Land West of Frederick Road (Little Acres Farm, Frederick Road)	29	reserve matters approved	20/07/2010	known developer	DS/10/700 registered 11.10.10 for approval of landscaping, scale & appearance	Yes	Yes	Yes	DS/10/700 registered 11.10.10 for approval of landscaping, scale & appearance. 15 units anticipated for completion 2011/12	14		
A25	Land at Hawthorn Road	16	Full PP		known developer	April 2011	Yes	Yes	Yes		16		
A26	Mayfield J, Mayfield Lane	36	Resolution to approve Outline PP subject to s106	subject to S106	ESCC	Oct 2010	Yes	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	Resolution to approve Outline PP subject to s106		HBC	April 2011	Yes	planned disposal 2012/13				32	
A28	Land at Osborne House, The Ridge (Osborne House, The Ridge)	66	Resolution to approve Outline PP subject to S106. Full PP on part of site for 11 LD units subject to S106		Sutton & Merton Primary Care Trust	April 2011	Yes	11 LD units to be developed separately, disposal of remainder of site planned for 2011/12 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 expected to completed 2011/12.	55		
A29	former West St Leonards Primary School, Bexhill Road (Part of West Marina development area)	70	No PP	n/a	ESCC	April 2011	Yes	Yes		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. Pre-application public consultation undertaken by landowner in Oct 2010	30	40	
A30	Rear of Old London Road (rear of 362-386 Old London Road)		No PP	n/a	known developer		Yes	see site A01 above. Site in new ownership in 2007					
A31	Holmhurst St Mary (Holmhurst St Mary, The Ridge)	173	No PP	n/a	known developer		Yes	existing allocation with current developer interest	Reserve site allocation - release of site subject to Local Plan Policy	Yes, development is likely to need to provide open space, highways, community facilities and transport.		173	

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A32	Gambier House, West Hill Road	15	No PP	n/a	Sussex Partnerships NHS Trust	April 2011	Yes	disposal planned 2011/12			15		
A33	Hollingsworth Garage, Braybrooke Road (site of)	56	No PP	n/a	known developer	April 2011	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	28	28	
A43	Cornwallis Street Car Park	10	No PP	n/a	HBC	April 2011	Yes	Yes				10	
A47	rear of Linley Drive	15	No PP	n/a			Yes	Yes			15		
Large site windfalls currently underconstruction													
D46	Land north side of Undercliffe	16				site visit May 2011	Yes - site is underconstruction	Yes	Yes	development stalled owing to land stability issue - completion delayed	16		
D47	Land at 2 Tilekiln Lane	13	development stalled			site visit May 2011	Yes - site is underconstruction	Yes	Yes	development stalled, completion delayed	13		
D10	The Tan House & Ice House, 24 Rock-a-nore	14	u/construction			site visit May 2011	Yes - site is underconstruction	Yes	Yes		14		
B19	Quarry Wood, 23 Grange Road	12	u/construction			completion expected 2011/12	Yes - site is underconstruction	Yes	Yes				
D42	Queens Rd Motors, 109-115 Queens Rd	12	u/construction			completion expected 2011/12	Yes - site is underconstruction	Yes	Yes				
D44	47-48 Havelock Road	9	u/construction			completion expected 2011/12	Yes - site is underconstruction	Yes	Yes				
D27	land rear of 20 Wartling Close	9	u/construction			site visit May 2011	Yes - site is underconstruction	Yes	Yes		9		
D29	Land off Robert Tressell close	9	u/construction	01/02/2008	Appl: now in new ownership	site visit May 2011	Yes - outline permission granted	Yes	Yes	Somerlee part landowner & developer - have sold site (Sept '10) attempting to contact new owner	9		
D45	38&39 Wellington Square	12	u/construction			completion expected 2011/12	Yes	Yes	Yes				
D05	King's Rd	8	u/construction			site visit May 2011					8		
D48	Former Whitefriars, 127 Priory Rd	6	u/construction			completion expected 2011/12	Yes	Yes	Yes				
Sites with planning history													
B03	Former Westerleigh School playing field	7	Resolution to approve Full PP subject s106	n/a	known owner/developer	Oct 2010	Yes - permission granted	owner intends to dispose of the site in 2010/11	Yes		7		
B07	Land at Fern Road	8	Full PP certificate of Lawful Proposed Development on the basis of previous permission (HS/FA/65/01165)	cert.lawfulness issued 31.10.07 re material start on 65/1165	known developer		Yes	within ownership of developer	Yes	HS/FA/08/00797 – 14 semi-detached housing refused 27.04.11 Site subject of a village green designation outcome not known at this time	8		

