

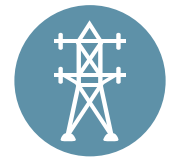
EASTBOURNE

Borough Council



Land Availability Assessment

VOLUME I: MAIN REPORT



NOVEMBER 2022



Eastbourne Land Availability Assessment

VOLUME I: MAIN REPORT

November 2022

EXECUTIVE SUMMARY

- i. Eastbourne Borough Council (EBC) is preparing a new Local Plan as a framework for future development which will cover the period from 2019 to 2039. This Land Availability Assessment (LAA) – formerly known as a Strategic Housing Land Availability Assessment (SHELAA) – is a key evidence document in the preparation of the local plan, which provides an up-to-date assessment of land supply in the borough and help to identify land for new development for the period up to 2039. The preparation of a LAA (or equivalent) is a requirement of the National Planning Policy Framework (NPPF) (2021) and Planning Practice Guidance (PPG), and is intended to ensure that all land is assessed together as part of plan preparation to identify which sites or broad locations are the most suitable and deliverable for a particular use.
- ii. It is important to note that the LAA is not a statement of Council policy and it does not itself determine whether a site should be allocated for development in the future, nor does it influence the likelihood of gaining planning permission on a particular site.
- iii. The methodology for undertaking the LAA is set out in a separate report, but is broadly based around firstly identifying sites that could have potential for development, assesses sites to determine whether they are suitable, available and achievable and identifying any additional housing delivery from windfall sites to identify the capacity for development over a 20-year period. It is important to note that no size threshold has been applied to the identification of sites, so all sites with capacity for 1 or more new homes have been identified.
- iv. A total of 919 sites have been identified, with 221 of these being excluded from further assessment. A total of 698 sites were taken forward for more detailed assessment, with 90% of these being less than 1 hectare in size. 205 sites have been assessed as being deliverable, developable or potentially developable for housing, whilst a further 17 sites have been assessed as being deliverable, developable or potentially developable for employment uses. The full information required to assess some of the sites has not been available, and where this is the case, sites are considered ‘potentially developable’ until further evidence is available.
- v. There is evidence that windfall sites have historically formed a significant part of the housing supply in Eastbourne. As no size threshold has been applied in the LAA, the windfall allowance is based on housing delivery through conversions and changes of use, which are difficult to identify in advance of coming forward. Adjustments have been made to past trends to reflect changes to national policy, guidance and legislation, such as the extension of permitted development rights, to identify an allowance of 1,260 homes to be delivered through windfall. No windfall allowance has been included in years 1-3 to avoid double counting with extant planning permissions.

- vi. The housing capacity of Eastbourne, including sites delivered in the first three years of the plan period, sites with an extant permission or currently under construction as of 1st April 2022, and an allowance for windfall is between **5,135 and 6,401 homes**, equivalent to between **257 and 320 new homes per year**.
- vii. This is an increase compared to the previous SHELAA published in 2019 that identified a capacity of 4,965 homes at an average of 248 homes per year, and this reflects an increased emphasis on making the most efficient use of land.
- viii. However, a capacity of between 257 and 320 homes per year is still significantly short of the Local Housing Need for Eastbourne, which is calculated via the standard method set out in PPG, as being 738 homes per year. This means that there is a shortfall against the local housing need of between 418 and 481 homes per year, equivalent to between 8,360 and 9,620 homes over 20 years.
- ix. The amount of land available for employment uses is **53,000 sqm** over the plan period, including 13,000sqm of office floorspace and 40,000 sqm of industrial and warehouse floorspace. The need for office floorspace between 2019 and 2039 is 21,946sqm, and for industrial and warehouse floorspace the need is 54,238 sqm. This means that Eastbourne should have insufficient capacity to meet the future needs for employment floorspace, resulting in a shortfall of 8,946 sqm of office floorspace and 14,238 sqm of industrial and warehouse floorspace.

TABLE OF CONTENTS

Executive Summary	i
1. Introduction	1
Purpose of the LAA	1
Structure of the LAA	2
2. Background	3
3. Policy Context	6
National Policy Context.....	6
Local Policy Context.....	7
Eastbourne Core Strategy Local Plan 2006-2027.....	7
Eastbourne Town Centre Local Plan	8
Eastbourne Employment Land Local Plan	8
Eastbourne Borough Local Plan 2001-2011 (Saved Policies).....	9
Community Infrastructure Levy	9
4. Summary of Methodology	10
Stage 1: Site Identification	12
Stage 2: Site Assessment	14
Estimating development potential and capacity	14
Suitability Assessment.....	15
Availability Assessment.....	15
Achievability Assessment	16
Assessment of developability	17
Stage 3: Windfall Assessment	17
Stage 4: Assessment Review.....	18
Stage 5: Final Evidence Base	18
5. Findings of Site Assessments	20
Stage 1: Site Identification	20
Stage 2: Site Assessment	22
Housing.....	24
Employment.....	28

Other Uses	30
6. Windfall Assessment	31
7. Conclusions	33
Housing	33
Employment	38
8. Next Steps	39
Appendices	40
Appendix 1: Map of Density Area and Ranges.....	41
Appendix 2: Map of Neighbourhoods.....	42
Appendix 3: List of Sites Excluded and Reasons	43
Appendix 4: List of Sites with Extant Planning Permission (1 st April 2022)	51
Appendix 5: List of Sites Included and Summary of Assessment.....	55

I. INTRODUCTION

- 1.1 Eastbourne Borough Council (EBC) is preparing a new local plan as a framework for future development that will cover the period from 2019 to 2039.
- 1.2 The National Planning Policy Framework (NPPF) (2021)¹ requires local planning authorities to identify the future supply of land that is suitable, available, and achievable for development. In order to meet this requirement, Eastbourne Borough Council are preparing a Land Availability Assessment (LAA) for the area of the Borough outside of the South Downs National Park to demonstrate a robust understanding of the future supply of land in the local planning authority area.
- 1.3 The previous version of the LAA, which at that time was called the Strategic Housing & Employment Land Availability Assessment (SHELAA) was published in October 2019.
- 1.4 This LAA has reviewed and expanded on the 2019 SHELAA to provide an up-to-date assessment of land supply in the borough as at 1st April 2022 and to help to identify land for new housing and employment land uses for the period up to 2039.
- 1.5 The LAA has been prepared in accordance with an updated methodology that was subject to public consultation in January 2022 and finalised in June 2022. The updated methodology reflects changes to national policy and guidance since it was last published in November 2019.
- 1.6 The LAA is an evolving document and will be updated annually, or as and when there are significant changes to the information about land in the borough that would affect the accuracy of the assessment.

Purpose of the LAA

- 1.7 The LAA is a technical assessment of the amount of land that is available and suitable to meet the Borough's development needs. The purpose of the LAA is to identify sites with potential for development; estimate the amount of development that they can provide; assess whether land is suitable, available and achievable for particular land uses; and identify timescales in which that development could be delivered.
- 1.8 **The LAA is an important evidence base document that informs plan-making. The LAA is not a statement of Council policy and it does not itself determine whether a site should be allocated for development in the future, nor does it influence the likelihood of gaining planning permission on a**

¹ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

particular site. Neither does it outweigh or alter any existing policies or designations. All planning applications must, and will continue to be, determined against the development plan and other material planning considerations.

1.9 There are some key points that should be acknowledged in relation to this document:

- The LAA does not allocate land for development. It identifies potential development sites which are assessed to make a judgement as to whether they are likely to be delivered over the plan period. The decision regarding where housing and economic land uses should be planned in the future will be made through Local Plans (including Sustainability Appraisal), and through the planning application process.
- Inclusion or identification of a site in the LAA does not indicate that the use of the land for development is necessarily supported by the council or that it would be granted planning permission for such uses, or taken forward in policies;
- Similarly, the inclusion or identification of a site within the LAA assessment for a particular use does not preclude the site being developed for other uses; and
- The LAA is based on the information available at the time. It is, in effect, a 'snapshot' of the capacity at a particular point. Therefore, the assessment and conclusions about sites may be subject to change over time. For example, further evidence may result in changes to assessments and site capacities, constraints may be overcome/mitigated or additional constraints identified, or likely development timescales may change.

Structure of the LAA

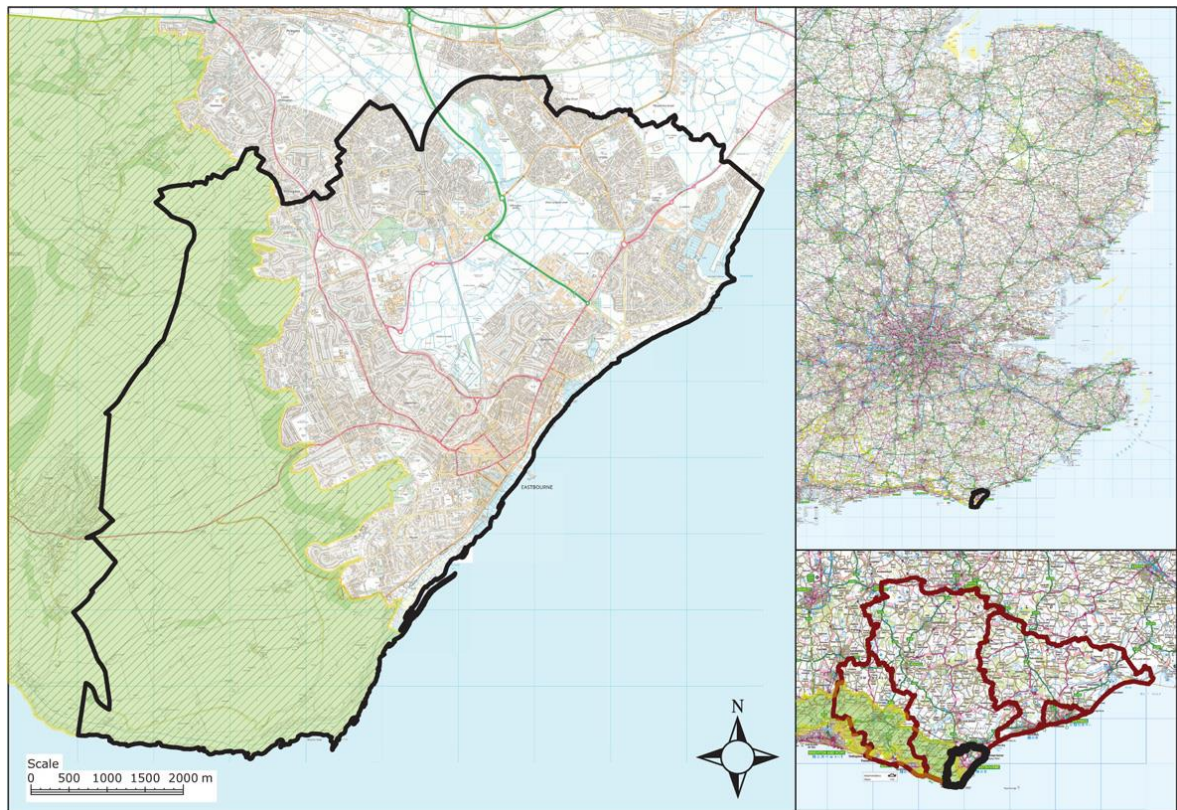
1.10 The Eastbourne LAA is set out in three separate volumes:

- Volume 1: Main Report – This summarises the findings of the study
- Volume 2: Site Assessments – This contains the site appraisal results.
- Volume 3: Mapping – This shows maps of all sites included in the LAA

2. BACKGROUND

- 2.1 The Borough of Eastbourne covers 17 square miles of East Sussex. Over 40% of the Borough is within the South Downs National Park, which is to the west of the town. The English Channel bounds the south of the Borough, with Wealden District entirely enveloping the Borough, particularly to the north where the northern urban area of Eastbourne is contiguous with Willingdon, Polegate and Stone Cross in Wealden District. Much of the central and eastern areas of Eastbourne are constrained by flood risk. The main transport routes through the Borough are the A22 and A2290 and the London Victoria to Eastbourne railway.

Figure 1 - Eastbourne Location Map



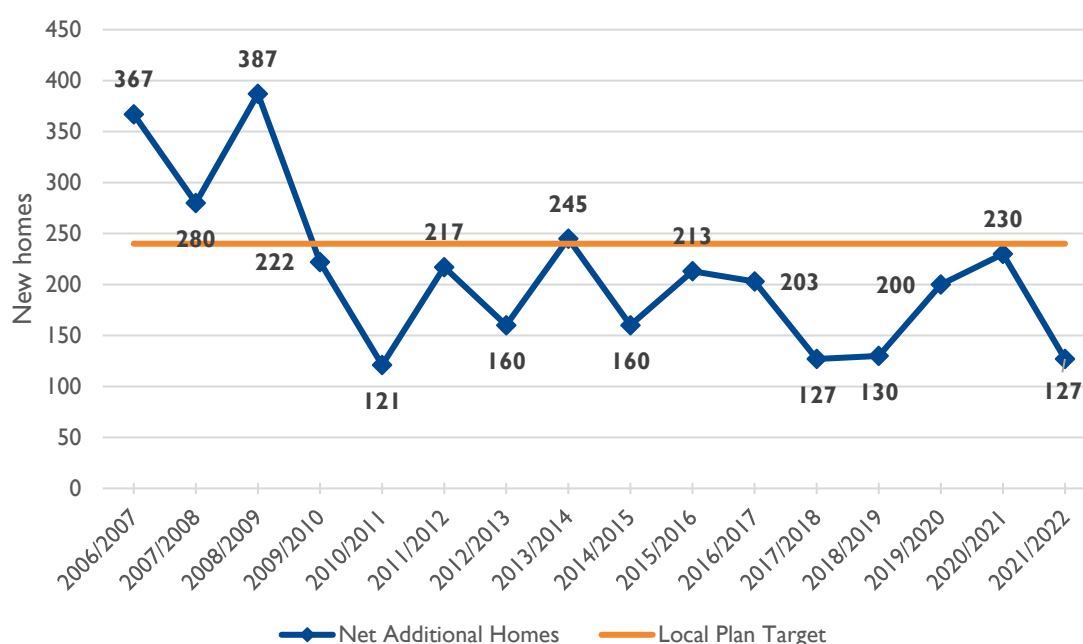
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- 2.2 Eastbourne Borough has a population of 101,700 according to the 2021 census, and contains 49,530 dwellings². 40% of all residential properties are flats, and 27% are Terraced. Properties are predominantly 2-bed (34%) and 3-bed (36%).
- 2.3 Eastbourne Borough Council are in the process of preparing a new local plan to replace the Eastbourne Core Strategy 2006-2027, which was adopted in 2013 and set a housing requirement of 240 homes per year over the plan period.

² Valuation Office Agency, Table CTSOP1.0: number of properties by Council Tax band and region, county, and local authority district as of September 2022

- 2.4 Eastbourne Borough Council is the local planning authority for the area of Eastbourne Borough that is outside of the South Downs National Park. Therefore, the new Local Plan and this LAA will only apply to the part of the Borough outside of the National Park.
- 2.5 Since 2006, 3,389 net additional homes have been delivered in Eastbourne at an average of 212 new homes per year. However, this record is influenced by high levels of delivery in the early years of the plan. Figure 2 shows that delivery since the 2009 recession has reduced significantly and in the last five years, 814 new homes have been built at an average of 162 homes per year, despite the absence of a five-year housing land supply and the application of the NPPF’s presumption in favour of sustainable development.

Figure 2 - Net Additional Homes delivered against Local Plan target



- 2.6 Housing delivery in Eastbourne has been reliant on small sites, with large sites being very limited in the borough. 78% of the homes delivered since 2006 have been on sites accommodating less than five units, with over 91% of residential development sites delivering less than 10 new homes. Just 66 sites delivered more than 10 homes, 51 of which were between 10 and 24 units. Just four were large sites that delivered in excess of 100 homes.
- 2.7 Overall, the Town Centre has delivered the highest number of new homes, and these have mainly come through conversions and changes of use. This would be expected as the town centre would be a location where there is a concentration of non-residential uses.
- 2.8 Generally, it is the neighbourhoods immediately surrounding the Town Centre – Upperton, Seaside and Meads – that have seen the next highest rates of housing delivery, suggesting greater opportunities in these areas. Neighbourhoods on the

edges of the town, such as Shinewater & North Langney and Ratton & Willingdon Village have seen very few new homes delivered, indicating a lack of suitable sites for development in these suburban locations.

- 2.9 The previous SHELAA (2019) identified a potential housing capacity of 4,965 dwellings equivalent to 248 new homes per year, and capacity for 96,950 sqm of employment development (including retail, leisure, office, industrial, warehouse and community uses).
- 2.10 Recent housing delivery has been dominated by flatted development. Of the new homes delivered since 2011, over 75% have been in the form of flats. The most common type of home delivered has been 1-bed flats (44%), followed by 2-bed flats (30%). Just 24% of homes delivered have been in the form of houses.

3. POLICY CONTEXT

National Policy Context

- 3.1 The NPPF (para 11b) confirms that the new local plan should, as a minimum, seek to meet the need for housing and other uses, as well as any needs that cannot be met within neighbouring areas (as established through Statements of Common Ground), unless there is a strong reason for restricting the overall scale, type or distribution of development in the plan area; or the adverse impacts of meeting the need would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole.
- 3.2 The NPPF (para 61) also confirms that the starting point for determining the number of new homes that the new local plan should provide is determined through a local housing need assessment, which is conducted using a standard methodology that is set out in Planning Practice Guidance (PPG)³.
- 3.3 The standard method produces a local housing need figure for Eastbourne of 738 new homes per year, or 14,760 homes over the period 2019 to 2039, as calculated on 1st April 2022.
- 3.4 However, PPG⁴ confirms that local housing need is not the housing requirement, and it is for the plan-making process to test whether there are reasons why it may be appropriate to plan for a different level of housing provision, for example where there are significant strategic constraints to development that would justify a lower level of provision. The LAA will provide key evidence that will identify and provide justification for whether the local plan can meet the local housing needs.
- 3.5 In relation to future need for employment land, the Eastbourne and Wealden Employment and Economy Study (April 2022) identifies a need in Eastbourne between 2021 and 2039 of a minimum 76,184 sqm of employment floorspace, consisting of between 21,946 sqm of office floorspace, and 54,238 sqm of industrial and warehouse floorspace. The floorspace need for other employment uses such as retail and leisure are currently being assessed and is yet to be established.
- 3.6 The NPPF (para 119) emphasises the importance of making an effective and efficient use of land to meet need for homes and other uses, whilst at the same time safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 3.7 The NPPF (para 120) identifies the importance of using suitable brownfield land within settlements for homes and other identified needs, and supporting

³ PPG – Housing and economic needs assessment, Paragraph: 004 Reference ID: 2a-004-20201216

⁴ PPG – Housing and economic needs assessment, Paragraph: 002 Reference ID: 2a-002-20190220

appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land. It also recognises that the development of under-utilised land and buildings should be supported, especially where land supply is constrained, and available sites could be used more effectively.

- 3.8 The NPPF (para 124) confirms that in making efficient land of land, account should be taken of:
- a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it.
 - b) local market conditions and viability.
 - c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use.
 - d) the desirability of maintaining an area’s prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
 - e) the importance of securing well-designed, attractive, and healthy places.
- 3.9 In terms of the identification of sites, the NPPF (para 121) confirms that local planning authorities should take a proactive role in identifying and helping to bring forward land that may be suitable for meeting development needs.

Local Policy Context

[Eastbourne Core Strategy Local Plan 2006-2027](#)

- 3.10 The Eastbourne Core Strategy was adopted in February 2013. It sets out the key direction and planning framework for Eastbourne for the period 2006 to 2027 and provides the strategic policies, which alongside the saved policies of the Eastbourne Borough Plan (2003), will be used to determine planning applications.
- 3.11 The Core Strategy identified a requirement to deliver at least 5,022 dwellings and 55,430 square metres of employment land by 2027 within the built-up area boundary over the 20-year lifetime of the plan.
- 3.12 Policy B1: Spatial Development Strategy and Distribution identifies the priority locations for balanced housing growth alongside delivering significant improvements to the provision of community facilities and services and improving linkages as being two sustainable centres:
- The Town Centre (approximately 1,242 new dwellings); and
 - Sovereign Harbour (up to a maximum of 150 new dwellings).
- 3.13 Policy B1 ensures ‘the delivery of new employment land and community facilities alongside new residential development in the two centres will be required to cater

for increased growth and improve their sustainability as neighbourhoods'. The Core Strategy supports higher residential densities in the six sustainable neighbourhoods: Old Town; Meads; Upperton; Town Centre; Seaside; and Langney.

- 3.14 The Spatial Development Strategy aims to protect and safeguard the environmental quality of Eastbourne by focusing development on previously developed land within the existing urban area defined by the built-up area boundary to make efficient reuse of vacant brownfield land will encourage regeneration and renewal. This includes some brownfield sites within tidal flood zone 3a, for which mitigation measures are agreeable to the Environment Agency.
- 3.15 The Core Strategy also divides the town into two Market Value Areas which reflect the disparity between dwelling prices across Eastbourne. This has a significant impact on residual site values and the financial viability of delivering different types and styles of housing.

Eastbourne Town Centre Local Plan

- 3.16 The Town Centre Local Plan was adopted in November 2013. It forms part of the Local Plan for Eastbourne, and sets out a strategy and proposals for the regeneration of the Town Centre which includes site specific proposals for residential and commercial uses on development opportunity sites, transition areas and potential areas of change.
- 3.17 The Town Centre Local Plan identifies five development opportunity sites that represent an important means of bringing forward change within the Town Centre. Two of these five allocations have been built-out, including an extension to the Beacon Shopping Centre that provided a significant increase in retail and leisure floorspace.

Eastbourne Employment Land Local Plan

- 3.18 The need to produce the Employment Land Local Plan (ELLP) resulted from concerns raised during the Public Examination of the Eastbourne Core Strategy Local Plan. The Inspector considered that the evidence on the employment land supply did not demonstrate that the Core Strategy policy relating to employment land (Policy D2: Economy) was the most appropriate strategy for supporting job growth and economic prosperity in Eastbourne. In order to address this issue without delaying the adoption of the Core Strategy, the Inspector recommended that Core Strategy Policy D2 should be the subject of an early review, leading to its replacement with an additional Local Plan to deal specifically with employment land supply.

- 3.19 The ELLP was adopted in November 2016. It identifies the future requirements for Class B employment land uses in Eastbourne over the Core Strategy plan period up to 2027 and how the future needs for employment are to be met.
- 3.20 The ELLP identifies a requirement for 48,750 sqm (GEA) of additional employment floorspace, to be delivered within the Sustainable Centres (Town Centre and Sovereign Harbour) and through maximising the use of land in existing employment locations. The ELLP allocates land to meet the requirement:
- Intensification of Industrial Estates – 20,000 sqm of B1c, B2 and B8 floorspace and 1,875 sqm of B1a/B1b floorspace
 - Town Centre: Land adjacent to the Railway Station - 3,750 sqm of B1a/B1b floorspace (as part of a mixed-use development)
 - Sovereign Harbour: Site 6 – 13,875 sqm of B1 floorspace
 - Sovereign Harbour: Site 7a – 9,250 sqm of B1a/B1b floorspace

Eastbourne Borough Local Plan 2001-2011 (Saved Policies)

3.21 The Borough Plan 2001-2011 was adopted in 2003; however, a number of the policies have been superseded by policies contained within the Core Strategy, Town Centre Local Plan and Employment Land Local Plan when they were adopted. A number of policies remain ‘saved’ – i.e. those policies that were not directly superseded by policies within the Core Strategy. These include policies that designated the predominantly residential area, protect designated amenity spaces, and resist the loss of identified playing fields.

Community Infrastructure Levy

3.22 The Eastbourne Borough Council Community Infrastructure Levy (CIL) Charging Schedule was adopted in 2015. This sets out the CIL rate per square metre for different types of developments in different areas. Viability testing was undertaken in 2013 to support the calculation of the CIL rates. The adopted CIL Charging Schedules is shown in Table 1.

Table 1 - CIL Charging Schedule (2015)

Type of Development (Use Class Order 1987 as amended)	CIL rate/sq. m for net additional floorspace
Dwellings* (C3) excluding residential apartments	£50
Retail (A1-A5) #	£80
All other uses	£0

* Where there is a net gain in dwellings.

Where the development is 100 sq. m. or greater

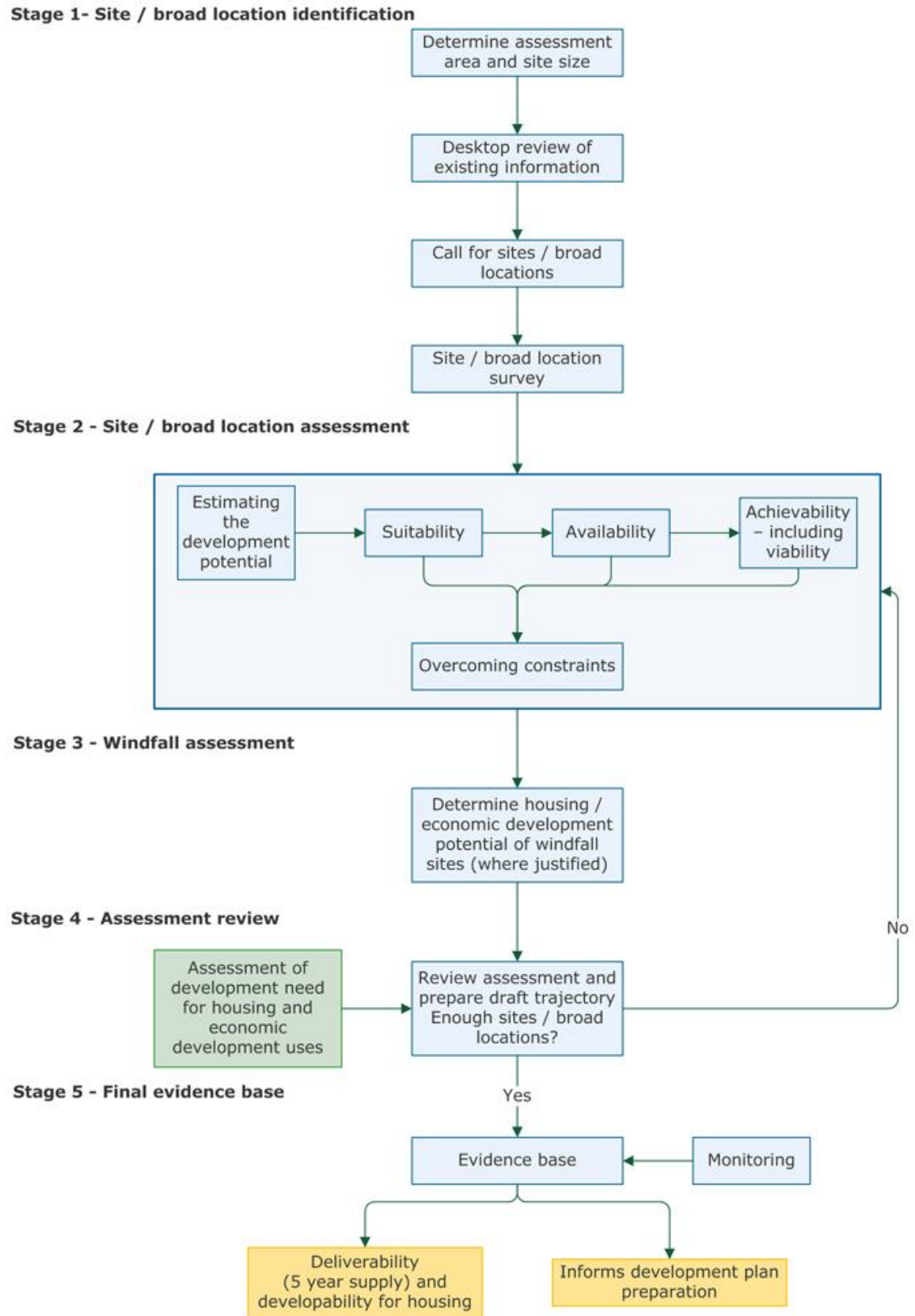
4. SUMMARY OF METHODOLOGY

- 4.1 This section provides a summary of the methodology used in undertaking the LAA. The full methodology is outlined in the LAA Methodology Report (June 2022), which is available from the Council's website⁵.
- 4.2 The requirement to undertake the LAA is set out in paragraph 68 of the NPPF. This identifies that local planning authorities should have a clear understanding of the land available in their area through the preparation of a land availability assessment, which will enable the authority to identify a sufficient supply and mix of sites taking account of their availability, suitability and likely economic viability.
- 4.3 PPG⁶ sets out the purpose of the assessment and identifies the content of the assessment. The guidance sets out that the assessment should:
- identify sites and broad locations with potential for development.
 - assess their development potential; and
 - assess their suitability for development and the likelihood of development coming forward (the availability and achievability).
- 4.4 The LAA aims to provide specific 'deliverable' sites for years one to five of the plan period; and specific, 'developable' sites or broad locations for growth, for years 6-10 and where possible, for years 11-15 of the plan. The NPPF (Annex 2) sets out the difference between the meanings of 'deliverable' and 'developable' in the context of the assessment.
- 4.5 The guidance identifies a process covering five main stages that should be followed to achieve a robust assessment. The PPG methodology is shown in Figure 3, and this approach has been followed in this methodology.

⁵ <https://www.lewes-eastbourne.gov.uk/planning-policy/strategic-housing-and-economic-land-availability-assessment/>

⁶ PPG - Housing and economic land availability assessment, Paragraph: 001 Reference ID: 3-001-20190722

Figure 3 - Housing and economic land availability assessment flowchart⁷



⁷ PPG – Housing and economic land availability assessment - Paragraph: 005 Reference ID: 3-005-20190722

Stage I: Site Identification

- 4.6 Stage 1 involves the identification of all potential sites for inclusion in the assessment. This includes sites for residential development, including for different tenures and types, economic uses such as retail, leisure, cultural, office, industrial and warehousing, and also other uses such as renewable energy generation, habitat banks or other forms of green infrastructure.
- 4.7 The area for the assessment is the administrative boundaries of Eastbourne Borough, excluding the area of the borough within the South Downs National Park (SDNP).
- 4.8 Although PPG recommends a site threshold of 5 or more dwellings, land constraints and the fact that the majority of new homes in Eastbourne are delivered on small sites means that in order to demonstrate a thorough understanding of land availability, the LAA does not apply the site size threshold recommended by PPG. Instead, it considers all sites capable of achieving any net gain in residential dwellings (i.e. sites that could deliver one or more additional new homes) or 500 sqm of employment floorspace.
- 4.9 The NPPF (para 121) and PPG⁸ confirms that a proactive approach should be taken to identify sites, and that plan-makers should not simply rely on sites that they have been informed about.
- 4.10 As a starting point, a desktop review of existing information has been carried out to identify potential sites for assessment. This has taken a proactive approach to identifying as wide a range of sites for development as possible. This includes assessing all pre-application requests, and sites refused planning permission to identify any new sites for inclusion.
- 4.11 'Call for Sites' consultations have taken place over recent years to invite submissions of land for consideration in the LAA, and site submissions have also been accepted outside of the official consultation periods. Call for Sites exercises have been undertaken a number of times over recent years, but since the publication of the previous version of the SHELAA in 2019, a 'Call for Sites' has been undertaken on two occasions between November 2019 and January 2020 and between January and March 2022.
- 4.12 In order to ensure a pro-active approach to site identification, thorough urban capacity surveys of the existing built-up area have been undertaken in order to identify any further sites that may have the potential to accommodate future development. This involved identifying any sites that could have any potential to deliver development, including car parks, open spaces, playing fields and commercial uses in residential areas. The identification of sites does not

⁸ PPG – Housing and economic land availability assessment - Paragraph: 010 Reference ID: 3-010-20190722

necessarily mean that they would be suitable for development, but that this would be assessed in more detail in Stage 2.

- 4.13 All sites identified were surveyed and assessed against national policies and designations to establish whether they have reasonable potential for development and should be assessed in more detail.
- 4.14 This initial screening assessment enabled sites that have significant constraints where it is clear that they would not be suitable for development to be identified, and these sites were excluded from further assessment. Where a site was partially affected by national policy and designations, they were not excluded from assessment at the initial stage.
- 4.15 The reasons for excluding a site from further assessment in Stage 1 are identified in Table 2.

Table 2 – Reasons for Site Exclusions at Stage 1

Exclusion	Reason
<p>Areas or assets of particular importance identified within the NPPF including:</p> <p><i>Sites of Special Scientific Interest (SSSI), Special Area of Conservation (SACs), Special Protection Areas (SPA), Ramsar sites (wetlands of international importance), Scheduled Ancient Monuments, Historic Battlefields, Registered Park & Garden, National Nature Reserves, Ancient Woodland.</i></p>	<p>Nationally and internationally significant and important sites are protected by the National Planning Policy Framework (para 11 footnote 7) and by law and therefore sites within these designations will be excluded from further assessment.</p> <p>Where only part of a site falls within such designations, a judgement will be made whether to include the site and/or whether to reduce the developable area.</p> <p>Any sites adjacent to such designations will be carried forward for more detailed assessment in Stage 2.</p>
<p>Sites within the functional flood plain</p>	<p>Flood Zone 3b (functional floodplain) has the most severe risk of flooding. Eastbourne contains large areas of functional floodplain, and in these areas the PPG advises that only water compatible development should be permitted, and that housing and employment development is not permitted. Therefore, sites which fall entirely within Flood Zone 3b are excluded.</p> <p>Sites that are partly within Flood Zone 3b will be carried forward for more detailed assessment in Stage 2. Sites falling partly or entirely within Tidal Flood Zone 3a would also be included in the assessment at Stage 2 as these areas are protected by flood defences that would be maintained throughout the Local Plan period. These sites would need to be subject to an 'exception test' as part of the local plan process.</p>
<p>Fields in Trust QEII Status</p>	<p>There are a number of sites in Eastbourne that have been given Fields in Trust QEII status, which provides a legal agreement between Fields in Trust and the landowner that the site will be used as green space and protected from development in perpetuity.</p> <p>These sites are therefore not legally available for development and</p>

Exclusion	Reason
	are excluded from further assessment.
Sites that are expected to provide new homes through Change of Use or Conversion	<p>The approach to the windfall assessment (Stage 3) is based on housing delivery through change of use (non-residential to residential) and conversion (increase in dwellings within an existing residential building).</p> <p>Sites identified in Stage 1 that are expected to provide new homes through Change of Use or Conversion are excluded from further assessment to ensure that there is no double counting of homes in the overall assessment.</p>

Stage 2: Site Assessment

- 4.16 The LAA assesses the potential capacity, suitability, availability and achievability of all sites taken forward from Stage 1, which enables a judgement to be made as to whether a site can be considered 'deliverable' within the next five years, or 'developable' over a longer period.

Estimating development potential and capacity

- 4.17 The starting point for estimating development capacity for sites is to consider any existing available information such as landowner estimates, which have been reviewed and adjusted to ensure that they are realistic and make efficient use of land.
- 4.18 Where an estimate for housing capacity does not exist, density assumptions have been applied to sites to provide an indicative yield.
- 4.19 Previous versions of the SHELAA have indicated that it is unlikely that Eastbourne will be able to meet its local housing need in full, so assumptions around density have been revisited and re-assessed to ensure that the most efficient use of land is being made. An assessment of residential density in Eastbourne⁹ has been undertaken, which makes recommendations for density ranges for future development within specified density areas. The density ranges and density areas are identified in Appendix 1.
- 4.20 These density ranges have been used to estimate site capacity, and where there are site specific reasons why the density range is inappropriate for a particular site, the reasoning for this has been set out.
- 4.21 Where an estimate for employment capacity does not exist, plot ratios as identified in Table 3 have been applied. Where adjustment have been made to reflect site characteristics and constraints, the reasoning for this has been set out.

⁹ Assessment of Residential Densities in Eastbourne (2021), EBC

Table 3 - Plot ratios for employment uses

Employment Use	Plot Ratio	Floorspace (sqm) per hectare
Office in Town Centre	0.8	8,000
Office out of Town Centre	0.3	3,000
Industrial	0.3	3,000
Warehouse	0.3	3,000
Retail/Leisure	0.5	5,000

4.22 The development capacity of sites identified for uses other than housing and employment will be assessed on a case-by-case basis, taking into account the nature of the potential use and the individual site characteristics and physical constraints.

Suitability Assessment

4.23 A site or broad location can be considered suitable if it would provide an appropriate location for development when considered against relevant constraints and their potential to be mitigated.

4.24 The criteria used to assess the suitability of the sites includes:

- national and local policy constraints.
- market attractiveness.
- current and surrounding uses.
- physical site issues such as highway capacity, site access, contaminated land, topography, and flood risk
- potential impacts including the effect upon landscape and townscape features, nature, ecological and heritage conservation.
- Impact on residential amenity of existing and future occupiers.

4.25 Sites with no identified constraints are assessed as being 'suitable'. Sites with constraints that may be overcome with additional work or mitigation are assessed as 'potentially suitable'. Sites with substantial constraints which are likely to act as 'showstoppers' to development are assessed as 'not suitable'.

Availability Assessment

4.26 The availability assessment uses the PPG¹⁰ definition that a site can be considered available for development, when on the best information available

¹⁰ PPG – Housing and economic land availability assessment - Paragraph: 019 Reference ID: 3-019-20190722

(confirmed by the call for sites and information from landowners and legal searches where appropriate), there is confidence that there are no legal or ownership impediments to development.

- 4.27 Where sites have been identified through urban capacity surveys, land registry searches have been undertaken and landowners contacted to ask for evidence of the availability of their site.
- 4.28 Given the significant role of the LAA in terms of establishing a robust housing land supply for future development over the plan period, if there is no reasonable prospect that the site will become available over the lifetime of the plan, then it cannot be included as a realistic option for development.
- 4.29 Through the assessment, a judgement has been made based on the information submitted and otherwise available, as to whether the site is available and when it may be able to deliver development.

Achievability Assessment

- 4.30 According to PPG¹¹, a site should be considered achievable for development if there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period.
- 4.31 The assessment is based on a balanced judgement of the site values against the development costs. Where values are likely to exceed the cost of development then the site will be categorised as achievable at this stage. Where the judgement is finely balanced, the site will be assessed as potentially achievable. Where there would be extraordinary requirements for access or infrastructure that may impact viability of development, sites are assessed as 'unlikely to be achievable'.
- 4.32 As part of the Local Plan evidence gathering process, a viability assessment of the whole plan will be undertaken, which will take account of all relevant national and local policies and standards which could impact on the viability of a site, such as the Council's Community Infrastructure Levy, nationally or locally set affordable housing contributions, or other planning obligations. The purpose of the 'whole plan' viability assessment is to ensure that policies are realistic and that the cumulative cost of relevant policies will not undermine deliverability of the plan.

¹¹ PPG – Housing and economic land availability assessment - Paragraph: 020 Reference ID: 3-020-20190722

Assessment of developability

4.33 The assessment of suitability, availability and achievability of sites will provide information on which a judgement has been made in the plan making context as to whether a site can be considered deliverable over the plan period. The definitions of deliverable and developable are set out within the NPPF (Annex 2).

4.34 The sites have been assessed as follows:

- Sites classified as “deliverable” should be expected to be developed within the next five years.
- Sites classified as “developable” should be expected to be developed within the plan period.
- Sites classified as “potentially developable” could be expected to be developed in the plan period, but further evidence may change the assessment of the site
- Sites classified as “undevelopable” cannot realistically be expected to be developed in the foreseeable future.

4.35 In accordance with the PPG¹², each site will be assigned a timescale for delivery, which is either 1- 5 years, 6-10 years, 11 years and beyond.

4.36 The timescales depend on the information known about each site in relation to its suitability and availability for development:

- If there are no known constraints to development and the site is owned or controlled by a landowner / developer who is in the process of bringing the site forward for development, the site will fall into the 0-5 year timescale.
- If a site is complex, is in multiple ownership, has constraints to development or there is no clear immediate intent to develop, this site will be assigned a later timescale of 6-10 years.
- If a site is expected to come forward for development within the plan period but there are severe constraints to delivery or intention to develop is not clear these sites are assigned the 11 years and beyond category.

Stage 3: Windfall Assessment

4.37 The NPPF (para 71) permits the inclusion of a windfall allowance in the anticipated supply where there is compelling evidence that such sites have and will continue to form a reliable source of supply. Therefore, a windfall assessment has been undertaken to identify an appropriate allowance for sites which contribute to future housing supply through an analysis of past trends.

¹² PPG – Housing and economic land availability assessment - Paragraph: 024 Reference ID: 3-024-20190722

- 4.38 A windfall allowance is usually based on delivery of homes on sites providing less than five units each, but the Eastbourne LAA does not apply a size threshold to the identification of sites. This means that all potential sites are identified and considered regardless of size, which should lead to a more robust assessment.
- 4.39 However, sites identified in the LAA will predominantly be either new build sites or sites where a redevelopment would take place. This means that new homes that come forward through changes of use (the change of a non-residential use to residential) or conversion (a change in the number of residential units within an existing residential building including the creation of new dwellings through upward extensions) which are difficult to recognise in advance of the submission of a planning application are unlikely to be identified.
- 4.40 Therefore, the approach to assessing windfall allowance is based on analysing past trends of housing delivery through Change of Use and Conversion sites, going back as far as 2006 to take into account economic cycles. These past trends have been considered against the impacts of changes in national policy and legislation, including the extension of permitted development rights, to identify a windfall allowance by neighbourhood for the plan period. There will be no windfall allowance included in years 1-3 to avoid double counting with extant planning permissions.

Stage 4: Assessment Review

- 4.41 Based on assessment of sites through Stages 1 to 3, an indicative trajectory will be prepared setting out how much housing and the amount of economic floorspace that can be provided, and at what point in the future.
- 4.42 If there are still insufficient capacity identified to meet the local housing need, it will be necessary to investigate how this shortfall can best be planned for. PPG¹³ advises that if there is clear evidence that strategic policies cannot meet the needs of the area, factoring in the constraints, it will be important to establish how needs might be met in adjoining areas through the process of preparing statements of common ground, and in accordance with the duty to cooperate. If following this, needs cannot be met then the Council will have to demonstrate the reasons why as part of the plan examination.