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B08	2-28 evens The Cheviots and Cotswold Close	63	Resolution to approve Outline PP subject to s106	n/a	RSL owner	April 2011	Yes	Intends to dispose of the site subject to market conditions	Yes	cleared site, legal agreement being progressed	41	21	
B09	87-157 & 199-221(odds) Farley Bank	44	Resolution to approve Full PP subject to 106	n/a	RSL owner	April 2011	Yes	Intends to dispose of the site subject to market conditions	Yes	subject to S106. 48 units demolished on this site in 2006/07	44		
B12	1-3 Chapel Park Road	27	Full PP DS/09/00133	Jun-10	known developer	Oct 2010	Yes	Yes - owner planning to dispose of the site in the short term	Yes		27		
B14	Hastings College, St Saviours Road	44	Resolution to approve Full PP subject to S106	n/a	known owner & developer	Sept 2010	Yes - subject to addressing wildlife constraints	Yes	Yes		44		
B15	Spyways School, Gillsmans Hill	33	Resolution to approve Full PP subject to S106	n/a	known owner/developer	April 2011	Yes	current developer interest		Legal agreement being progressed (Oct 09)		33	
B24	West Hill Road Reservoir	14	Full PP FA/09/00663	Jan-10		Planning Permission renewed Jan 2010	Yes	Yes	Yes	extension of planning permission granted Jan 2010	14		
B34	Upper Broomgrove Road	12	Lapsed PP			Nov '09	Yes - subject to planning permission	site recently sold awaiting information		outline permission 06/546 for redevelopment for 12 flats now lapsed.		12	
C03	Old Roar House, Old Roar Road	14	Lapsed PP	Jan '08	ESCC	Oct 2010	Yes	Yes	Yes	formerly outline permission for 14 units. Site now cleared, owner plans to dispose of the site in the next 5 years	14		
C04	Hornbye Park (Hornbye Park Sports Complex)	109	Resolution to approve Full PP subject to S106	n/a		April 2011	Yes	Yes	Yes		109		
C05	2-28 (evens) Fellows Road	17	Resolution to approve outline PP subject to S106	n/a	RSL owned site	Sept 2010	Yes	RSL intend to develop the site	Yes		17		
C09	5-15 (odds) Fellows Rd	12	Resolution to approve outline PP subject to S106	n/a	RSL owned site	Sept 2010	Yes	Yes	Yes	S106 agreement being progressed	12		
D49	former Workplace health & fitness centre, The Ridge West	11	Resolution to approve Full PP subject to s106	n/a		Oct 2010	Yes	Yes	Yes	10/005 granted 26.05.10 pending S106 for	11		
D33	Land adjacent to St Dominics Rest Home, Filsham Rd	14	Resolution to approve Full PP subject to S106	n/a	known owner	Oct 2010	Yes - permission granted subject to s106	Yes	Yes	Owner intends to progress new png app for onward sale likely disposal 2010-12 Oct '10	14		
D08	Sorting Office Site, Kings Rd	8	Full PP FA/10/00102	23/02/2005		Oct 2010	Yes	Yes - owner intends to dispose of the site	Yes		8		
D11	155-157 Queens Rd	8	Lapsed PP			awaiting feedback	Yes - subject to planning permission	Yes	Yes		8		
D14	4-5 Stockleigh Rd	12	Full PP FA/10/00344	25.08.10		Planning Permission renewed Aug 2010	Yes	Yes	Yes		12		