Stage 5: Final Evidence Base

- 4.43 The three volumes of this Land Availability Assessment provide the standard outputs identified in the PPG¹⁴, including:

¹³ PPG – Housing and economic land availability assessment - Paragraph: 025 Reference ID: 3-025-20190722

¹⁴ PPG – Housing and economic land availability assessment - Paragraph: 026 Reference ID: 3-026-20190722

- a list of all sites or broad locations considered, cross-referenced to their locations on maps.
- an assessment of each site or broad location, including:
 - where these have been discounted, evidence justifying reasons given.
 - where these are considered suitable, available and achievable, the potential type and quantity of development, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when.
 - an indicative trajectory of anticipated development based on the evidence available.

4.44 The LAA will be reviewed and published annually, or as and when there are significant changes to the information about land in the borough that would affect the accuracy of the assessment.

5. FINDINGS OF SITE ASSESSMENTS

- 5.1 This section sets out a summary of the results of Stage 1 and 2 of the study. The results are displayed by neighbourhood and include the total housing capacity across all sites in each neighbourhood. A map of the neighbourhoods is provided in Appendix 2.
- 5.2 A detailed set of results for each site is provided in Volume 2, and location maps by neighbourhood are provided in Volume 3.

Stage I: Site Identification

- 5.3 A total of **919** sites have been identified through Stage 1. The sources of the sites that have been identified are provided in Table 4.
- 5.4 Two-thirds of the sites have been proactively identified by Eastbourne Borough Council through urban capacity surveys. 27 sites have been identified through Call for Sites consultations that were publicised in summer 2016, winter 2018/2019, winter 2019/2020 and winter 2021/22, as well as site submissions from landowners and site proponents that were accepted outside of these consultation periods.

Table 4 - Source of all identified sites

Source of Site Identification	Number of Sites	%
Allocations in existing local plans	20	2.2%
Call for Sites	27	2.9%
Council Identified	606	65.9%
Surplus public sector land	1	0.1%
Sites identified through planning applications	117	12.7%
Sites with lapsed permission	29	3.2%
Sites identified through pre-app service	89	9.7%
Applications withdrawn/refused	30	3.3%
TOTAL	919	100.0%

- 5.5 Since the previous version of the SHELAA was published in November 2019, an additional 476 sites have been identified.
- 5.6 Of the 919 sites identified in Stage 1, the highest number are located in the Town Centre (130), with Langney (107), Seaside (104) and Hampden Park (104) also containing high numbers of identified sites (Table 5). The Summerdown & Saffrons and Sovereign Harbour neighbourhoods have the fewest number of identified sites.

- 5.7 Under Stage 1, an initial survey of all sites was undertaken to identify significant constraints or reasons why sites should be excluded from further assessment. This initial survey resulted in 698 sites being taken forward for further assessment, and 221 sites being excluded from further assessment.
- 5.8 Around two-thirds of the sites identified in the Town Centre were excluded from further assessment. This is mainly because a number of identified sites in the Town Centre were considered to be more likely to come forward as conversions or changes of use than redevelopment.

Table 5 - Stage 1 Included and Excluded sites by neighbourhood

Neighbourhood	Included Sites	Excluded Sites	Total Sites
Town Centre	51	79	130
Upperton	29	16	45
Seaside	60	45	105
Old Town	68	16	84
Ocklynge & Rodmill	26	2	28
Roselands & Bridgemere	59	5	64
Hampden Park	90	14	104
Langney	91	7	98
Shinewater & North Langney	40	5	45
Summerdown & Saffrons	17	0	17
Meads	50	20	70
Ratton & Willingdon Village	21	3	24
St Anthonys & Langney Point	44	5	49
Sovereign Harbour	14	2	16
Outside BUA (Eastbourne Park)	28	2	30
Outside BUA (East Langney Levels)	10	0	10
TOTAL	698	221	919
%	76.0%	24.0%	100.0%

- 5.9 The most common reason for excluding a site from further assessment is that it was considered that the site would be more likely to come forward as a conversion or a change of use. Housing delivery through conversions and changes of use are considered through the windfall allowance, so these sites are excluded from further assessment to prevent double counting. A total of 111 identified sites were excluded from further assessment for this reason.

- 5.10 There were 84 sites that were identified in previous versions of the SHELAA that have since been delivered, and therefore these have been excluded from further assessment.
- 5.11 Just one site was affected by NPPF constraints (Ancient Woodland), whilst two sites are entirely within the functional floodplain (Flood Zone 3b) and have been excluded on that basis. 23 sites are subject to a legal agreement with Fields in Trust that means that they are protected from development in perpetuity.

Table 6 - Reasons for excluded sites

Exclusion	Number of Sites
Sites previously identified that have since been completed	84
Areas or assets of particular importance identified within the NPPF	1
Sites entirely within the functional flood plain (Flood Zone 3b)	2
Sites within Fields in Trust QEII Status	23
Sites that would provide new homes through Change of Use or Conversion	111
TOTAL	221

- 5.12 The details of the sites that have been excluded from further assessment at Stage 1 are provided in Appendix 2.

Stage 2: Site Assessment

Table 7 - Current use of identified sites

Current Use	Sites	%
Agricultural land	21	3.0%
Allotments	14	2.0%
Amenity Open Spaces	98	14.0%
Commercial / Employment	85	12.2%
Community / Health	3	0.4%
Derelict / Vacant	12	1.7%
Education	14	2.0%
Garages / parking areas	240	34.4%
Playing fields / formal open spaces	18	2.6%
Residential / gardens	169	24.2%
Scrubland / Woodland	19	2.7%
Other	5	0.7%
TOTAL	698	100.0%

- 5.13 A total of 698 sites were taken forward for more detailed assessment in Stage 2. These sites include 240 garage courts and hard-surfaced parking areas, 169 residential premises and their gardens, 98 amenity open spaces, and 85 sites currently in commercial use.
- 5.14 In line with recent patterns of development in Eastbourne, most of these sites are small sites. Two-thirds of the 698 sites taken forward for detailed assessment in Stage 2 have a site area of less than 0.1 hectares. In total, 90% of the sites are less than 1 hectare in size.

Table 8 - Size of all sites assessed in Stage 2

Neighbourhood	Less than 0.1 ha	Between 0.1-0.5 ha	Between 0.5-1.0 ha	More than 1ha	TOTAL
Town Centre	32	17	0	2	51
Upperton	20	8	0	1	29
Seaside	42	12	1	5	60
Old Town	53	13	1	1	68
Ocklynge & Rodmill	14	5	1	6	26
Roselands & Bridgemere	48	4	4	3	59
Hampden Park	67	15	4	4	90
Langney	77	10	2	2	91
Shinewater & North Langney	35	4	1	0	40
Summerdown & Saffrons	5	9	1	2	17
Meads	22	19	3	6	50
Ratton & Willingdon Village	11	8	1	1	21
St Anthonys & Langney Point	37	5	2	0	44
Sovereign Harbour	1	5	1	7	14
Outside BUA (Eastbourne Park)	0	1	3	24	28
Outside BUA (East Langney Levels)	0	2	1	7	19
TOTAL	464	137	26	71	698
%	66.5%	19.6%	3.7%	10.2%	100.0%

- 5.15 In accordance with the methodology, the sites have been assessed in terms of their suitability, availability and achievability, and conclusions have been drawn as to whether the site is deliverable; developable; potentially developable; or undevelopable.
- 5.16 There are some sites where the evidence needed to inform a full assessment is not currently available, which has impacted on the conclusion of these sites.

Where this is the case, the sites have been identified as being 'Potentially Developable', and there are 75 sites that have been assessed as such.

- 5.17 Additional evidence is required to establish the impact on flood risk, biodiversity and ecology, and the landscape impact. This further evidence will be gathered to help establish the suitability of these sites. The additional evidence is likely to result in a more certain conclusion, and change some 'potentially developable' sites to either 'developable' or 'undevelopable'.
- 5.18 Overall, there are 143 sites that have been assessed as being deliverable, developable or potentially developable for housing, employment or other uses, and 420 sites assessed as being undevelopable (Table 9). In addition, there are 60 identified sites that currently have an extant planning permission (as of 1st April 2022), and therefore these sites have been considered separately. Extant planning permissions as of 1st April 2022 are identified in Appendix 3.

Table 9 - Assessment conclusions for all sites assessed in Stage 2

Site Assessment	Sites	%
Deliverable (Housing)	13	1.9%
Developable (Housing)	114	16.3%
Developable (Housing/Employment)	7	1.0%
Potentially Developable (Housing)	71	10.2%
Deliverable (Employment)	1	0.1%
Developable (Employment)	5	0.7%
Potentially Developable (Employment)	4	0.6%
Developable (Other)	3	0.4%
Undevelopable - Not Suitable	314	45.0%
Undevelopable - Not Available	97	13.9%
Undevelopable - Not Achievable	9	1.3%
Extant Planning Permission	60	8.6%
TOTAL	698	100.0%

Housing

- 5.19 A total of 205 sites have been assessed as being deliverable, developable or potentially developable ('positive identified') for housing, and these have been assessed as having capacity to deliver a total of 3,494 new homes. This does not include sites that have an extant permission as of 1st April 2022, but it does include sites that have been granted permission since that time. In addition to those with an extant permission as of 1st April 2022, 13 sites are considered 'deliverable' and would provide 58 new homes. There are also 121 sites that are assessed as 'developable' and would provide 2,170 new homes, and 71 sites

that are assessed as 'potentially developable' that could deliver 1,266 new homes. Of the sites assessed as 'developable', seven are most suitable for mixed use including residential and retail/leisure/office development.

Table 10 - Number of Positively Identified sites and new homes capacity

Sites	Sites	Capacity (new homes)
Deliverable	13	58
Developable	121	2,170
Potentially Developable	71	1,266
TOTAL	205	3,494

Table 11 - Housing Yield from Positively Identified Sites by Neighbourhood

Neighbourhood	Deliverable	Developable	Potentially Developable	Total	%
Town Centre	8	594	77	679	19.4%
Upperton	15	40	18	73	2.1%
Seaside	17	97	178	292	8.4%
Old Town	12	53	21	86	2.5%
Ocklynge & Rodmill	0	284	0	284	8.1%
Roselands & Bridgemere	1	209	25	235	6.7%
Hampden Park	1	88	60	149	4.3%
Langney	4	63	4	71	2.0%
Shinewater & North Langney	0	43	0	43	1.2%
Summerdown & Saffrons	0	60	35	95	2.7%
Meads	0	345	36	381	10.9%
Ratton & Willingdon Village	0	8	9	17	0.5%
St Anthonys & Langney Point	0	1	11	12	0.3%
Sovereign Harbour	0	100	0	100	2.9%
Outside BUA (Eastbourne Park)	0	185	205	390	11.2%
Outside BUA (East Langney Levels)	0	0	587	587	16.8%
TOTAL	58	2,170	1,266	3,494	100.0%
%	1.7%	62.1%	36.2%	100.0%	-

5.20 Table 11 confirms that the Town Centre would provide the highest number of new homes on identified sites. This is predominantly due to sites in the Town Centre having higher capacities due to potentially being capable of being developed at higher densities through taller buildings. There are 11 sites in the Town Centre that would be capable of densities over 150dph, and the average density of all identified sites in the Town Centre is 145 dph. This is a significant increase on the existing residential density in the Town Centre of 87dph, as identified in the Assessment of Residential Density¹⁵.

Table 12 – Residential Density of Positive Identified Sites by Neighbourhood

Neighbourhood	Less than 20 dph	20-35 dph	35-50 dph	50-70 dph	70-100 dph	100-150 dph	More than 150 sph	Average dph	Existing dph
Town Centre	0	1	1	1	4	7	11	145.6	87
Upperton	2	0	0	1	0	3	0	83.7	42
Seaside	0	0	3	2	10	9	7	103.9	74
Old Town	2	3	5	4	2	0	2	46.5	34
Ocklynge & Rodmill	0	0	2	0	0	0	0	49.3	21
Roselands & Bridgemere	0	0	6	2	1	2	0	44.6	29
Hampden Park	1	5	11	11	2	1	0	47.0	30
Langney	1	2	6	9	8	0	0	62.7	30
Shinewater & North Langney	1	0	5	3	5	0	0	53.6	31
Summerdown & Saffrons	3	2	2	0	0	0	0	23.9	17
Meads	2	2	0	2	1	1	0	49.5	36
Ratton & Willingdon Village	0	1	1	1	0	0	0	37.7	13
St Anthony's & Langney Point	0	0	3	0	0	0	0	45.2	32
Sovereign Harbour	0	1	1	1	1	0	0	48.8	56
Outside BUA (Eastbourne Park)	0	7	1	0	0	0	0	23.8	-
Outside BUA (East Langney Levels)	1	7	0	0	0	0	0	24.1	-
TOTAL	13	31	47	37	34	23	20	56.9	35

5.21 Other neighbourhoods that would be expected to deliver higher numbers via identified sites include Meads, Seaside, Ocklynge & Rodmill and Roselands & Bridgemere. The average density of identified sites in Seaside is 104 dph.

¹⁵ EBC, Assessment of Residential Density Report (October 2021)

- 5.22 The lowest delivery would be within the Ratton & Willingdon Village and St Anthony’s & Langney Point neighbourhoods. This is due to a limited number of identified sites in these neighbourhoods, and the majority of sites that have been identified being very small.
- 5.23 The average density of all sites identified across the town is 56.9 dph (Table 12). For all neighbourhoods except Sovereign Harbour, the average density of identified sites is significantly higher compared to the existing residential density of the neighbourhood (as identified in the Assessment of Residential Density).
- 5.24 Over half of the positively identified sites only have the capacity to accommodate less than 5 new homes (104 sites), with 133 sites in total providing less than 10 new homes each (Table 13). 72 positively identified sites would be capable of accommodating more than 10 dwellings, including 8 sites that have been assessed as having capacity for more than 100 dwellings. This would be a significant increase on the previous 15 years between 2006 and 2022 when just four sites of 100 units or more came forward for development.

Table 13 - Number of Positively identified sites by housing yield

Sites	Less than 5	5 to 9	10 to 24	25 to 49	50 to 74	75 to 99	100 or more	TOTAL
Deliverable	8	3	2	0	0	0	0	13
Developable	69	14	19	8	4	1	6	121
Potentially Developable	27	12	20	5	3	2	2	71
TOTAL	104	29	41	13	7	3	8	205
%	50.7%	14.1%	20.0%	6.3%	3.4%	1.5%	3.9%	100.0%

- 5.25 Table 14 indicates that just over a third of the total number of new homes that could be provided by positively identified sites would be delivered via individual sites comprising 100 or more units. Sites that would deliver less than 5 homes would in total provide 220 new homes. This equates to an average of 15 new homes per year, which is slightly higher than the average of 12 homes per year provided through new build or redevelopment on sites with a yield of less than 5 between 2006 and 2022.

Table 14 - Capacity of positive identified sites by housing yield

Homes	Less than 5	5 to 9	10 to 24	25 to 49	50 to 74	75 to 99	100 or more	TOTAL
Deliverable	11	21	26	0	0	0	0	58
Developable	158	91	270	295	251	80	1,025	2,170
Potentially Developable	51	75	266	194	184	162	334	1,266
TOTAL	220	187	562	489	435	242	1,359	3,494
%	6.3%	5.4%	16.1%	14.0%	12.4%	6.9%	38.9%	100.0%

5.26 In terms of trajectory, it would be expected that the 'positively identified' sites would deliver 939 new homes between Years 6 and 10, and 2,497 new homes would be delivered after Year 10 (Table 15).

Table 15 - Expected delivery periods for positively identified sites

Neighbourhood	Deliverable	Developable		Potentially Developable		TOTAL
	1-5 Years	6-10 Years	11+ Years	6-10 Years	11+ Years	
Town Centre	8	213	381	11	66	679
Upperton	15	40	0	0	18	73
Seaside	17	44	53	20	158	292
Old Town	12	9	44	0	21	86
Ocklynge & Rodmill	0	9	275	0	0	284
Roselands & Bridgemere	1	209	0	0	25	235
Hampden Park	1	51	37	0	60	149
Langney	4	37	26	0	4	71
Shinewater & North Langney	0	17	26	0	0	43
Summerdown & Saffrons	0	60	0	0	35	95
Meads	0	66	279	35	1	381
Ratton & Willingdon Village	0	3	5	0	9	17
St Anthonys & Langney Point	0	0	1	0	11	12
Sovereign Harbour	0	80	20	0	0	100
Outside BUA (Eastbourne Park)	0	35	150	0	205	390
Outside BUA (East Langney Levels)	0	0	0	0	587	587
TOTAL	58	873	1,297	66	1,200	3,494

Employment

5.27 A total of 17 sites have been assessed as being deliverable, developable or potentially developable ('positive identified') for commercial use, including 7 sites that would be suitable to accommodate a mixed use of residential and commercial. These have been assessed as having capacity deliver a total of 73,450 sqm of commercial floorspace. This would include 14,450 sqm of retail and leisure floorspace, 13,000 sqm of office floorspace, 40,000 sqm of industrial and warehouse floorspace, and 3,000 sqm of hotel floorspace.

Table 16 - Employment capacity on positively identified sites

Type	Floorspace (sqm)
Retail / Leisure	14,450
Office	13,000
Industrial / Warehouse	40,000
Hotel	3,000
Other	3,000
TOTAL	73,450

5.28 Sites for around 40,000 sqm of employment (industrial and warehouse) space have been identified in Eastbourne, although 30,000 sqm of this are on sites that are currently assessed as 'Potentially Developable'.

5.29 Sovereign Harbour has also been identified as having capacity for 20,000 sqm of employment (retail/leisure and office) space, which includes some sites that are currently allocated for employment use.

5.30 The Town Centre could accommodate around 12,800 sqm of employment (retail/leisure and office) space, predominantly through mixed use developments. Roselands & Bridgmere contains one positively identified site for employment (industrial and warehouse), which is located within a designated industrial estate.

Table 17 - Employment floorspace on positively identified sites by neighbourhood

Neighbourhood	Retail / Leisure	Office	Industrial / Warehouse	Hotel	Other	Total
Town Centre	6,800	3,000	0	3,000	0	12,800
Upperton	0	0	0	0	0	0
Seaside	0	0	0	0	0	0
Old Town	0	0	0	0	0	0
Ocklynge & Rodmill	0	0	0	0	0	0
Roselands & Bridgmere	300	0	10,000	0	0	10,300
Hampden Park	0	0	0	0	0	0
Langney	0	0	0	0	0	0
Shinewater & North Langney	0	0	0	0	0	0
Summerdown & Saffrons	0	0	0	0	0	0
Meads	0	0	0	0	0	0
Ratton & Willingdon Village	0	0	0	0	0	0
St Anthonys & Langney Point	350	0	0	0	0	350

Sovereign Harbour	7,000	10,000	0	0	3,000	20,000
Outside BUA (Eastbourne Park)	0	0	30,000	0	0	30,000
Outside BUA (East Langney Levels)	0	0	0	0	0	0
TOTAL	14,450	13,000	40,000	3,000	3,000	73,450

Other Uses

5.31 There were 3 sites assessed as being 'Developable' for other uses. The landowners of these sites have indicated that they would be available for other uses including educational facilities and health infrastructure.

6. WINDFALL ASSESSMENT

- 6.1 The NPPF is clear that a windfall allowance can be included in the anticipated housing supply where there is compelling evidence that such sites have and will continue to form a reliable source of supply.
- 6.2 A separate Windfall Assessment¹⁶ has been prepared to provide compelling evidence for an appropriate justification for the inclusion of an allowance for the future windfall delivery of new homes.
- 6.3 The Land Availability Assessment has not applied a threshold to the identification of sites, which are considered most likely to be those that would involve 'New Build' and 'Redevelopment'. Therefore, the windfall allowance is based upon anticipated supply from Conversions and Changes of Use going forward, with no threshold on site.
- 6.4 In order to calculate a windfall allowance, past trends of delivery from conversions and changes of use were analysed. This identified that over the 16-year period between 2006 and 2022, 1,610 new homes were delivered via Conversions and Changes of Use, at an average of 100.6 homes per year.
- 6.5 An analysis was then undertaken of how other factors such as changes to national policy, guidance and regulations (including extensions to permitted development rights) may impact these trends in future, and if these trends can be sustained over a longer timeframe. This enables adjustments to be made to the past trends in order to provide a windfall allowance for the plan period.
- 6.6 This analysis identified that changes in national policy, guidance and regulations are expected to have an impact on the continuation of past trends. The permitted development rights associated with Class E to residential are anticipated to continue to deliver housing, although it is expected that there will be a shift away from office to residential due to an exhaustion of the convertible office stock, and an increase in new homes from retail to residential. Permitted development rights from upward extensions are also expected to deliver some new homes, although the complexities involved with this means that increases in delivery via this method are expected to be modest. Justifications for the assumptions made are provided in the Windfall Assessment report.
- 6.7 Following the assessment of past trends and adjustments to take into account changes in national policy, guidance and legislation, the Windfall Assessment identifies that changes of use and conversions are anticipated to contribute a total of 1,260 net additional homes over the period 2025 to 2039, at an average of 90 new homes per year. A windfall allowance is not included within years 1 to

¹⁶ Eastbourne Borough Council, Windfall Assessment (November 2022)

3 to avoid double counting within extant permissions, so therefore the windfall allowance is applied between 2025 and 2039.

- 6.8 The assessment has also considered the broad locations (by neighbourhood) where windfall is anticipated to come forward. The Town Centre is expected to accommodate just over half of the expected windfall, which is consistent with the aims behind the changes to permitted development rights, particularly the introduction of a right to change use from class E to residential to support housing delivery and bring more residential use into high streets and town centres, boosting footfall and creating additional demand.
- 6.9 Upperton, Seaside and Meads (the neighbourhoods immediately surrounding the Town Centre) are expected to deliver the majority of the remaining allowance. Other neighbourhoods are not expected to see any significant housing delivery via conversions or changes of use.

Table 18 - Windfall Allowance 2024-2039 by neighbourhood

Neighbourhood	Total Allowance 2024-2039	Annual Average
Town Centre	630	45
Upperton	154	11
Seaside	252	18
Old Town	70	5
Ocklynge & Rodmill	14	1
Roselands & Bridgemere	0	0
Hampden Park	14	1
Langney	14	1
Shinewater & North Langney	0	0
Summerdown & Saffrons	0	0
Meads	98	7
Ratton & Willingdon Village	0	0
St Anthony's & Langney Point	0	0
Sovereign Harbour	14	1
TOTAL	1,260	90

7. CONCLUSIONS

Housing

- 7.1 Eastbourne's local housing need, as calculated by the standard method, is 738 new homes per year, or 14,760 homes over the period 2019 to 2039.
- 7.2 Table 19 identifies the housing capacity of Eastbourne between 2019 and 2039.

Table 19 – Eastbourne Housing Capacity 2019-2039

	Homes
Delivered 2019-2022	557
Extant Permissions	1,090
Windfall Allowance	1,260
Deliverable Sites	58
Developable Sites	2,170
Total	5,135
Annual Average	257
+ Potentially Developable Sites	1,266
Total	6,401
Annual Average	320

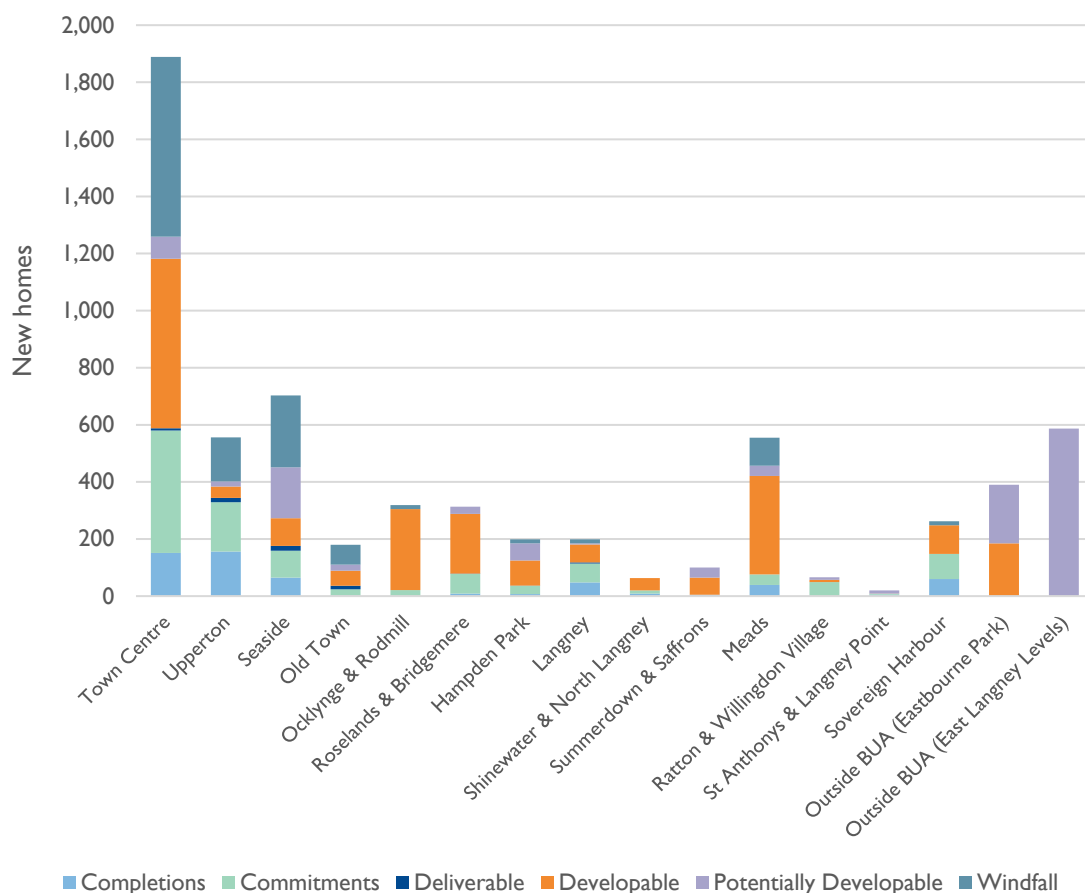
- 7.3 In terms of completions, there were 557 net additional homes delivered in the first three years of the plan period – 200 in 2019/20, 230 in 2020/21 and 127 in 2020/21.
- 7.4 As of 1st April 2022, there were 136 sites with extant planning permission for residential development, including sites under construction, that are expected to be delivered within the next five years. These sites would deliver 1,090 new homes.
- 7.5 As identified in Section 6, the Windfall Assessment Report identifies that an allowance for windfall from conversions and changes of use should be made between 2025 and 2039, and this would be expected to contribute 1,260 new homes.
- 7.6 In addition to extant planning permissions, there is an additional 58 homes identified on sites assessed as being deliverable. Sites assessed as being 'developable' have the capacity to deliver 2,170 homes.

- 7.7 In total, this would mean that over the plan period, there is capacity for 5,135 homes at an average of 257 new homes per year.
- 7.8 In addition, the 71 sites that have been assessed as ‘potentially developable’ have capacity for a further 1,266 homes. If further evidence demonstrates that these sites are developable, this would increase capacity to 6,401 homes over the plan period at an average of 320 homes per year.
- 7.9 Therefore, at this time it is considered that the local plan will plan for between 5,135 and 6,401 homes at an average of between **257 and 320 homes per year.**
- 7.10 This would result in a **shortfall against the local housing need of between 418 and 481 homes per year,** equivalent to between 8,360 and 9,620 homes over 20 years.
- 7.11 The previous SHELAA (2019) identified a capacity of 4,965 homes at an average of 248 homes per year, so the range of between 257 and 320 homes per year in this LAA represents an increase in housing supply, particularly when compared to the average delivery over the last five years of 178 homes per year, despite the absence of a five-year housing land supply and the application of the NPPF’s presumption in favour of sustainable development.
- 7.12 It is expected that housing delivery is going to be concentrated on the Town Centre, which would deliver just under a third of the total number of homes between 2019 and 2039, at an average of 95 new homes per year (including ‘potentially developable’ sites). A significant proportion of these new homes in the Town Centre are expected to be delivered through windfall changes of use and conversions, and a large number to be delivered on sites accommodating tall buildings to enable higher densities.
- 7.13 Upperton, Seaside and Meads (neighbourhoods immediately surrounding the Town Centre) are expected to accommodate an average of around 30 new homes per year (including ‘potentially developable’ sites).

Table 20 - Expected housing delivery by neighbourhood (2019-2039)

Neighbourhood	Completions	Commitments	Deliverable	Developable	Potentially Developable	Windfall	TOTAL	%
Town Centre	151	429	8	594	77	630	1,889	29.5%
Upperton	156	173	15	40	18	154	556	8.7%
Seaside	65	94	17	97	178	252	703	11.0%
Old Town	2	22	12	53	21	70	180	2.8%
Ocklynge & Rodmill	1	20	0	284	0	14	319	5.0%
Roselands & Bridgemere	9	69	1	209	25	0	313	4.9%
Hampden Park	7	29	1	88	60	14	199	3.1%
Langney	48	66	4	63	4	14	199	3.1%
Shinewater & North Langney	9	11	0	43	0	0	63	1.0%
Summerdown & Saffrons	5	0	0	60	35	0	100	1.6%
Meads	39	37	0	345	36	98	555	8.7%
Ratton & Willingdon Village	0	49	0	8	9	0	66	1.0%
St Anthonys & Langney Point	5	3	0	1	11	0	20	0.3%
Sovereign Harbour	60	88	0	100	0	14	262	4.1%
Outside BUA (Eastbourne Park)	0	0	0	185	205	0	390	6.1%
Outside BUA (East Langney Levels)	0	0	0	0	587	0	587	9.2%
TOTAL	557	1,090	58	2,170	1,266	1,260	6,401	100.0%

Figure 4 - Expected housing delivery by neighbourhood (2019-2039)



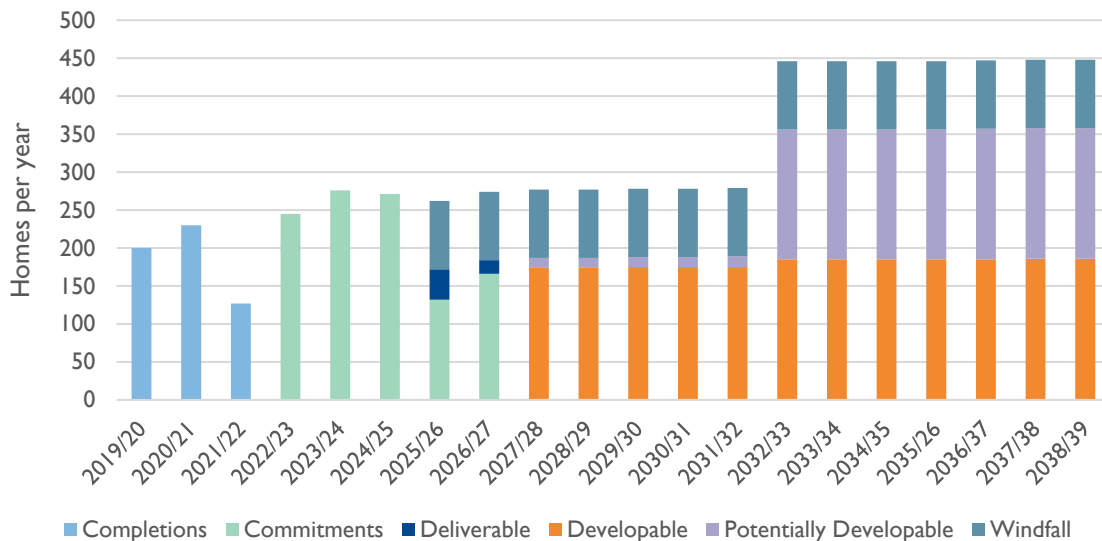
7.14 In the next five years, housing delivery is expected to be around 250 new homes per year. Between years 6 and 11 annual delivery would be expected to increase to around 275 new homes per year as some of the ‘developable’ sites come forward.

7.15 A number of sites, particularly large sites and those currently identified as being ‘potentially developable’, would not be expected to come forward until the second half of the plan period in year 11 and after. This means that it is expected that there will be a significant increase in housing delivery after 2031 to around 450 new homes per year.

Table 21 - Housing Trajectory

Year	Completions	Commitments	Deliverable	Developable	Potentially Developable	Windfall	Total
2019/20	200	-	-	-	-	-	200
2020/21	230	-	-	-	-	-	230
2021/22	127	-	-	-	-	-	127
2022/23	-	245	-	-	-	-	245
2023/24	-	276	-	-	-	-	276
2024/25	-	271	-	-	-	-	271
2025/26	-	132	40	-	-	90	262
2026/27	-	166	18	-	-	90	274
2027/28	-	-	-	174	13	90	277
2028/29	-	-	-	174	13	90	277
2029/30	-	-	-	175	13	90	278
2030/31	-	-	-	175	13	90	278
2031/32	-	-	-	175	14	90	279
2032/33	-	-	-	185	171	90	446
2033/34	-	-	-	185	171	90	446
2034/35	-	-	-	185	171	90	446
2035/26	-	-	-	185	171	90	446
2036/37	-	-	-	185	172	90	447
2037/38	-	-	-	186	172	90	448
2038/39	-	-	-	186	172	90	448
TOTAL	557	1,090	58	2,170	1,266	1,260	6,401

Figure 5 - Housing Trajectory Graph



Employment

- 7.16 The Eastbourne and Wealden Employment and Economy Study (April 2022) identifies a need for a minimum of 76,184 sqm of employment (office, industrial and warehouse) floorspace. Further evidence is required on the future need for retail and leisure.
- 7.17 The LAA identifies that there is capacity for 53,000sqm of employment floorspace, comprising 13,000 sqm of office floorspace and 40,000 sqm of industrial and warehouse floorspace. In addition, there is potential capacity for 15,450 sqm of retail and leisure floorspace, 3,000 sqm of hotel floorspace and 3,000 sqm of other 'employment-generating' use.
- 7.18 This means that there is insufficient capacity to meet the future employment needs in full. There would be a **shortfall against the employment need of a minimum of 8,946 sqm of office floorspace and 14,238 sqm of industrial and warehouse floorspace.**

Table 22 - Employment (Office, Industrial & Warehouse) floorspace

Employment Use	Need (sqm)	Capacity (sqm)	Shortfall (sqm)
Office	21,946	13,000	8,946
Industrial & Warehouse	54,238	40,000	14,238
TOTAL	76,184	53,000	23,184

- 7.19 The previous SHELAA identified capacity for 96,950 sqm of commercial floorspace over the plan period, compared to 74,450 sqm in this LAA. The reduction in employment capacity since the last study is a result of the potential future use of employment sites being reassessed in light of the significant shortfall against local housing need, and reduced capacity assumptions due to requirements for mitigation and buffers to watercourses on sites within Eastbourne Park.

8. NEXT STEPS

- 8.1 The trajectory in Table 21 clearly shows that there is insufficient capacity to meet local housing need. Steps have been taken through this LAA to identify all sites that are capable of accommodating development and to maximise their capacity, and this has increased capacity from 248 homes per year in the 2019 SHELAA to between 257 and 320 homes per year in this LAA.
- 8.2 There is additional evidence that is required to confirm the status of the sites that have been identified as 'Potentially Developable'. This includes commissioning specialist evidence to further assess the suitability of sites.
- 8.3 In addition, further calls for sites will be undertaken to identify any further available land. The LAA will be reviewed on a regular basis, and particularly when there are significant changes to the information about land in the borough that would affect the accuracy of the assessment.
- 8.4 In line with the PPG¹⁷, it will be necessary to establish how needs might be met in adjoining areas through the process of preparing statements of common ground, and in accordance with the duty to cooperate. If following this, needs cannot be met then the Council will have to demonstrate the reasons why as part of the plan examination.

¹⁷ PPG – Housing and economic land availability assessment - Paragraph: 025 Reference ID: 3-025-20190722

APPENDICES

Appendix 1: Map of Density Area and Ranges

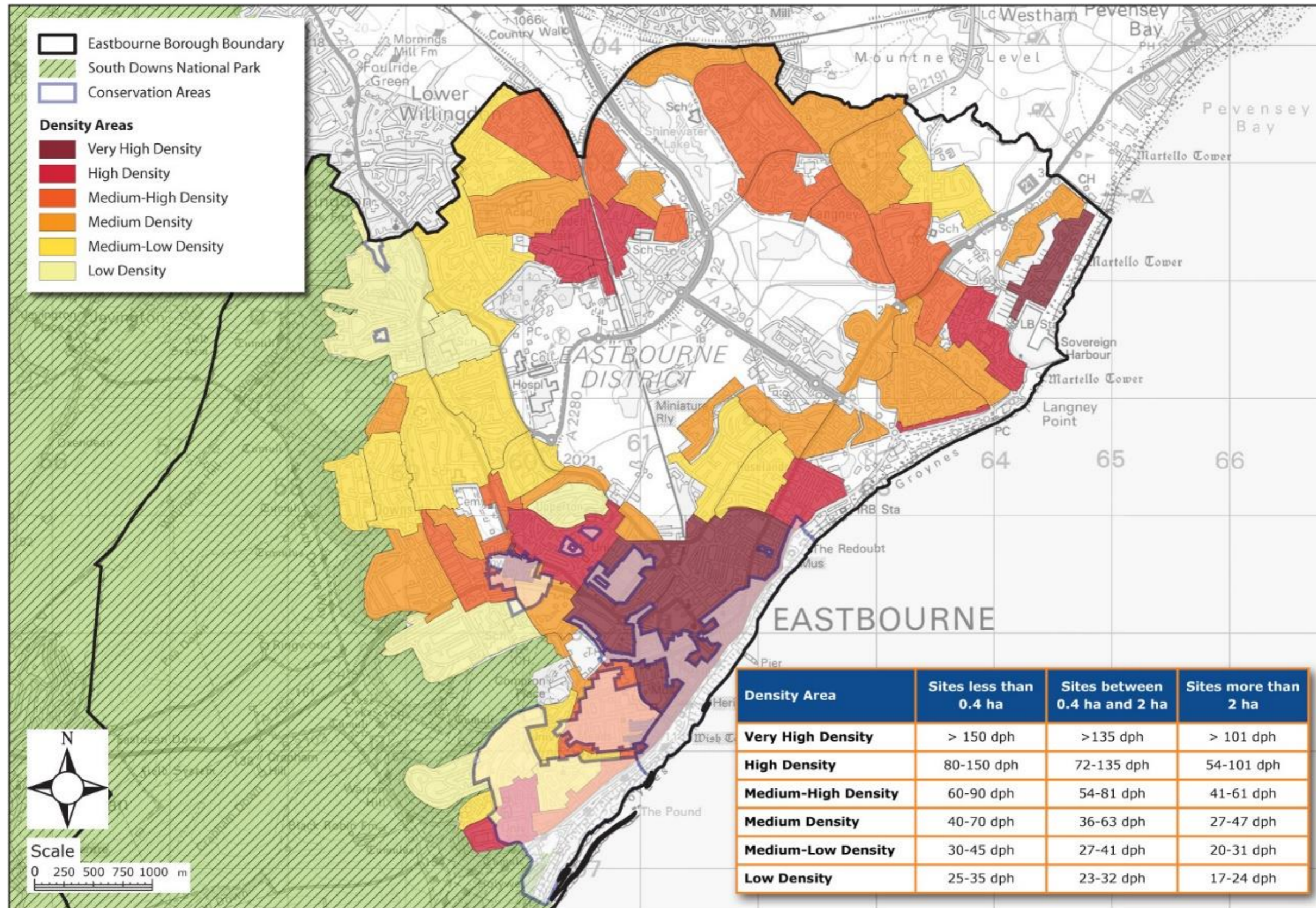
Appendix 2: Map of Neighbourhoods

Appendix 3: List of Sites Excluded and Reasons

Appendix 4: List of Sites with Extant Planning Permission (1st April 2022)

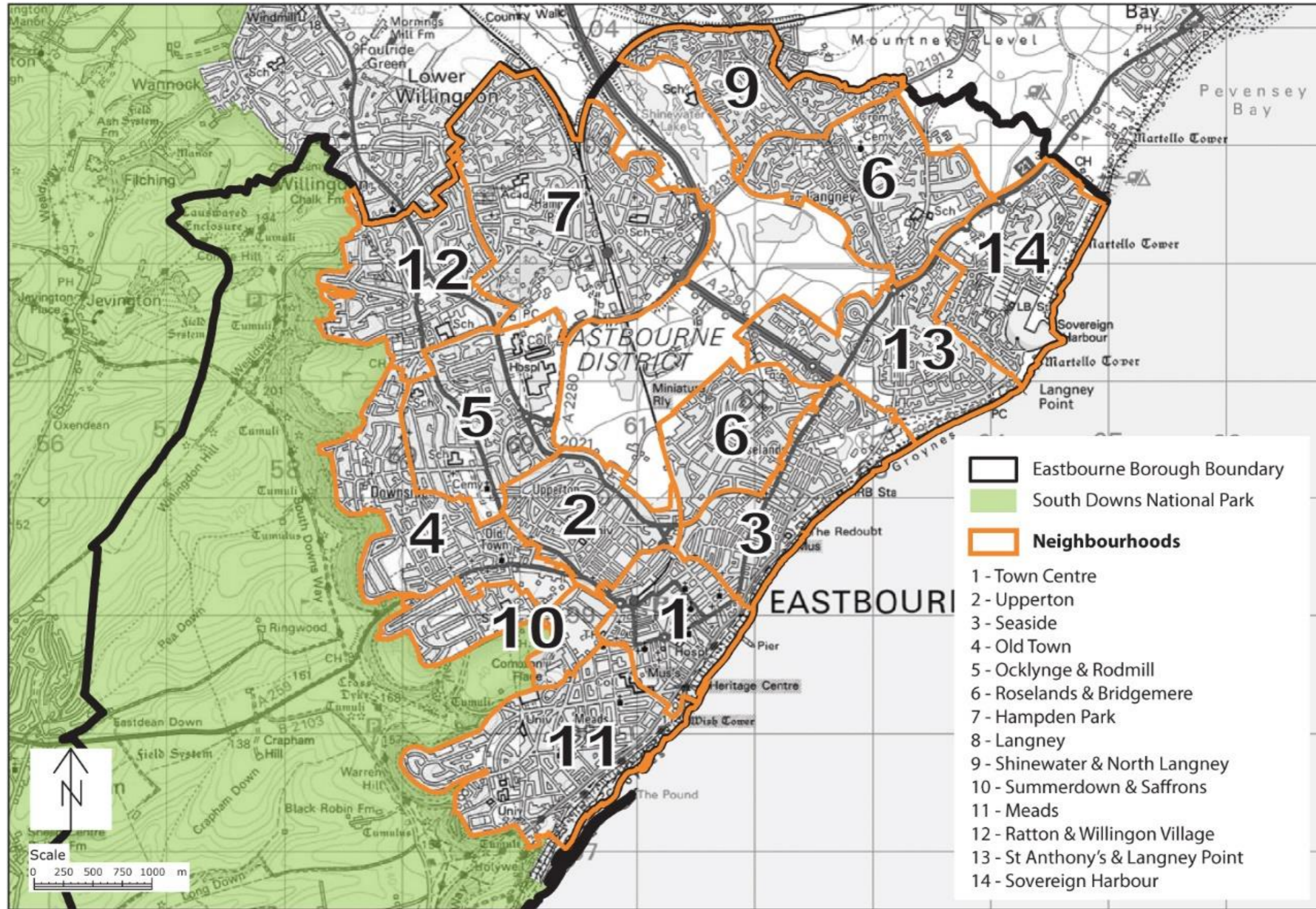
Appendix 5: List of Sites Included and Summary of Assessment