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D17	36 Pevensey Rd	8	Lapsed PP	16/01/2008		awaiting feedback	Yes - subject to planning permission	awaiting information	Yes	existing use needs to be relocated	8		
D18	49-52 Caves Rd	6	Lapsed PP	26/02/2008		awaiting feedback	Yes - subject to planning permission	awaiting information	Yes	FA/07/947 demolition of 4 houses & rebuild into 7 flats & 3 houses	6		
D20	The Langham Hotel, 16 Elphinstone Road	9	Full PP	14.02.11			Yes	Yes	Yes		9		
D21	27 Dane Rd	11	Full PP FA/08/00527	04/08/2010		Planning Permission issued Aug 2010	Yes	Yes	Yes		11		
D26	Hare & Hounds, 391 Old London Road	6	Lapsed PP Jan 10		Appl: Mr Falconer & Mr Bostanabad	awaiting feedback	Yes - subject to planning permission	awaiting information				6	
D28	107 The Ridge (Simes & Sons)	8	Reserved Matters Approved		Appl: Murrey Developments Ltd, c/o Agent: CLM Planning	awaiting feedback	Yes	Yes	Yes		8		
D30	Silver Springs Dr, Beaufort Road	9	Outline PP	29/02/2008	Appl: Silver Springs Medical Practice	April 2011	Yes	existing medical practice needs to be relocated		anticipated site disposal 2014/15		9	
D32	347-349 London road	20	outline PP	28/10/2008	Appl: Mr Rummary c/o Mr C Potilo, CLM Planning	awaiting feedback	Yes	Yes	Yes	site cleared and up for sale	22		
D34	190 Bexhill Road	32	Full PP	27/05/2009	Urban Enhance Ltd	awaiting feedback	Yes - permission granted	Yes	Yes		32		
D35	309-311 Harold Rd	12	Resolution to approve Full PP subject to s106	n/a		April 2011	Yes	Yes	Yes		12		
D37	land rear of 1-9 Amherst Rd	6	Outline PP	12.07.10		April 2011	Yes	Yes	Yes	site sold	6		
D38	141 The Ridge	13	Full PP	30.03.11		April 2011	Yes	Yes	Yes		13		
D40	191 The Ridge	7	Resolution to approve Outline PP subject to s106	n/a		Sept 2010	Yes	Yes	Yes		7		
D41	195 The Ridge	12	Resolution to approve Outline PP subject to s106	n/a			Yes	Yes	Yes		12		
D43	St. Ethelburga's Church Hall	7	Full PP	05.02.10		Oct 2010	Yes	Yes - owner intends to dispose of the site in 2010/11	Yes		7		
D50	40&41 Wellington Square	12	Full PP	22.12.10			Yes	Yes	Yes		12		
D51	36-40 Caves Road	6	Full PP	26.01.11			Yes	Yes	Yes		6		

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D53	37 Charles Road West, Filsham Nurseries	9	Resolution to approve Outline PP subject to s106	n/a			Yes	Yes	Yes	site for sale		9	
Other sites potentially developable sites - no planning status													
B01	Bulverhythe Development Area	100	No PP	n/a	multiple ownership	April 2011	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	FA/09/482 undetermined	n/a	known owner & developer	Sept 2010	Under consideration	Yes		Providing an acceptable scheme can be agreed this site could come forward in the next 5 years		163	
B04	Westerleigh School	68	No PP	n/a	known owner/agents	April 2011	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. Providing an acceptable scheme can be agreed this site could come forward in the next 5 years		68	
B06	Crystal Square	60	No PP	n/a	Car Park owned by HBC. The rest in multiple ownership	Sept 2010	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 - with potential for high density. Land acquisition and demolition would be involved if this site was to come forward.			60
B13	Cinque Ports Way former Stamco Timber Yard and TA centre (land west of Cinque Ports Way)	54	No PP	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
B31	College of Holly Jesus, Magdalen Road	160	FA/10/207 undetermined	n/s	Private owner	on-going	possible, any potential development hinges on the full repair of listed buildings amongst other matters	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		120	40

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C02	Mount Denys, Pine Hill & Ridgeway (Mount Denys, Pine Hill & Ridgeway, The Ridge)	31	No PP	n/a	ESCC	April 2011	Yes	Site will be vacated following completion of the Agewell Project. Intend to sell with planning permission					31
C06	Braybrook House, Holmsdale Gardens	8	No PP	n/a	Sussex Partnerships NHS Trust	April 2011	possible - within conservation area	disposal provisionally planned for 2011/12		existing buildings offer conversion potential, further investigation required		8	
C07	Westwood house, Holmsdale Gardens	8	No PP	n/a	Sussex Partnerships NHS Trust	April 2011	possible - within conservation area	disposal provisionally planned for 2011/12		existing buildings offer conversion potential, further investigation required		8	
C08	land adjacent to 777 The Ridge	10	No PP	n/a	known owner		possible - 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