Appendix I: Map of Density Area and Ranges



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Appendix 2: Map of Neighbourhoods



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Appendix 3: List of Sites Excluded and Reasons

Site Ref	Site Name	Exclusion Reason
EP27	Land off southern end of Sevenoaks Road	Site entirely within the functional floodplain
EP40	West Langney Levels	Site entirely within the functional floodplain
HA07	Elm Grove Amenity Area	Protected from development in perpetuity due to Fields in Trust legal agreement
HA08	Edgeland Terrace (Former CMS Buildings)	Development Completed
HA11	Land Adjacent Sumach Close/Maywood Avenue	Development Completed
HA13	Part of Holly Place Open Space	Protected from development in perpetuity due to Fields in Trust legal agreement
HA27	Brassey Parade Shopping Centre	Site expected to come forward as Change of Use or Conversion
HA29	Former St Luke's Church, Elm Grove	Development Completed
HA42	29 Brassey Parade	Site expected to come forward as Change of Use or Conversion
HA46	Upper floors, 6 Elm Grove	Site expected to come forward as Change of Use or Conversion
HA48	Land at 71 Decoy Drive and 3 Nevill Avenue	Site expected to come forward as Change of Use or Conversion
HA50	2 Percival Crescent	Development Completed
HA52	Hampden Park	Protected from development in perpetuity due to Fields in Trust legal agreement
HA56	30 Brodrick Road	Development Completed
HA60	Holly Park	Protected from development in perpetuity due to Fields in Trust legal agreement
HA63	Tugwell Park	Protected from development in perpetuity due to Fields in Trust legal agreement
LA01	Car Park to east of Langney Shopping Centre	Development Completed
LA02	Site adjacent Langney Shopping Centre, Kingfisher Drive	Development Completed
LA05	Belmont Nursing Home, Pevensey Bay Road	Development Completed
LA16	Land adjacent 10 Wordsworth Drive	Development Completed
LA40	Land at Langney Rise opposite Priory Road Junction	Development Completed
LA44	Car Park rear of Langney shopping centre	Development Completed
LA54	147 Priory Road	Development Completed
ME04	5 Grange Gardens	Site expected to come forward as Change of Use or Conversion
ME05	Wood Winton, 63A Silverdale Road	Development Completed
ME08	Koala, King Edwards Parade	Development Completed
ME12	The Meads Club 75 Meads Road	Site expected to come forward as Change of Use or Conversion
ME14	8 Dalton Road	Development Completed
ME15	Southdown House, 2 Silverdale Road	Site expected to come forward as Change of Use or Conversion
ME16	Alexandra Hotel, King Edwards Parade	Site expected to come forward as Change of Use or Conversion

Site Ref	Site Name	Exclusion Reason
ME17	The Pilot, 89 Meads Street	Site expected to come forward as Change of Use or Conversion
ME18	71 Carlisle Road	Site expected to come forward as Change of Use or Conversion
ME19	Bishopsbourne 15 Fairfield Road	Development Completed
ME21	Meads House, 26 Denton Road	Site expected to come forward as Change of Use or Conversion
ME22	Southcroft Hotel 15 South Cliff Avenue	Development Completed
ME31	Helen Gardens	Protected from development in perpetuity due to Fields in Trust legal agreement
ME32	Holywell Italian Gardens	Protected from development in perpetuity due to Fields in Trust legal agreement
ME33	All Saints Park	Protected from development in perpetuity due to Fields in Trust legal agreement
ME61	3 Grassington Road	Site expected to come forward as Change of Use or Conversion
ME62	5 Grassington Road	Site expected to come forward as Change of Use or Conversion
ME65	Wargrave House, Blackwater Road	Site expected to come forward as Change of Use or Conversion
ME66	Gonville House, Carlisle Road	Site expected to come forward as Change of Use or Conversion
ME67	Ollier Court, Lennox Lodge & Craig House, Carlisle Road	Site expected to come forward as Change of Use or Conversion
OC03	Kings Drive/Cross Levels Way	Development Completed
OC07	51 Park Avenue	Development Completed
OL03	Old Town Recreation Ground	Protected from development in perpetuity due to Fields in Trust legal agreement
OL04	Manor Garden Cottage	Site expected to come forward as Change of Use or Conversion
OL06	21a Lower Road	Site expected to come forward as Change of Use or Conversion
OL07	2a St. Mary's Road	Development Completed
OL11	16a Bradford Street	Site expected to come forward as Change of Use or Conversion
OL13	44 East Dean Road	Development Completed
OL19	The Mews, 5 Watts Lane	Site expected to come forward as Change of Use or Conversion
OL22	Motcombe Gardens	Protected from development in perpetuity due to Fields in Trust legal agreement
OL33	5 Motcombe Lane	Development Completed
OL35	Land at 8a Longland Road	Site expected to come forward as Change of Use or Conversion
OL38	1 Crown Street	Site expected to come forward as Change of Use or Conversion
OL40	3 Abbey Road	Development Completed
OL41	34 Church Street	Site expected to come forward as Change of Use or Conversion

Site Ref	Site Name	Exclusion Reason
OL43	Seaforth Court, 91-93 Victoria Drive	Site expected to come forward as Change of Use or Conversion
OL48	Gildredge Park	Protected from development in perpetuity due to Fields in Trust legal agreement
OL49	Manor Gardens	Protected from development in perpetuity due to Fields in Trust legal agreement
RA05	82 Wish Hill	Site expected to come forward as Change of Use or Conversion
RA08	Westlords	Protected from development in perpetuity due to Fields in Trust legal agreement
RA18	Land between Melvill Lane and Buckhurst Close	Ancient Woodland
RO04	Old Swan Laundry, Ringwood Road	Development Completed
RO14	Fitzmaurice Mews	Development Completed
RO16	Land at junction of Northbourne Road and Britland Estate	Development Completed
RO30	12 Homewood Close	Development Completed
RO32	4 Churchdale Road (SeaScrew)	Site expected to come forward as Change of Use or Conversion
SE02	125/127 Seaside	Site expected to come forward as Change of Use or Conversion
SE03	Seaside Recreation Ground	Protected from development in perpetuity due to Fields in Trust legal agreement
SE08	21a Manifold Road	Development Completed
SE09	106 Firlie Road	Site expected to come forward as Change of Use or Conversion
SE11	Premises Adjacent to 164 Longstone Road	Development Completed
SE14	80 Seaside	Site expected to come forward as Change of Use or Conversion
SE18	Princes Park	Protected from development in perpetuity due to Fields in Trust legal agreement
SE19	186 Seaside	Site expected to come forward as Change of Use or Conversion
SE21	Redoubt Memorial Gardens	Protected from development in perpetuity due to Fields in Trust legal agreement
SE23	14 Channel View Road	Site expected to come forward as Change of Use or Conversion
SE24	56 Latimer Road	Development Completed
SE27	142 Langney Road	Site expected to come forward as Change of Use or Conversion
SE29	Clarence Works, Clarence Road	Development Completed
SE30	9 Hampden Terrace, Latimer Road	Development Completed
SE33	Garages at end of St James Road	Development Completed
SE35	Lion Works, Sidley Road	Site expected to come forward as Change of Use or Conversion
SE37	1a Fairlight Road	Site expected to come forward as Change of Use or Conversion
SE38	6 Seabeach Lane	Site expected to come forward as Change of Use or Conversion
SE41	14-18 Seabeach Lane	Development Completed

Site Ref	Site Name	Exclusion Reason
SE42	20-22 Seabeach Lane	Site expected to come forward as Change of Use or Conversion
SE43	Senlac House & Marine Garages, 53-59 Seaside	Site expected to come forward as Change of Use or Conversion
SE44	Fort Windows, Fort Lane	Development Completed
SE58	Nirvana Private Hotel, 32 Redoubt Road	Development Completed
SE59	Bay Lodge Hotel, 61-62 Royal Parade	Site expected to come forward as Change of Use or Conversion
SE60	15 Beamsley Road	Site expected to come forward as Change of Use or Conversion
SE61	17 Rylstone Road	Site expected to come forward as Change of Use or Conversion
SE63	110a Langney Road	Site expected to come forward as Change of Use or Conversion
SE64	136 - 138 Seaside	Site expected to come forward as Change of Use or Conversion
SE66	150-152 Seaside	Site expected to come forward as Change of Use or Conversion
SE67	16 Seabeach Lane	Site expected to come forward as Change of Use or Conversion
SE68	166 Seaside	Site expected to come forward as Change of Use or Conversion
SE69	183 Langney Road	Development Completed
SE70	213 Seaside	Site expected to come forward as Change of Use or Conversion
SE71	235 - 237 Seaside	Site expected to come forward as Change of Use or Conversion
SE73	291 Seaside	Site expected to come forward as Change of Use or Conversion
SE75	36 - 38 Seaside	Site expected to come forward as Change of Use or Conversion
SE76	405 Seaside	Site expected to come forward as Change of Use or Conversion
SE77	74 Beach Road	Site expected to come forward as Change of Use or Conversion
SE78	74 Seaside	Site expected to come forward as Change of Use or Conversion
SE79	Heatherleigh Hotel, Royal Parade	Development Completed
SE81	4 St James Road	Site expected to come forward as Change of Use or Conversion
SE82	164 Seaside	Site expected to come forward as Change of Use or Conversion
SE84	11-17 Manifold Road	Development Completed
SE91	44a Dudley Road	Site expected to come forward as Change of Use or Conversion
SE94	Land to rear of 381 Seaside	Development Completed
SH02	Oak Tree Cottages, Oak Tree Lane	Site expected to come forward as Change of Use or Conversion
SH06	Land off Oak Tree Lane	Development Completed

Site Ref	Site Name	Exclusion Reason
SH15	16 Old Drove	Development Completed
SH20	1 Elmwood Close	Development Completed
SH39	Shinewater Playing Fields	Protected from development in perpetuity due to Fields in Trust legal agreement
SO06	Martello Tower No 64	Site expected to come forward as Change of Use or Conversion
SO10	Site 8, Sovereign Harbour	Development Completed
ST01	Land to the west of Five Acre Field, Lottbridge Drove	Protected from development in perpetuity due to Fields in Trust legal agreement
ST05	561 Seaside	Site expected to come forward as Change of Use or Conversion
ST09	26 - 28 Lottbridge Drove	Site expected to come forward as Change of Use or Conversion
ST10	Five Acre Field	Protected from development in perpetuity due to Fields in Trust legal agreement
ST12	Sovereign Park	Protected from development in perpetuity due to Fields in Trust legal agreement
TO03	Central Methodist, Langney Road	Site expected to come forward as Change of Use or Conversion
TO05	Arch Mews, 41a Longstone Road	Development Completed
TO07	44 Grove Road	Development Completed
TO08	46/50 South Street	Development Completed
TO10	1 Grove Road	Site expected to come forward as Change of Use or Conversion
TO100	Map House 34-36 St Leonards Road (Upward Extension)	Site expected to come forward as Change of Use or Conversion
TO101	Map House 36-38 St Leonards Road (Change of Use)	Site expected to come forward as Change of Use or Conversion
TO102	Pisces House 3 Cornfield Terrace	Site expected to come forward as Change of Use or Conversion
TO104	Regent Hotel 3 Cavendish Place	Site expected to come forward as Change of Use or Conversion
TO105	Savoy Court Hotel, Cavendish Place	Site expected to come forward as Change of Use or Conversion
TO106	Southdown Hotel, 1-3 Howard Square	Site expected to come forward as Change of Use or Conversion
TO107	St Annes House 2 St Annes Road	Site expected to come forward as Change of Use or Conversion
TO11	74-78 Terminus Road	Site expected to come forward as Change of Use or Conversion
TO116	5c Commercial Road	Development Completed
TO122	St Mary's House, 52 St Leonards Road	Site expected to come forward as Change of Use or Conversion
TO123	Former Curzon Cinema, Langney Road	Site expected to come forward as Change of Use or Conversion
TO13	22 Cornfield Road	Site expected to come forward as Change of Use or Conversion
TO14	4 Hyde Gardens	Development Completed
TO15	13 Hyde Gardens	Development Completed

Site Ref	Site Name	Exclusion Reason
TO16	1 Ivy Terrace	Site expected to come forward as Change of Use or Conversion
TO17	12 Station Parade	Development Completed
TO18	99 South Street	Development Completed
TO19	15 Hyde Gardens	Site expected to come forward as Change of Use or Conversion
TO20	19 Cornfield Terrace	Site expected to come forward as Change of Use or Conversion
TO21	14 West Terrace	Site expected to come forward as Change of Use or Conversion
TO22	17-18 Lushington Lane	Development Completed
TO25	164-168 Ashford Road	Development Completed
TO27	Cavendish Business Centre, 86a Cavendish Place	Site expected to come forward as Change of Use or Conversion
TO28	62a Tideswell Road	Development Completed
TO30	The Colonnades, Colonnade Gardens	Site expected to come forward as Change of Use or Conversion
TO31	30 Cavendish Place	Development Completed
TO33	31 Elms Avenue	Development Completed
TO34	Coral Guest House, 45 Cavendish Place	Development Completed
TO35	Sainvia Guest House, 19 Ceylon Place	Development Completed
TO37	19c Commercial Road	Site expected to come forward as Change of Use or Conversion
TO38	Royal Hotel 8-9 Marine Parade	Site expected to come forward as Change of Use or Conversion
TO39	Albury House, Cornfield Lane	Development Completed
TO41	19 Langney Road	Development Completed
TO42	Magistrates Court, 4 The Avenue	Development Completed
TO46	Eastbourne House, 22-24 Gildredge Road	Site expected to come forward as Change of Use or Conversion
TO47	4-6 Pevensy Road	Development Completed
TO50	Langleys Pub, 80-82 Pevensy Road	Development Completed
TO56	Eastbourne Police Station, Grove Road	Site expected to come forward as Change of Use or Conversion
TO57	5 Calverley Walk	Development Completed
TO58	56a Grove Road	Site expected to come forward as Change of Use or Conversion
TO59	12 North Street	Development Completed
TO60	Upper floors, 219 Terminus Road	Development Completed
TO61	Burlington Villas, 78-86 Seaside Road	Site expected to come forward as Change of Use or Conversion
TO62	42a Susans Road	Site expected to come forward as Change of Use or Conversion
TO63	WRVS Centre, 24 Hyde Road	Development Completed
TO64	39 Wincombe Road	Development Completed
TO65	4 North Street	Development Completed
TO66	64-66 Terminus Road	Development Completed

Site Ref	Site Name	Exclusion Reason
TO68	1 Gildredge Road	Site expected to come forward as Change of Use or Conversion
TO69	1 The Avenue	Site expected to come forward as Change of Use or Conversion
TO71	110 Cavendish Place	Site expected to come forward as Change of Use or Conversion
TO72	110a Longstone Road	Site expected to come forward as Change of Use or Conversion
TO73	12 Trinity Trees	Site expected to come forward as Change of Use or Conversion
TO75	15-21 Hartington Place	Site expected to come forward as Change of Use or Conversion
TO76	18 - 22 Terminus Road	Development Completed
TO77	20 Cornfield Terrace	Site expected to come forward as Change of Use or Conversion
TO78	21 - 25 Gildredge Road	Development Completed
TO79	243-245 Terminus Road	Site expected to come forward as Change of Use or Conversion
TO80	31a Cornfield Road	Site expected to come forward as Change of Use or Conversion
TO81	34 South Street	Development Completed
TO83	4 Avenue Mews	Site expected to come forward as Change of Use or Conversion
TO84	43a Grove Road	Site expected to come forward as Change of Use or Conversion
TO85	5 Wish Road	Site expected to come forward as Change of Use or Conversion
TO86	61 Pevensey Road	Development Completed
TO87	68 Seaside Road	Site expected to come forward as Change of Use or Conversion
TO88	7 Gildredge Road	Site expected to come forward as Change of Use or Conversion
TO89	Esperance Hospital 1 Hartington Place	Site expected to come forward as Change of Use or Conversion
TO90	79 Cavendish Place	Development Completed
TO91	79 Langney Road	Site expected to come forward as Change of Use or Conversion
TO92	9a South Street	Development Completed
TO93	Albany Lions Hotel, 41-43 Grand Parade	Site expected to come forward as Change of Use or Conversion
TO94	First Church of Christ Scientist, Spencer Road	Development Completed
TO97	Greencoat House 32 St Leonards Road (Ground Floor and Upward Extension)	Site expected to come forward as Change of Use or Conversion
TO98	Greencoat House 32 St Leonards Road (1st 2nd and 3rd Floors)	Site expected to come forward as Change of Use or Conversion
UP01	7 Upperton Gardens	Development Completed
UP02	1-2 Coach House, Hartfield Lane	Development Completed
UP04	Former St Wilfrid's Hospice, Mill Gap Road	Development Completed
UP11	8 Mill Gap Road	Development Completed

Site Ref	Site Name	Exclusion Reason
UP13	Steel House, 2 Enys Road	Development Completed
UP14	44/46 Enys Road	Site expected to come forward as Change of Use or Conversion
UP16	Bramble Guest House, 16 Lewes Road	Development Completed
UP17	20 Upperton Road	Site expected to come forward as Change of Use or Conversion
UP18	4 Willingdon Road	Site expected to come forward as Change of Use or Conversion
UP22	Chantry House, 22 Upperton Road	Site expected to come forward as Change of Use or Conversion
UP23	Selwyn Park Court, 33 Selwyn Road	Site expected to come forward as Change of Use or Conversion
UP26	Hartfield Square	Protected from development in perpetuity due to Fields in Trust legal agreement
UP27	Upperton Gardens	Protected from development in perpetuity due to Fields in Trust legal agreement
UP28	College Green	Protected from development in perpetuity due to Fields in Trust legal agreement
UP34	Torfield Court, 41 St Annes Road	Site expected to come forward as Change of Use or Conversion
UP36	St Mark's House, Upperton Road	Site expected to come forward as Change of Use or Conversion

Appendix 4: List of Sites with Extant Planning Permission (1st April 2022)

Application Ref	Site name	Neighbourhood	Gross Units	Net Units
180487	29 Brassey Parade	Hampden Park	5	5
180913	Brassey Parade	Hampden Park	22	22
210701	15a Mountfield Road	Hampden Park	1	1
210797	23 Cedar Close	Hampden Park	1	1
EB/2012/0576	83-85 The Rising	Langney	2	2
180437	Land off Biddenden Close	Langney	5	5
190201	Langney Priory	Langney	0	-1
190858	87-89 Pevensey Bay Road	Langney	7	7
200845	7 Friday Street	Langney	2	2
210485	Woods Cottages, Swanley Close	Langney	51	51
160456	Alexandra Hotel, King Edwards Parade	Meads	1	1
160770	The Meads Club 75 Meads Road	Meads	3	3
181058	Spring Mead	Meads	17	16
190824	Glebe Cottage	Meads	11	10
200376	71 Carlisle Road	Meads	7	5
210279	Meads House, 26 Denton Road	Meads	1	1
210572	16 Silverdale Road	Meads	2	1
190968	51 Willingdon Road	Ocklynge & Rodmill	1	1
200855	Ocklynge Chalk Pit	Ocklynge & Rodmill	18	18
210850	2 Glendale Avenue	Ocklynge & Rodmill	1	1
150889	1 Crown Street	Old Town	4	3
180439	Lanark Court - Lanark Close 1	Old Town	4	4
180440	Lanark Court - Lanark Close 2	Old Town	4	4
181147	34 Church Street	Old Town	1	1
190048	11 Victoria Drive	Old Town	1	1
190537	Seaforth Court, 91-93 Victoria Drive	Old Town	2	2
210108	36 Broomfield Street	Old Town	8	7
181127	Brydes, Wedderburn Road	Ratton & Willingdon Village	1	1
181178	282 Kings Drive	Ratton & Willingdon Village	48	47
210277	31 Park Lane	Ratton & Willingdon Village	1	1
171072	4 Churchdale Road (SeaScrew)	Roselands & Bridgemere	1	1
171403	Land to the rear of 35 Windermere Crescent	Roselands & Bridgemere	1	1
180231	Land to the rear of 60 Northbourne Road	Roselands & Bridgemere	1	1
190256	Westgate Motors	Roselands & Bridgemere	6	6
200742	Gate Court Dairy, Waterworks Road	Roselands & Bridgemere	60	60
160794	Unit 2 Fort Lane	Seaside	7	7
161394	259 Seaside	Seaside	1	1
170009	2a Cavendish Avenue	Seaside	6	5

Application Ref	Site name	Neighbourhood	Gross Units	Net Units
170087	15 Beamsley Road	Seaside	2	1
170548	16 Seabeach Lane	Seaside	1	1
170928	125 Langney Road (Coda Bar)	Seaside	10	9
170960	192 Seaside and 2a Hoad Road	Seaside	9	9
171130	150-152 Seaside	Seaside	1	1
180438	Land off Brede Close	Seaside	6	6
180441	Land adjacent to 38 Timberley Road	Seaside	4	4
180538	74 Beach Road	Seaside	8	8
190135	150-152 Seaside	Seaside	4	4
190158	36 - 38 Seaside	Seaside	3	2
190312	Marshalls Yard	Seaside	9	8
190888	74 Seaside	Seaside	5	5
190992	291 Seaside	Seaside	1	1
200076	235 - 237 Seaside	Seaside	3	3
200108	213 Seaside	Seaside	2	2
200319	166 Seaside	Seaside	3	3
200360	Rear of 291 Seaside	Seaside	1	1
200423	110a Langney Road	Seaside	4	4
200958	136 - 138 Seaside	Seaside	2	2
210053	405 Seaside	Seaside	1	1
210405	6 Cambridge Road	Seaside	1	1
210612	268 Seaside	Seaside	1	1
210682	Bella Vista Hotel, 30 Redoubt Road	Seaside	4	4
180196	Land Adjacent to 5 Elmwood Gardens	Shinewater & North Langney	1	1
190962	5 and 7 Friday Street	Shinewater & North Langney	9	7
200861	4 Dean Wood Close	Shinewater & North Langney	1	1
210627	Mon-Abri, Old Drove	Shinewater & North Langney	2	2
131002	Sovereign Harbour	Sovereign Harbour	89	88
191029	26 - 28 Lottbridge Drove	St Anthony's & Langney Point	3	3
190053	2 Upland Road	Summerdown & Saffrons	1	1
200467	13 Arlington Road	Summerdown & Saffrons	0	-1
150598	Map House 36-38 St Leonards Road	Town Centre	10	10
151201	Map House 34-36 St Leonards Road	Town Centre	6	6
160056	Regent Hotel 3 Cavendish Place	Town Centre	4	4
160202	Rear of 110 Longstone Road	Town Centre	1	1
160337	St Annes House 2 St Annes Road	Town Centre	35	35
161138	1 Gildredge Road	Town Centre	1	1
170156	St Andrews United Reformed Church, Cornfield Lane	Town Centre	35	35
170598	12 Trinity Trees	Town Centre	4	3
170786	Pisces House 3 Cornfield Terrace	Town Centre	1	1
170819	Former Police Station	Town Centre	50	50

Application Ref	Site name	Neighbourhood	Gross Units	Net Units
171149	Cavendish Business Centre 86a Cavendish Place	Town Centre	5	5
180227	Garages between 5 and 10 North Street	Town Centre	6	6
180289	43a Grove Road	Town Centre	3	2
180352	Savoy Court Hotel	Town Centre	15	15
180477	81 Seaside Road	Town Centre	0	-1
180476	Albany Lions Hotel, 41-43 Grand Parade	Town Centre	10	10
180533	Land to rear of 48 St Leonards Road	Town Centre	9	9
180556	Greencoat House 32 St Leonards Road	Town Centre	5	5
180567	Greencoat House 32 St Leonards Road	Town Centre	9	9
180585	79 Langney Road	Town Centre	2	1
180998	Garage Block on Wish Road	Town Centre	2	2
181152	68 Seaside Road	Town Centre	1	1
181196	102a Tideswell Road	Town Centre	5	5
190246	20 Cornfield Terrace	Town Centre	2	2
190437	8 Chiswick Place	Town Centre	1	1
190655	243-245 Terminus Road	Town Centre	7	7
190665	Southdown Hotel, 1-3 Howard Square	Town Centre	15	15
190919	145a Ashford Road	Town Centre	13	13
190922	7 Gildredge Road	Town Centre	3	3
190953	4 Avenue Mews	Town Centre	1	1
200260	The Cottage, 2 Wharf Road	Town Centre	9	8
200280	15-21 Hartington Place	Town Centre	21	21
200323	Land adjacent to Southfields Court	Town Centre	19	19
200489	1 The Avenue	Town Centre	7	7
200565	Esperance Private Hospital	Town Centre	45	45
200721	5 Wish Road	Town Centre	1	1
200822	110a Longstone Road	Town Centre	6	6
200946	145a Ashford Road	Town Centre	4	4
200989	145a Ashford Road	Town Centre	1	1
200993	53 South Street	Town Centre	3	3
200995	110 Cavendish Place	Town Centre	2	2
210589	31a Cornfield Road	Town Centre	7	7
210134	4 College Road	Town Centre	2	1
210149	56a Seaside Road	Town Centre	2	2
210166	Sainvia Guest House	Town Centre	1	1
210318	78 Terminus Road	Town Centre	1	1
210354	Bolton House, 10 Bolton Road	Town Centre	9	9
210406	27 Grove Road	Town Centre	1	1
210576	73 Cavendish Place	Town Centre	3	3
210683	63 - 67 Terminus Road	Town Centre	18	18
210919	Hadleigh Hotel, 14-22 Burlington Place	Town Centre	7	7

Application Ref	Site name	Neighbourhood	Gross Units	Net Units
210944	Bonchurch, 32 Ceylon Place	Town Centre	1	1
210964	87 - 91 Terminus Road	Town Centre	6	3
220023	20 Pevensey Road	Town Centre	1	1
130907	Bedfordwell Road Depot	Upperton	102	102
170964	20 Upperton Road	Upperton	5	5
171235	Carbrooke Lodge, Watts Lane	Upperton	1	1
180275	Cedar House 29 Bedfordwell Road	Upperton	7	7
190037	Selwyn Park Court, 33 Selwyn Road	Upperton	4	2
190092	28 Bedfordwell Road	Upperton	0	-1
190304	8 Prideaux Road	Upperton	1	-1
190626	54 and 56 Upperton Road	Upperton	29	29
200178	Chantry House, 22 Upperton Road	Upperton	18	18
200409	Barn to rear of Chantry House, 22 Upperton Road	Upperton	3	3
210184	1 Laleham Close	Upperton	1	1
210490	19 Hartfield Road	Upperton	6	6
210499	4 Willingdon Road	Upperton	1	1

Appendix 5: List of Sites Included and Summary of Assessment

Site Ref	Site Name	Conclusion
EP11	Churchdale Road Allotments	Undevelopable - Not Suitable
EP12	North East St. Anthony's Hill	Developable (Housing)
EP13	Marchants Field Allotments, Tutts Barn Lane	Undevelopable - Not Suitable
EP14	Tutts Barn Allotments	Undevelopable - Not Suitable
EP15	Gorringe Road Allotments	Undevelopable - Not Suitable
EP16	Summerdale Allotments, Gorringe Road	Undevelopable - Not Suitable
EP17	Land at Larkspur Drive	Undevelopable - Not Suitable
EP18	Tutts Barn Nursery, Tutts Barn Lane	Potentially Developable (Housing)
EP19	Land north of Hammonds Drive, Lottbridge Drove	Potentially Developable (Employment)
EP23	Land off Sevenoaks Road, Eastbourne	Undevelopable - Not Suitable
EP25	Land off Willingdon Drove and Sevenoaks Road	Undevelopable - Not Suitable
EP26	Land off Highfield Link	Undevelopable - Not Suitable
EP28	Land at centre of West Langney Levels Eastbourne Park	Undevelopable - Not Suitable
EP29	Land in West Langney Levels (Chatsworth)	Undevelopable - Not Suitable
EP30	Land off Lottbridge Drove, Southbourne	Potentially Developable (Employment)
EP31	Land in Southbourne	Potentially Developable (Employment)
EP32	Land off Horsye Road	Potentially Developable (Housing)
EP33	Land off Homewood Close	Potentially Developable (Housing)
EP34	Land off Badlesmere Road	Undevelopable - Not Suitable
EP36	Former Railway Sidings, Tutts Barn Lane	Developable (Housing)
EP37	Land in Broadwater	Undevelopable - Not Suitable
EP38	Land off Cross Levels Way	Undevelopable - Not Suitable
EP41	Land north of Tutts Barn Lane	Undevelopable - Not Suitable
EP42	Land north of Kings Drive	Undevelopable - Not Suitable
EP43	Triangle shaped land off Tutts Barn Lane	Potentially Developable (Housing)
EP44	Poultry Farm, Tutts Barn Lane	Potentially Developable (Housing)
EP45	Grazing land south of Tutts Barns Lane	Potentially Developable (Housing)
EP46	Sevenoaks Road Recreation Ground	Undevelopable - Not Suitable
HA01	Land at end of Lottbridge Drive	Developable (Housing)
HA02	Station House, Station Approach, Hampden Park	Developable (Housing)
HA03	Open Space off Brampton Road	Deliverable (Employment)
HA04	Land Adjacent 20 Lindfield Road	Developable (Housing)
HA05	Land Adjacent Hazelwood Avenue	Developable (Housing)
HA06	Croxden Way Play Area	Developable (Housing)
HA09	Garages adjacent to 31 Pinewood Close	Undevelopable - Not Available
HA10	Garages adjacent 22 Elderwood Close	Undevelopable - Not Available
HA100	Garages adjacent to 375 Hazelwood Avenue	Undevelopable - Not Available
HA101	Former BMX land off Cross Levels Way	Undevelopable - Not Suitable
HA102	2 Nevill Avenue	Deliverable (Housing)
HA103	Land within curtilage of 20 Pinewood Close	Undevelopable - Not Suitable

Site Ref	Site Name	Conclusion
HA104	Land adjacent to Spring Lodge, Edgeland Terrace	Undevelopable - Not Suitable
HA12	Land Adjacent 85 Linden Close	Developable (Housing)
HA14	Land Adjacent 86 Woburn Way	Developable (Housing)
HA15	Land adjacent 1 and 2 Kirkstall Close	Undevelopable - Not Suitable
HA16	Land adjoining 10 Sackville Road	Potentially Developable (Housing)
HA17	Fletching Road Allotments	Undevelopable - Not Suitable
HA18	Garages adjacent Northumberland Court, Fletching Road	Developable (Housing)
HA19	Garages Adjacent 83 Percival Crescent	Potentially Developable (Housing)
HA20	Telephone Exchange, 7 Waldron Close	Potentially Developable (Housing)
HA21	Land Adjacent to Winkney Rec	Undevelopable - Not Suitable
HA22	Garages to the rear of 50-60 Wilton Avenue	Potentially Developable (Housing)
HA23	Garages to the rear of 49-63 Southern Road	Potentially Developable (Housing)
HA24	Garages between 87 Wilton Avenue and 88 Percival Road	Potentially Developable (Housing)
HA25	Land adjacent to 44 Wilton Avenue	Developable (Housing)
HA26	Garages to the rear of 19 and 81 Attfield Walk	Potentially Developable (Housing)
HA28	Midhurst Road Allotments	Undevelopable - Not Suitable
HA30	Land adjacent to David Lloyd Centre, off Rosebery Avenue	Developable (Housing)
HA31	Garages adjacent to 11 Binsted Close	Undevelopable - Not Suitable
HA32	Garages adjacent to 8 Bodiam Crescent	Undevelopable - Not Suitable
HA33	Garages adjacent to 24 Bodiam Crescent	Undevelopable - Not Suitable
HA34	Garages adjacent to 8 Cade Street	Developable (Housing)
HA35	Garages to the rear of 11 Cade Street	Undevelopable - Not Suitable
HA36	Garages adjacent to 8 Iden Street	Undevelopable - Not Suitable
HA37	Garages adjacent to 51 Kingston Road	Undevelopable - Not Achievable
HA38	Garages to the rear of 20 Midhurst Road	Undevelopable - Not Suitable
HA39	Garages to the rear of 7 Otham Road	Developable (Housing)
HA40	Garages to the rear of 17 Ashington Road	Developable (Housing)
HA41	Garages to the rear of 23 Ashington Road	Developable (Housing)
HA43	Garages to the rear of 17 Pulborough Avenue	Developable (Housing)
HA44	Land adjacent to 38 Timberley Road	Extant Planning Permission
HA45	Garages adjacent to 1 Wadhurst Close	Developable (Housing)
HA47	22 Rosebery Avenue	Undevelopable - Not Suitable
HA49	Land off Fletching Road	Undevelopable - Not Suitable
HA51	68 Southern Road	Extant Planning Permission
HA53	33 Meadowlands Avenue	Undevelopable - Not Suitable
HA54	40 Kingston Road	Undevelopable - Not Suitable
HA55	Land to the north of St Wilfrids Hospice, Hampden Park	Extant Planning Permission
HA57	Land adjacent to 12 The Hydeneye	Developable (Housing)
HA58	13 Percival Crescent	Undevelopable - Not Suitable
HA59	Manor Road Allotments	Undevelopable - Not Suitable
HA61	23 Cedar Close	Extant Planning Permission
HA62	Hampden Retail Park, Marshall Road	Extant Planning Permission
HA64	Land rear of Lothian Court, Midhurst Road	Undevelopable - Not Suitable

Site Ref	Site Name	Conclusion
HA65	Garages to the rear of 10-20 Iden Street	Undevelopable - Not Suitable
HA66	Garages to the rear of 2-12 Otham Road	Undevelopable - Not Suitable
HA67	Land adjacent to 65 Bodiam Crescent	Developable (Housing)
HA68	Land adjacent to 80 Ashington Road	Undevelopable - Not Achievable
HA69	Land adjacent to 2 Ashington Road	Undevelopable - Not Achievable
HA70	Land adjacent to 59 Ash Close	Undevelopable - Not Suitable
HA71	Land adjacent to 41 Ash Close	Undevelopable - Not Suitable
HA72	Land between 38 and 59 Ash Close	Undevelopable - Not Suitable
HA73	Land between 16 and 28 Ash Close	Undevelopable - Not Suitable
HA74	Land between 2 Ash Close and 203 Maywood Avenue	Undevelopable - Not Suitable
HA75	Land adjacent to 2 Linden Close	Undevelopable - Not Suitable
HA76	Land adjacent to 35 Linden Close	Developable (Housing)
HA77	Land adjacent to 71 Linden Close	Developable (Housing)
HA78	Land adjacent to 99 Linden Close	Undevelopable - Not Suitable
HA79	Land adjacent to 2 and 12 Sumach Close	Undevelopable - Not Suitable
HA80	Land adjacent to 12 Malvern Close	Developable (Housing)
HA81	Land adjacent to 19 Woburn Way	Undevelopable - Not Suitable
HA82	Garages adjacent to 28 Acacia Road	Developable (Housing)
HA83	Garages adjacent to 3 Acacia Road	Developable (Housing)
HA84	Land adjacent to 22 Lindfield Road	Undevelopable - Not Suitable
HA85	Land adjacent to 39 Parkfield Avenue	Undevelopable - Not Suitable
HA86	Land adjacent to 1 Pulborough Avenue	Undevelopable - Not Suitable
HA87	Land adjacent to 25 Mallard Close	Undevelopable - Not Suitable
HA88	Garages between 75 and 77 Percival Crescent	Undevelopable - Not Available
HA89	Land within curtilage of 3 Kingston Road	Undevelopable - Not Suitable
HA90	Garages between 26 and 28 Lakelands Close	Undevelopable - Not Suitable
HA91	Garages adjacent to 13 Lakelands Close	Undevelopable - Not Available
HA92	Parking to rear of Bute Court, Midhurst Road	Undevelopable - Not Suitable
HA93	Garages adjacent to 4 Frenchgate Close	Undevelopable - Not Available
HA94	Garages adjacent to 16 Elderwood Close	Undevelopable - Not Available
HA95	Garages adjacent to 28 Larch Gardens	Undevelopable - Not Available
HA96	Garages to rear of 72-78 Maywood Avenue	Undevelopable - Not Available
HA97	Garages adjacent to 13 Acacia Road	Undevelopable - Not Available
HA98	Land adjacent to 157 Croxden Way	Undevelopable - Not Suitable
HA99	Land adjacent to 37 Rowan Avenue	Undevelopable - Not Achievable
LA03	87-89 Pevensy Bay Road	Extant Planning Permission
LA04	83-85 The Rising	Extant Planning Permission
LA06	Pensford Drive Play Area	Developable (Housing)
LA07	Land adjacent to Wiltshire Court, Etchingam Road	Undevelopable - Not Suitable
LA08	Faversham Road Play Area	Undevelopable - Not Suitable
LA09	Land adjacent 31 Barming Close	Developable (Housing)
LA10	Garages adjacent to 20 Woodpecker road	Undevelopable - Not Available
LA100	Land adjacent to 9 Marsden Road	Undevelopable - Not Suitable

Site Ref	Site Name	Conclusion
LA101	Land adjacent to 7 Marsden Road	Undevelopable - Not Suitable
LA102	Land adjacent to 1 Chailey Close	Undevelopable - Not Suitable
LA103	Open Space at Saxby Close	Undevelopable - Not Suitable
LA104	Garages adjacent to 13 Tennyson Walk	Undevelopable - Not Suitable
LA105	Land North of Pevensey Bay Road	Potentially Developable (Housing)
LA106	Land North of Pevensey Bay Road	Potentially Developable (Housing)
LA107	Land adjacent to 199 Sevenoaks Road	Deliverable (Housing)
LA108	Land within curtilage of 74 Great Cliffe Road	Deliverable (Housing)
LA109	Land to rear of 2 Priory Road	Developable (Housing)
LA11	Land between 4-5 Tenterden Close	Developable (Housing)
LA12	Garages between 35-37 Gainsborough Crescent	Undevelopable - Not Available
LA13	Garages adjacent 15 Hogarth Road	Undevelopable - Not Available
LA14	Garages adjacent 101 Gainsborough Crescent	Undevelopable - Not Available
LA15	Land adjacent 80 Great Cliffe Road	Undevelopable - Not Suitable
LA17	Ashgate Road Allotments East	Undevelopable - Not Suitable
LA18	Priory Road Allotments	Undevelopable - Not Suitable
LA19	Land at end of Slindon Crescent	Developable (Housing)
LA20	Martello pub and Car Mechanics 106 Langney Rise	Undevelopable - Not Available
LA21	Garages to the rear of 79-99 Ashgate Road	Developable (Housing)
LA22	Land off Biddenden Close	Extant Planning Permission
LA23	Garages adjacent to 2 Erica Close	Developable (Housing)
LA24	Garages behind Hampshire Court	Undevelopable - Not Suitable
LA25	Garages to rear of 21 Faversham Road	Developable (Housing)
LA26	Garages adjacent to 53 Faversham Road	Developable (Housing)
LA27	Garages adjacent to 4 Goudhurst Close	Developable (Housing)
LA28	Garages adjacent to 22 Hawkhurst Close	Undevelopable - Not Suitable
LA29	Garages to the rear of 36 Hawkhurst Close	Developable (Housing)
LA30	Garages adjacent to 40 Barming Close	Developable (Housing)
LA31	Garages adjacent to 45 Westerham Road	Developable (Housing)
LA32	Garages to rear of Antrim Court, Wrotham Close	Developable (Housing)
LA33	Land adjacent 2 Sevenoaks Road	Undevelopable - Not Suitable
LA34	Land within curtilage of 77 Wordsworth Drive	Undevelopable - Not Suitable
LA35	Woods Cottages, Swanley Close	Extant Planning Permission
LA36	Land at south side of Hide Hollow, Priory Road	Potentially Developable (Housing)
LA37	Mountney Levels	Potentially Developable (Housing)
LA38	Spring Cottage, Priory Lane	Potentially Developable (Housing)
LA39	Valarose, Priory Lane	Potentially Developable (Housing)
LA41	Land east of Priory Road Eastbourne	Potentially Developable (Housing)
LA42	Land adjacent to Langney Sports, Priory Road	Undevelopable - Not Suitable
LA43	Land at East Langney Level to the south of the B2191	Undevelopable - Not Suitable
LA45	Land North of Pevensey Bay Road	Potentially Developable (Housing)
LA46	1 Constable Road	Deliverable (Housing)
LA47	Langney Priory, Etchingham Road	Undevelopable - Not Suitable

Site Ref	Site Name	Conclusion
LA48	Land adjacent to 102 Wayford Close	Developable (Housing)
LA49	Land adjacent to 16 Wayford Close	Developable (Housing)
LA50	Land between 4 and 11 Freshford Close	Undevelopable - Not Suitable
LA51	Land adjacent to 55 Faversham Road	Developable (Housing)
LA52	1 Wordsworth Drive	Undevelopable - Not Suitable
LA53	22 Marsden Road	Undevelopable - Not Suitable
LA55	Garages adjacent to 200 Sevenoaks Road	Undevelopable - Not Available
LA56	Land between 3 and 5 Chilham Close	Developable (Housing)
LA57	Land adjacent to 2 Barming Close	Undevelopable - Not Suitable
LA58	Land adjacent to 16 Chilham Close	Developable (Housing)
LA59	Land adjacent to 7 Sidcup Close	Developable (Housing)
LA60	Land adjacent to 24 Barming Close	Undevelopable - Not Achievable
LA61	Land adjacent to 33 Faversham Road	Developable (Housing)
LA62	Land adjacent to 15 Lydd Close	Undevelopable - Not Suitable
LA63	Land adjacent to 23 Hever Close	Undevelopable - Not Suitable
LA64	Land adjacent to 64 Sevenoaks Road	Undevelopable - Not Suitable
LA65	Land adjacent to 44 Sevenoaks Road	Developable (Housing)
LA66	Land to the rear of Wiltshire Court, Etchingam Road	Undevelopable - Not Suitable
LA67	Garages adjacent to 20 Magpie Road	Undevelopable - Not Suitable
LA68	Garages adjacent to 10 Robin Close	Undevelopable - Not Available
LA69	Land at Heron Close	Undevelopable - Not Suitable
LA70	Garages to rear of 10 Nightingale Close	Undevelopable - Not Available
LA71	Garages adjacent to 46 Woodpecker Road	Undevelopable - Not Available
LA72	Garages adjacent to 26 Swallow Close	Undevelopable - Not Available
LA73	Garages adjacent to 14 Swallow Close	Undevelopable - Not Available
LA74	Garages adjacent to 5 Swallow Close	Undevelopable - Not Suitable
LA75	Car Park adjacent to 116 Sevenoaks Road	Undevelopable - Not Suitable
LA76	Garages to rear of 15 Gainsborough Crescent	Undevelopable - Not Suitable
LA77	Land adjacent to 8 Gainsborough Crescent	Undevelopable - Not Suitable
LA78	Land adjacent to 22 Gainsborough Crescent	Undevelopable - Not Suitable
LA79	Garages adjacent to 12 Lawrence Close	Undevelopable - Not Available
LA80	Garages to rear of 18-24 Hogarth Road	Undevelopable - Not Suitable
LA81	Garages between 45 and 47 Reynolds Road	Undevelopable - Not Suitable
LA82	Garages to rear of 6-8 Constable Road	Undevelopable - Not Suitable
LA83	Garages adjacent to 9 Turner Close	Undevelopable - Not Available
LA84	Garages adjacent to 2 Reynolds Road	Undevelopable - Not Suitable
LA85	Garages rear of 19-25 The Rising	Undevelopable - Not Suitable
LA86	Garages at end of Close One	Undevelopable - Not Suitable
LA87	Garages to rear of 87-93 The Rising	Undevelopable - Not Available
LA88	Garages between 19-20 Thackeray Close	Undevelopable - Not Available
LA89	Garages adjacent to 175 Priory Road	Undevelopable - Not Available
LA90	Garages adjacent to 6 Stevenson Close	Undevelopable - Not Suitable
LA91	Garages adjacent to 205 Priory Road	Undevelopable - Not Suitable

Site Ref	Site Name	Conclusion
LA92	Garages adjacent to 18 Dickens Way	Undevelopable - Not Available
LA93	Land adjacent to 177 Wordsworth Drive	Potentially Developable (Housing)
LA94	Car park between 55 and 57 Wordsworth Drive	Potentially Developable (Housing)
LA95	Ashgate Road Allotments West	Undevelopable - Not Suitable
LA96	Garages adjacent to 1 The Vineries	Undevelopable - Not Suitable
LA97	Garages adjacent to 2 The Vineries	Undevelopable - Not Suitable
LA98	Garages at end of Spring Lodge Close	Undevelopable - Not Suitable
LA99	Land adjacent to 41 Marsden Road	Undevelopable - Not Suitable
ME01	Rear of 44-48 Blackwater Road	Undevelopable - Not Suitable
ME02	Land Adjacent 5 Furness Road	Undevelopable - Not Suitable
ME03	Rear of 8/18 Grange Road	Undevelopable - Not Suitable
ME06	Land to the rear of 53 Meads Road	Undevelopable - Not Suitable
ME07	Land within the curtilage of 12 Granville Road	Developable (Housing)
ME09	Land at rear of Highmead Manor, Buxton Road	Undevelopable - Not Suitable
ME10	Garages to rear of 4-10 Cliff Road	Undevelopable - Not Available
ME11	The Village, Meads	Undevelopable - Not Suitable
ME13	Rear of 19/25 Upper Carlisle Road	Undevelopable - Not Suitable
ME20	Glebe Cottage, 4 Grassington Road	Extant Planning Permission
ME23	Spring Mead 25 Meads Brow	Extant Planning Permission
ME24	13 Edensor Road	Undevelopable - Not Suitable
ME25	21 Baslow Road	Undevelopable - Not Suitable
ME26	28 Grange Road	Undevelopable - Not Suitable
ME27	Vine Cottage, 7 Saffrons Road	Developable (Housing)
ME28	Kempston, 3 Granville Road	Undevelopable - Not Available
ME29	Land adjacent to 21 Derwent Road	Undevelopable - Not Suitable
ME30	West Cliff Mansion, 6 St Johns Road	Undevelopable - Not Suitable
ME34	New Field, Carlisle Road (ROMPA)	Potentially Developable (Housing)
ME35	Moira House School, Upper Carlisle Road	Developable (Housing)
ME36	Land to the west of Carlisle Road opposite Moira House School	Undevelopable - Not Available
ME37	Land within curtilage of the Pennings, Upper Dukes Drive	Undevelopable - Not Suitable
ME38	Land within curtilage of 12 Baslow Road	Undevelopable - Not Suitable
ME39	Land to the rear of 2 Baslow Road	Undevelopable - Not Suitable
ME40	Land at 5 Denton Road	Potentially Developable (Housing)
ME41	Land within curtilage of 6 Paradise Drive	Undevelopable - Not Suitable
ME42	Land within curtilage of 4 Paradise Drive	Undevelopable - Not Suitable
ME44	Garages adjacent to 8 Ascham Place	Undevelopable - Not Suitable
ME45	Garages to rear of 32 St Vincents Place	Undevelopable - Not Suitable
ME46	Garages adjacent to 17 St Vincents Place	Undevelopable - Not Suitable
ME47	Garages adjacent to 24 Gaudick Close	Undevelopable - Not Suitable
ME49	Garages adjacent to 7 Naomi Close	Undevelopable - Not Suitable
ME50	Garages to rear of 8 Furness Road	Undevelopable - Not Suitable
ME51	Grange Gardens	Undevelopable - Not Suitable
ME52	Garages to rear of 36-38 Furness Road	Undevelopable - Not Suitable

Site Ref	Site Name	Conclusion
ME53	Land to rear of 45 Blackwater Road	Undevelopable - Not Suitable
ME54	Wilmington Gardens	Undevelopable - Not Suitable
ME55	Jevington Gardens	Undevelopable - Not Suitable
ME56	Land to rear of 46 St Johns Road	Undevelopable - Not Suitable
ME57	Garages adjacent to 9 Milnthorpe Gardens	Undevelopable - Not Suitable
ME58	Garages adjacent to 21 Milnthorpe Gardens	Undevelopable - Not Suitable
ME59	Garages rear of Highcombe, Baslow Road	Undevelopable - Not Suitable
ME60	Land to rear of 14 to 17 Edensor Road	Undevelopable - Not Suitable
ME63	The Maintenance Yard, Blackwater Road	Developable (Other)
ME64	The Old Dining Hall, Grassington Road	Developable (Other)
ME68	Hillbrow, Denton Road	Developable (Housing)
ME69	Welkin, Carlisle Road	Developable (Housing)
ME70	Aldro, Darley Road	Developable (Housing)
ME71	Queenwood, Darley Road	Developable (Housing)
ME72	Public Conveniences on Meads Road	Undevelopable - Not Suitable
ME73	Fyfield 10 Milnthorpe Road	Undevelopable - Not Suitable
OC01	Kings Drive Amenity Area (part of site)	Undevelopable - Not Suitable
OC02	Chalk Pit Willingdon Road	Extant Planning Permission
OC04	Land adjacent 48 and 50 Selmeston Road	Undevelopable - Not Suitable
OC05	Rodmill Amenity Area	Undevelopable - Not Available
OC06	Rear of 77 Willingdon Road	Undevelopable - Not Available
OC08	East Sussex College, Kings Drive/Cross Levels Way	Developable (Housing)
OC09	Eastbourne District General Hospital, Kings Drive	Developable (Other)
OC10	St. Elizabeth's Church, Old Town	Developable (Housing)
OC11	Land adjacent to 240 Willingdon Road	Undevelopable - Not Suitable
OC12	51 Willingdon Road	Extant Planning Permission
OC13	166 Victoria Drive	Undevelopable - Not Suitable
OC14	63 Eridge Road	Undevelopable - Not Suitable
OC15	22 Selmeston Road	Undevelopable - Not Suitable
OC16	Land West Of Cross Levels Way	Undevelopable - Not Suitable
OC17	Land adjacent to 33 Pockocks Road	Undevelopable - Not Suitable
OC18	Land adj 2 Claxton Close	Undevelopable - Not Suitable
OC19	Garages to rear of 8 Tovey Close	Undevelopable - Not Available
OC20	Parking area between 210 and 212 Willingdon Road	Undevelopable - Not Suitable
OC21	Land to rear of 87-91 Willingdon Road	Undevelopable - Not Available
OC22	Macmillan Park	Undevelopable - Not Suitable
OC23	Land to rear of 2-6 Glendale Avenue	Extant Planning Permission
OC24	Avard Park	Undevelopable - Not Suitable
OC25	Land adjacent to 62 Burton Road	Undevelopable - Not Suitable
OC26	Eastbourne Sports Park	Undevelopable - Not Suitable
OC27	Land to the west of 1 Claxton Close	Undevelopable - Not Suitable
OC28	Land adjacent to 48 Burton Road	Undevelopable - Not Suitable
OL01	Land rear of Filching Court, Filching Road	Potentially Developable (Housing)

Site Ref	Site Name	Conclusion
OL02	Land rear of 39-69 Milton Road	Undevelopable - Not Available
OL05	Old Town Service Station, Church Street	Undevelopable - Not Available
OL08	38 Motcombe Road	Developable (Housing)
OL09	Bay Pond Road Allotments	Undevelopable - Not Suitable
OL10	Land adjacent 51 Church Street	Developable (Housing)
OL12	Greenfield Road Methodist Church	Developable (Housing)
OL14	1 Green Street, Eastbourne	Developable (Housing)
OL15	16a Chamberlain Road	Potentially Developable (Housing)
OL16	Milton Garage, 72a Milton Road	Developable (Housing)
OL17	Garages adjacent to 30 Burrow Down	Undevelopable - Not Available
OL18	Green Street South Allotments, Filching Road	Undevelopable - Not Suitable
OL20	Land between Palesgate Way and Whitehill Close	Undevelopable - Not Suitable
OL21	Garages to the rear of 36-40 Broomfield Street	Extant Planning Permission
OL23	Garages rear of 66 Greenway	Developable (Housing)
OL24	Garages to the rear of Durham Court, Rockhurst Drive	Developable (Housing)
OL25	Garages to rear of Edinburgh Court, Central Avenue	Undevelopable - Not Suitable
OL26	Garages to the rear of community centre, Victoria Drive	Developable (Housing)
OL27	Garages on Wessex Place to rear of 177 Victoria Drive	Undevelopable - Not Suitable
OL28	Garages to the rear of 1-11 Rockhurst Drive	Undevelopable - Not Suitable
OL29	Garages adjacent to 7-8 Maxfield Close	Developable (Housing)
OL30	Garages to the front of 33-40 Lanark Court	Extant Planning Permission
OL31	Garages adjacent to 1 to 6 Lanark Court	Extant Planning Permission
OL32	Garages to the rear of 10-17 Longland Road	Undevelopable - Not Suitable
OL34	Land at rear of 48 Downs Avenue	Developable (Housing)
OL36	Rear of 71 and 73 Milton Road / Land at Shortdean Place	Undevelopable - Not Suitable
OL37	Edgmond Church, Church Street.	Extant Planning Permission
OL39	11 Victoria Drive	Extant Planning Permission
OL42	5 Upwick Road	Extant Planning Permission
OL44	Land adjacent to 1 Palesgate Way	Undevelopable - Not Suitable
OL45	42 Pashley Road	Undevelopable - Not Suitable
OL46	60a Green Street	Potentially Developable (Housing)
OL50	Land at 57-63 Cavalry Crescent	Deliverable (Housing)
OL51	154 Longland Road	Undevelopable - Not Suitable
OL52	Land to the rear of Westmorland Court, Rockhurst Drive	Undevelopable - Not Achievable
OL53	Land to the rear of Lanark Court, Hamsey Close	Undevelopable - Not Suitable
OL54	Land rear of 53 Royal Sussex Crescent	Potentially Developable (Housing)
OL55	Land rear of 19 Colwood Crescent	Undevelopable - Not Suitable
OL56	Land to rear of 32 Downside Close	Undevelopable - Not Suitable
OL57	Land to rear of 95 Longland Road	Potentially Developable (Housing)
OL58	Land to rear of 125-129 Victoria Drive	Undevelopable - Not Available
OL59	Land to rear of 119-123 Victoria Drive	Undevelopable - Not Available
OL60	Land to rear of 95-97 Victoria Drive	Undevelopable - Not Available
OL61	Land to rear of 60-64 Dillingburgh Road	Undevelopable - Not Available

Site Ref	Site Name	Conclusion
OL62	Land to rear of 61-65 Victoria Drive	Undevelopable - Not Suitable
OL63	Land to rear of 34-38 Dillingburgh Road	Undevelopable - Not Suitable
OL64	Land to rear of 55-59 Victoria Drive	Undevelopable - Not Suitable
OL65	Land to rear of 26-30 Dillingburgh Road	Undevelopable - Not Suitable
OL66	Land to rear of 29-33 Victoria Drive	Undevelopable - Not Suitable
OL67	Land to rear of 2-6 Dillingburgh Road	Undevelopable - Not Suitable
OL68	Land to rear of 21-27 Victoria Drive	Undevelopable - Not Available
OL69	Garages adjacent to 50 Manvers Road	Undevelopable - Not Available
OL70	Land to rear of 18-20 Abbey Road	Undevelopable - Not Available
OL71	Land at rear of 21 Abbey Road	Potentially Developable (Housing)
OL72	Garages adjacent to 35 Abbey Road	Undevelopable - Not Available
OL73	Land to rear of 54 Abbey Road	Undevelopable - Not Suitable
OL74	Land at rear of 12 Burrow Down	Undevelopable - Not Suitable
OL75	Garages adjacent to 7 Prior Heights	Undevelopable - Not Available
OL76	Land within curtilage of 17 Priory Heights	Undevelopable - Not Suitable
OL77	Garages adjacent to 26 Filching Road	Undevelopable - Not Suitable
OL78	Garages opposite 22 Bracken Road	Undevelopable - Not Available
OL79	Garages adjacent to 68 Filching Road	Undevelopable - Not Suitable
OL80	Land to rear of 7-8 Milton Crescent	Undevelopable - Not Available
OL81	Land within curtilage of 101 Milton Road	Potentially Developable (Housing)
OL82	Land to rear of 25-29 Mountney Road	Undevelopable - Not Available
OL83	Land within curtilage of 269 Victoria Drive	Undevelopable - Not Suitable
OL84	6 Millbrook Gardens	Undevelopable - Not Suitable
OL85	Land to rear of 12 and 14 Millbrook Gardens	Undevelopable - Not Suitable
RA01	273 Kings Drive	Developable (Housing)
RA02	Wooded area adjacent to 17a Buckhurst Close	Undevelopable - Not Suitable
RA03	Land within the curtilage of Hockington House	Undevelopable - Not Suitable
RA04	Land within the curtilage of 87 Wish Hill	Developable (Housing)
RA06	Rear of 25/31 Parkway	Undevelopable - Not Suitable
RA07	Chalk Farm, Coopers Hill	Undevelopable - Not Available
RA09	78 Wish Hill	Undevelopable - Not Suitable
RA10	282 Kings Drive	Extant Planning Permission
RA11	Brydes, 10 Wedderburn Road	Extant Planning Permission
RA12	4 Walnut Tree Walk	Undevelopable - Not Suitable
RA13	53 Upper Kings Drive	Undevelopable - Not Suitable
RA14	31 Park Lane	Extant Planning Permission
RA15	Land adjacent to garages at Chalk Farm Coppers Hill	Undevelopable - Not Suitable
RA16	Land opposite 15 Woodcroft Drive	Undevelopable - Not Suitable
RA17	Land opposite 14 Woodcroft Drive	Potentially Developable (Housing)
RA19	Land adjacent to 1 Parkway	Undevelopable - Not Suitable
RA20	Land adjacent to 2 Parkway	Undevelopable - Not Suitable
RA21	Garages to rear of 2 Marcia Close	Undevelopable - Not Suitable
RA22	Garages to front of 14 Manor Way	Undevelopable - Not Suitable

Site Ref	Site Name	Conclusion
RA25	Land adjacent to 25 Woodland Avenue	Undevelopable - Not Suitable
RA26	Land within curtilage of 43 Park Avenue	Undevelopable - Not Suitable
RO01	Roselands Depot, St Philips Avenue	Undevelopable - Not Suitable
RO02	Land at 6 Finmere Road	Potentially Developable (Housing)
RO03	2-4 Moy Avenue	Developable (Housing)
RO05	1a Stanstead Road	Extant Planning Permission
RO06	2-4 Whitley Road	Potentially Developable (Housing)
RO07	Garages adjacent to 40 Kinfaun Avenue	Undevelopable - Not Available
RO08	Garages to the rear of 86 Churchdale Road	Potentially Developable (Housing)
RO09	Garages Adjacent 121 Bridgemere Road	Undevelopable - Not Available
RO10	Garages at rear of 47 Windermere Crescent	Undevelopable - Not Available
RO11	Former allotment land to the rear of 109 Northbourne Road	Undevelopable - Not Suitable
RO12	Garages to the rear of 94/108 Whitley Road	Undevelopable - Not Suitable
RO13	Garages between 59 and 65 Astaire Avenue	Potentially Developable (Housing)
RO15	Dairy Crest, Waterworks Road	Extant Planning Permission
RO17	Land adjacent to 4 Mortimer Road	Developable (Housing)
RO18	Land to the rear of 60 Northbourne Road	Extant Planning Permission
RO19	Land at rear of 1 Windermere Crescent	Undevelopable - Not Suitable
RO20	ESK, Courtlands Road	Developable (Housing/Employment)
RO21	Land adjacent to 1 Ringwood Close	Undevelopable - Not Suitable
RO22	Land adjacent to 20 Ringwood Close	Undevelopable - Not Suitable
RO23	Land to the rear of 172 Ringwood Road	Undevelopable - Not Suitable
RO24	Land to the rear of 152 Ringwood Road	Undevelopable - Not Suitable
RO25	Land to the north of Britland Industrial Estate	Developable (Employment)
RO26	41 St Philips Avenue	Undevelopable - Not Suitable
RO27	5 Homewood Close	Undevelopable - Not Suitable
RO28	158 Bridgemere Road	Undevelopable - Not Suitable
RO29	Land between the garage (facing Kinfauns Avenue) of 70 Churchdale Road and rear of 68 Churchdale Road	Undevelopable - Not Suitable
RO31	Former Gas Works, Land East of Finmere Road and North of Britland Estate	Developable (Employment)
RO33	Land to the rear of 35 Windermere Crescent	Extant Planning Permission
RO34	1 Baillie Avenue	Undevelopable - Not Suitable
RO35	3 Churchdale Place	Undevelopable - Not Suitable
RO36	Land to rear of 105-111 Ringwood Road	Undevelopable - Not Available
RO37	Land adjacent to 84 St Philips Avenue and 21 Roselands	Undevelopable - Not Suitable
RO38	Land to rear of 110-118 Ringwood Road	Undevelopable - Not Available
RO39	174 Ringwood Road	Undevelopable - Not Suitable
RO40	Land to rear of 108 Ringwood Road	Undevelopable - Not Suitable
RO41	Land to rear of 103 Ringwood Road	Undevelopable - Not Suitable
RO42	Garages to rear of 64-67 St Philips Avenue	Potentially Developable (Housing)
RO43	Land to rear of 102 Moy Avenue	Undevelopable - Not Suitable
RO44	Land to rear of 103 St Philips Avenue	Undevelopable - Not Suitable

Site Ref	Site Name	Conclusion
RO45	Land to rear of 105-111 St Philips Avenue	Undevelopable - Not Suitable
RO46	Land within curtilage of 117 St Philips Avenue	Undevelopable - Not Available
RO47	Garages to rear of 1 Willard Close	Undevelopable - Not Suitable
RO48	Garages adjacent to 4 Filder Close	Undevelopable - Not Available
RO49	Garages between 23 and 25 Mortimer Road	Undevelopable - Not Available
RO50	Garages adjacent to 7 Filder Close	Undevelopable - Not Available
RO51	Garages to rear of 25 Badlesmere Road	Undevelopable - Not Suitable
RO52	Garages adjacent to 14 Mortimer Road	Undevelopable - Not Available
RO53	Land adjacent to 85 Bridgemere Road	Undevelopable - Not Suitable
RO54	Garages to rear of 3 Badlesmere Road	Undevelopable - Not Suitable
RO55	Land adjacent to 118 Bridgemere Road	Undevelopable - Not Suitable
RO56	Garages adjacent to 105 Bridgemere Road	Undevelopable - Not Available
RO57	Garages adjacent to 2 Collier Close	Undevelopable - Not Suitable
RO58	Land within curtilage of 67 Churchdale Road	Potentially Developable (Housing)
RO59	Land adjacent to 92 Northbourne Road	Undevelopable - Not Suitable
RO60	Archery Recreation Ground	Undevelopable - Not Suitable
RO61	Land to south in Fitzmaurice Mews	Potentially Developable (Housing)
RO62	Land to rear of 42-44 Woodgate Road	Undevelopable - Not Suitable
RO63	Roselands Recreation Ground	Undevelopable - Not Suitable
RO64	13 Roselands Avenue	Deliverable (Housing)
SE01	TAVR Centre, Seaside	Undevelopable - Not Available
SE04	59 Bourne Street	Developable (Housing)
SE05	2a Cavendish Avenue / 67 Bourne Street	Extant Planning Permission
SE06	1 Melbourne Road and 2 Sydney Road	Developable (Housing)
SE07	74 Dursley Road	Potentially Developable (Housing)
SE10	104 Firlie Road	Potentially Developable (Housing)
SE100	Land within curtilage of 27 Norway Road	Developable (Housing)
SE101	Rear of 12 Fort Road	Potentially Developable (Housing)
SE102	Redoubt Car Park	Undevelopable - Not Suitable
SE103	Treasure Island	Undevelopable - Not Suitable
SE104	214-216 Seaside	Deliverable (Housing)
SE105	1a Myrtle Road	Deliverable (Housing)
SE12	55a/67a Willowfield Road	Developable (Housing)
SE13	Coachmakers Business Centre, 116a Seaside	Developable (Housing)
SE15	End of Wartling Road by Crumbles Sewer	Undevelopable - Not Suitable
SE16	28 Seabeach Lane	Potentially Developable (Housing)
SE17	Land off Brede Close	Extant Planning Permission
SE20	Land adjacent 37 Martello Road	Undevelopable - Not Suitable
SE22	Archery House, 2 Archery Lane	Undevelopable - Not Available
SE25	38/40 Leslie Street	Potentially Developable (Housing)
SE26	20 Vine Square/18a Winchelsea Road (Marshall Yard)	Extant Planning Permission
SE28	Ambulance Station, Dursley Road	Developable (Housing)
SE31	4 Bayham Road	Potentially Developable (Housing)

Site Ref	Site Name	Conclusion
SE32	3 Bayham Road	Potentially Developable (Housing)
SE34	16a Beamsley Road	Potentially Developable (Housing)
SE36	Glennys Estate, Latimer Road	Potentially Developable (Housing)
SE39	Land between 19 and 27 New Road	Undevelopable - Not Suitable
SE40	Land adjacent 48 Sidley Road	Undevelopable - Not Suitable
SE45	Garages to the rear of 1-11 Wannock Road	Developable (Housing)
SE46	Land rear of Gwent Court, St James Road	Undevelopable - Not Suitable
SE47	101 Bourne Street	Potentially Developable (Housing)
SE48	Land to the rear of 73-91 Dudley Road	Potentially Developable (Housing)
SE49	Bar Coda - Bourne Street	Extant Planning Permission
SE50	Bourne Street Toilets	Undevelopable - Not Suitable
SE51	192 Seaside/2a Hoad Road	Extant Planning Permission
SE52	109 Latimer Road	Potentially Developable (Housing)
SE53	National Tyres Autocare, 49 Seaside	Potentially Developable (Housing)
SE54	The Oval, Channel View Road	Undevelopable - Not Suitable
SE55	Beach Mews and 2A Beach Road	Potentially Developable (Housing)
SE56	Garages adjacent to 75 Longstone Road	Developable (Housing)
SE57	2a Cavendish Avenue	Extant Planning Permission
SE62	Sovereign Centre, Grand Parade	Undevelopable - Not Available
SE65	Land to rear of 36-40 Cavendish Avenue	Undevelopable - Not Available
SE72	259 Seaside	Extant Planning Permission
SE74	Rear of 291 Seaside	Extant Planning Permission
SE80	Unit 2 Fort Lane	Extant Planning Permission
SE83	Land Adjacent to 208-210 Seaside	Developable (Housing)
SE85	64 Belmore Road	Undevelopable - Not Available
SE86	2 Firle Road	Developable (Housing)
SE87	Yard to rear of 99-107 Firle Road	Undevelopable - Not Suitable
SE88	Land to rear of 123-127 Whitley Road	Undevelopable - Not Suitable
SE89	Garages to the rear of 13-19 Wannock Road	Developable (Housing)
SE90	Land to the east of 9 Barden Road	Undevelopable - Not Suitable
SE92	Fort Fun, Royal Parade	Undevelopable - Not Available
SE93	Fishermans Green, Royal Parade	Potentially Developable (Housing)
SE95	Land rear of 403 Seaside	Deliverable (Housing)
SE96	Garages rear of 27 Firle Road	Undevelopable - Not Available
SE97	Land within curtilage of 1 Norway Road	Developable (Housing)
SE98	Land within curtilage of 11 Norway Road	Developable (Housing)
SE99	Land within curtilage of 13 Norway Road	Undevelopable - Not Suitable
SH01	Hide Hollow Farm, Hide Hollow	Developable (Housing)
SH03	Play Area, Primrose Close	Undevelopable - Not Suitable
SH04	Land between 253 and 255 Sorrell Drive	Developable (Housing)
SH05	Land opposite 13 Sorrel Drive	Undevelopable - Not Suitable
SH07	Land adjacent 23 Oulton Close	Developable (Housing)
SH08	Land adjacent 26 Sorrel Drive	Developable (Housing)

Site Ref	Site Name	Conclusion
SH09	Green Space to Rear of 75 Foxglove Road	Developable (Housing)
SH10	Land adjacent to 46 Foxglove Road	Developable (Housing)
SH11	Garages to the rear of 120-122 Foxglove Road	Developable (Housing)
SH12	Garages between 46 and 48 Milfoil Drive	Developable (Housing)
SH13	Garages to the rear of 1-11 Primrose Close	Developable (Housing)
SH14	Garages to rear of 1-11 Sorrel Drive	Developable (Housing)
SH16	4 Dean Wood Close	Extant Planning Permission
SH17	Land adjacent to 5 Elmwood Gardens	Extant Planning Permission
SH18	7 Friday Street	Extant Planning Permission
SH19	Mon-Abri, Old Drove	Extant Planning Permission
SH21	Aligra House, 55 Friday Street	Undevelopable - Not Suitable
SH22	Land to the West of 19 Burwash Close	Undevelopable - Not Suitable
SH23	The Friday Street Farm, 15 Friday Street	Undevelopable - Not Suitable
SH24	Land at Oak Tree Close	Undevelopable - Not Suitable
SH25	5 Friday Street	Extant Planning Permission
SH26	Land adjacent to 1 Wroxham Road	Undevelopable - Not Suitable
SH27	Land adjacent to 17 Wroxham Road	Developable (Housing)
SH28	Land adjacent to 12 Hickling Close	Developable (Housing)
SH29	Land opposite 14-20 Ranworth Close	Undevelopable - Not Suitable
SH30	Land between 5 and 7 Ranworth Close	Undevelopable - Not Suitable
SH31	Land adjacent to 15 Oulton Close	Undevelopable - Not Suitable
SH32	Land adjacent to 97 Sorrel Drive	Undevelopable - Not Suitable
SH33	Land adjacent to 1 Foxglove Road	Undevelopable - Not Suitable
SH34	Land adjacent to 6 Foxglove Road	Developable (Housing)
SH35	Land opposite 57-65 Foxglove Road	Undevelopable - Not Suitable
SH36	Land adjacent to 1 Erica Close	Undevelopable - Not Suitable
SH37	Open Space at Sheffield Park Way	Undevelopable - Not Suitable
SH38	Parking area adjacent to 21 Sheffield Park Way	Undevelopable - Not Suitable
SH40	Garages adjacent to 5 Lavendar Close	Undevelopable - Not Available
SH41	Garages to rear of 68 to 76 Milfoil Drive	Undevelopable - Not Suitable
SH42	Garages adjacent to 74 Larkspur Drive	Undevelopable - Not Suitable
SH43	Garages adjacent to 26 Honeysuckle Close	Undevelopable - Not Suitable
SH44	Garages adjacent to 44 Larkspur Drive	Undevelopable - Not Available
SO01	Site 1, Sovereign Harbour	Extant Planning Permission
SO02	Site 2, Sovereign Harbour	Developable (Housing)
SO03	Site 3, Sovereign Harbour	Extant Planning Permission
SO04	Site 4, Sovereign Harbour	Developable (Housing/Employment)
SO07	Sovereign Harbour Site 6	Developable (Employment)
SO08	Site 7c, Sovereign Harbour	Extant Planning Permission
SO09	Site 7a, Pacific Drive, Sovereign Harbour	Developable (Housing/Employment)
SO13	Land adjacent to 33 Salvadore Close	Undevelopable - Not Suitable
SO14	Land within Sovereign Harbour Retail Park	Potentially Developable (Employment)
SO15	Sovereign Harbour Boatyard	Developable (Housing/Employment)

Site Ref	Site Name	Conclusion
SO16	Shingle Bank, Harbour Quay	Undevelopable - Not Suitable
SO17	Waterfront Car Park	Undevelopable - Not Suitable
SO18	Land adjacent to the Lock Gates, Sovereign Harbour	Undevelopable - Not Suitable
SO19	Outer Harbour Peninsula	Undevelopable - Not Suitable
ST02	Land adjacent to 58 Fraser Avenue	Undevelopable - Not Suitable
ST03	Land to rear of 76-83 Rotunda Road	Potentially Developable (Housing)
ST04	Rear of 1-3 Aylesbury Avenue	Undevelopable - Not Available
ST06	Open Space off Leeds Avenue	Undevelopable - Not Suitable
ST07	Land to rear of 10 Wallis Place	Undevelopable - Not Suitable
ST08	2 Aylesbury Avenue	Developable (Housing)
ST11	5 Fastnet Close	Undevelopable - Not Suitable
ST13	Land within Admiral Retail Park, Lottbridge Drove	Developable (Employment)
ST14	7 Wallis Avenue	Undevelopable - Not Suitable
ST15	Land between 19 and 24 Cabot Close	Undevelopable - Not Achievable
ST16	Garages between 8 and 10 Fraser Avenue	Undevelopable - Not Suitable
ST17	Land adjacent to 11 Fraser Avenue	Undevelopable - Not Achievable
ST18	Land to rear of 52-62 Sturdee Close	Undevelopable - Not Suitable
ST19	Land rear of 44-48 Wade Close	Undevelopable - Not Suitable
ST20	Land to rear of Kings Court South, Viking Way, Kings Park	Undevelopable - Not Suitable
ST21	Car Park adjacent to 6 Marine Walk	Potentially Developable (Housing)
ST22	Garages between 110 and 112 Aylesbury Avenue	Undevelopable - Not Suitable
ST23	Garages between 94 and 96 Aylesbury Avenue	Undevelopable - Not Available
ST24	Garages to rear of 124-126 Aylesbury Avenue	Undevelopable - Not Available
ST25	Garages adjacent to 82 Aylesbury Avenue	Undevelopable - Not Available
ST26	Garages adjacent to 60 Aylesbury Avenue	Undevelopable - Not Available
ST27	Garages adjacent to 58 Aylesbury Avenue	Undevelopable - Not Available
ST28	Garages rear of 34-44 Aylesbury Avenue	Undevelopable - Not Suitable
ST29	Garages to rear of 6-16 Aylesbury Avenue	Undevelopable - Not Available
ST30	Garages between 7-9 Cunningham Drive	Undevelopable - Not Available
ST31	Garages adjacent to 7-8 Vernon Close	Undevelopable - Not Available
ST32	Garages adjacent to 7-8 Rodney Close	Undevelopable - Not Available
ST33	Garages adjacent to 5-6 Cornwallis Close	Undevelopable - Not Available
ST35	Garages between 12 and 14 Cunningham Drive	Undevelopable - Not Available
ST36	Garages between 22 and 24 Cunningham Drive	Undevelopable - Not Available
ST37	Garages between 32 and 34 Cunningham Drive	Undevelopable - Not Available
ST38	Open Space between Hood Close and Fraser Avenue	Undevelopable - Not Suitable
ST39	Car Park adjacent to 65 Collingwood Close	Undevelopable - Not Suitable
ST40	Garages adjacent to 99 Collingwood Close	Undevelopable - Not Available
ST41	Garages between 6 and 7 Collingwood Close	Undevelopable - Not Available
ST42	Garages between 19 and 20 Collingwood Close	Undevelopable - Not Suitable
ST43	Garages adjacent to 32 Collingwood Close	Undevelopable - Not Suitable
ST44	Garages between 107 and 109 Blakes Way	Undevelopable - Not Suitable
ST45	Garages between 93 and 95 Blakes Way	Undevelopable - Not Suitable

Site Ref	Site Name	Conclusion
ST46	Garages between 45 and 47 Blakes Way	Undevelopable - Not Suitable
ST47	Garages adjacent to 17 Blakes Way	Undevelopable - Not Suitable
ST48	Garages adjacent to 46 Royal Sovereign View	Undevelopable - Not Suitable
ST49	Garages adjacent to 11 Royal Sovereign View	Undevelopable - Not Suitable
ST50	Garages to rear of Kingford Leeds Avenue	Undevelopable - Not Suitable
SU01	Compton Cottage, Compton Place Road	Developable (Housing)
SU02	Saffrons Playing Fields	Undevelopable - Not Suitable
SU03	Land adjacent to 15 Fairway Close	Undevelopable - Not Suitable
SU04	Land adjacent to 6 Foredown Close	Undevelopable - Not Suitable
SU05	Land adjacent 1 Old Camp Road	Undevelopable - Not Available
SU06	Land adjacent 4 Summerdown Close	Undevelopable - Not Suitable
SU07	59-63 Summerdown Road	Developable (Housing)
SU08	17 Old Camp Road	Developable (Housing)
SU09	2 Upland Road	Extant Planning Permission
SU10	Buxton Cottage, Compton Place Road	Undevelopable - Not Suitable
SU11	Land adjacent to 40 Saffrons Road	Undevelopable - Not Suitable
SU12	Land to rear of 20 Dittons Road	Undevelopable - Not Suitable
SU13	Land within curtilage of Compton Court, Dittons Road	Undevelopable - Not Suitable
SU14	Summerdown Sports Facility	Potentially Developable (Housing)
SU15	Beresford Car Park and Teaching Block	Developable (Housing)
SU16	Memorial Field	Developable (Housing)
TO01	Burlington Road car park to the rear of Burlington Hotel	Developable (Housing)
TO02	TC DO Site 3 - Post Office Depot between Upperton Road and Southfields Road	Undevelopable - Not Available
TO04	St Andrew's United Reform Church, Blackwater Road	Extant Planning Permission
TO06	147-149 Tideswell Road	Undevelopable - Not Available
TO09	Land adjacent to Southfields Court, Southfields Road	Extant Planning Permission
TO103	Parking area to rear of Queens Hotel Lion Lane	Potentially Developable (Housing)
TO108	Commerical Mews South, Commercial Road	Potentially Developable (Housing)
TO109	Commerical Mews North, Commercial Road	Potentially Developable (Housing)
TO110	8 Chiswick Place	Extant Planning Permission
TO111	Land to the rear of 8 Trinity Trees fronting Lismore Road	Potentially Developable (Housing)
TO112	Garages adjacent to flat 1 Aldenham Court, West Terrace	Undevelopable - Not Suitable
TO113	Land to the rear of 56 Tideswell Road	Undevelopable - Not Suitable
TO114	84 Tideswell Road	Undevelopable - Not Suitable
TO115	Vincent's Yard, 65a Susans Road	Developable (Housing)
TO117	245 Terminus Road	Undevelopable - Not Suitable
TO118	JCP Multi-storey car park, Ashford Road	Developable (Housing)
TO119	NCP Multi-storey car park, Trinity Place	Undevelopable - Not Available
TO12	38 Ashford Road	Undevelopable - Not Available
TO120	Debenhams, 152-170 Terminus Road	Developable (Housing/Employment)
TO121	TJ Hughes, 177-187 Terminus Road	Developable (Housing/Employment)
TO124	Land adjacent to 83 Tideswell Road	Developable (Housing)

Site Ref	Site Name	Conclusion
TO125	61 Cavendish Place	Undevelopable - Not Available
TO126	Devonshire Park	Undevelopable - Not Suitable
TO127	Garages adjacent to 35 Wish Road	Potentially Developable (Housing)
TO128	Claremont Hotel, Grand Parade	Developable (Employment)
TO129	Land to rear of Hardwick House, 6 Hardwick Road	Deliverable (Housing)
TO130	15 The Avenue	Undevelopable - Not Suitable
TO23	60a Ashford Square	Potentially Developable (Housing)
TO24	111a Ashford Road	Developable (Housing)
TO26	145A Ashford Road	Extant Planning Permission
TO29	85a Ashford Road	Developable (Housing)
TO32	Land at Rear of 1-17 Elms Avenue	Developable (Housing)
TO36	37a Ceylon Place	Potentially Developable (Housing)
TO40	32 Cavendish Place	Undevelopable - Not Suitable
TO43	Pembroke House, 8-10 Upperton Road	Undevelopable - Not Achievable
TO44	56 Langney Road	Developable (Housing)
TO45	22a/b/c Commercial Road	Potentially Developable (Housing)
TO48	21-23 Langney Road	Developable (Housing)
TO49	The Cottage, 2 Wharf Road	Extant Planning Permission
TO51	3-5 Susans Road	Deliverable (Housing)
TO52	Eastbourne Law Courts, Old Orchard Road	Developable (Housing)
TO53	Land to the rear of 17 West Terrace	Undevelopable - Not Available
TO54	DOS4 - Land at the South Eastern End of Arndale Centre	Undevelopable - Not Available
TO55	DOS2 - Land adjoining the Railway Station and the Enterprise Centre	Developable (Housing/Employment)
TO67	54-56 Cavendish Place	Potentially Developable (Housing)
TO70	102a Tideswell Road	Extant Planning Permission
TO74	Land to rear of 26 Commercial Road	Undevelopable - Not Suitable
TO82	Garages between 15 and 16 Lusington Lane	Potentially Developable (Housing)
TO95	Garage Block on Wish Road	Extant Planning Permission
TO96	Garages between 5 and 10 North Street	Extant Planning Permission
TO99	Land to rear of 48 St Leonards Road	Extant Planning Permission
UP03	Bedfordwell Depot, Bedfordwell Road	Extant Planning Permission
UP05	Land to Rear of 15 Hartfield Road	Undevelopable - Not Suitable
UP06	6 St Anne's Road	Undevelopable - Not Available
UP07	54-56 Upperton Road	Extant Planning Permission
UP08	Land within curtilage of 14 Ashburnham Road	Undevelopable - Not Suitable
UP09	26 Upperton Road	Undevelopable - Not Available
UP10	Land within the curtilage of 21 Ashburnham Gardens	Undevelopable - Not Available
UP12	Garages to rear of 24 Enys Road	Undevelopable - Not Suitable
UP15	Land within curtilage of 20 Le Brun Road	Undevelopable - Not Suitable
UP19	Carbrooke Lodge, Watts Lane	Extant Planning Permission
UP20	Cedar House 29 Bedfordwell Road	Extant Planning Permission
UP21	Barn at rear of Chantry House, 22 Upperton Road	Extant Planning Permission

Site Ref	Site Name	Conclusion
UP24	1 Laleham Close	Extant Planning Permission
UP25	18 Mayfield Place	Undevelopable - Not Suitable
UP29	Leaf Hospital, St Annes Road	Developable (Housing)
UP30	Land between Perth Court and Kinross Court, Upper Avenue	Undevelopable - Not Suitable
UP32	43 Kings Avenue	Undevelopable - Not Suitable
UP33	Garages between Bramber House and Keymer House, Michel Grove	Undevelopable - Not Suitable
UP35	David Heights, Kings Avenue	Undevelopable - Not Suitable
UP37	2 Mill Road	Deliverable (Housing)
UP38	Land within curtilage of 16 Mill Road	Undevelopable - Not Suitable
UP39	Land within curtilage of 28 Prideaux Road	Potentially Developable (Housing)
UP40	Land within curtilage of 16 Ashburnham Road	Undevelopable - Not Suitable
UP41	Garages adjacent to 11 Hurst Lane	Undevelopable - Not Suitable
UP42	Land to rear of 49 and 53 Selwyn Road	Undevelopable - Not Suitable
UP43	Garages adjacent to 8 Roborough Close	Undevelopable - Not Suitable
UP44	Garages to rear of 2 Hartfield Lane	Potentially Developable (Housing)
UP45	2-26 Willingdon Road	Potentially Developable (Housing)
UP46	Beverley Court, 11 Upper Avenue	Deliverable (Housing)