

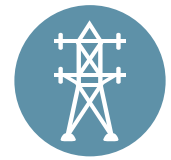
EASTBOURNE

Borough Council



Land Availability Assessment

VOLUME 2: SITE ASSESSMENTS



NOVEMBER 2022



Eastbourne Land Availability Assessment

VOLUME 2: SITE ASSESSMENTS

November 2022




TABLE OF CONTENTS

| | |
|---|------------|
| Details of Positively Assessed Sites for Housing..... | 1 |
| Eastbourne Park..... | 1 |
| Hampden Park..... | 12 |
| Langney..... | 43 |
| Meads..... | 84 |
| Ocklynge & Rodmill..... | 94 |
| Old Town..... | 96 |
| Ratton & Willingdon Village..... | 114 |
| Roselands & Bridgemere..... | 117 |
| Seaside..... | 128 |
| Shinewater & North Langney..... | 159 |
| Sovereign Harbour..... | 172 |
| St Anthonys & Langney Point..... | 176 |
| Summerdown & Saffrons..... | 179 |
| Town Centre..... | 185 |
| Upperton..... | 210 |
| Details of Positively Assessed Sites for Employment..... | 216 |
| Eastbourne Park..... | 216 |
| Hampden Park..... | 222 |
| Roselands & Bridgemere..... | 223 |
| Sovereign Harbour..... | 225 |
| St Anthonys & Langney Point..... | 227 |
| Town Centre..... | 228 |
| Details of Positively Assessed Sites for Other Uses..... | 229 |
| Meads..... | 229 |
| Ocklynge & Rodmill..... | 231 |
| Details of Sites Assessed as Undevelopable..... | 232 |
| Eastbourne Park..... | 232 |
| Hampden Park..... | 249 |


| | |
|-----------------------------------|-----|
| Langney | 302 |
| Meads | 365 |
| Ocklynge & Rodmill | 403 |
| Old Town | 423 |
| Ratton & Willingdon Village | 467 |
| Roselands & Bridgemere..... | 482 |
| Seaside..... | 524 |
| Shinewater & North Langney..... | 544 |
| Sovereign Harbour | 565 |
| St Anthony's & Langney Point..... | 570 |
| Summerdown & Saffrons | 610 |
| Town Centre | 619 |
| Upperton | 635 |


Details of Positively Assessed Sites for Housing

Eastbourne Park


| | | | | |
|--|---|--------------------------------|----------------|--|
| Site Ref: | EP12 | | | |
| Site Name: | North East St. Anthony's Hill | | | |
| Source: | Borough Plan allocation | | | |
| Neighbourhood: | Outside Built Up Area (Eastbourne Park) | | | |
| Ward: | St Anthony's | | | |
| Grid Reference: | E: 563015, N: 101740 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | YES | |
| | Flood Zone: | | | |
| | Majority Flood Zone 3a | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 1.20 | | |
| | Prev. Developed: | GF | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Available | | | |
| Achievability: | Potentially Achievable | | | |
| Housing Capacity: | 35 | Density Area: | Medium Density | |
| Density (dph): | 29 | Delivery Period: | 6-10 Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>The site is located outside of the current built-up area boundary; and within the current Eastbourne Park designation. However, the site is located to the rear of existing 2-storey dwellings that are within the existing predominantly residential area. The site is bounded on its northern side by a National Cycle Network route. The site is within flood zone 3a. The site is within the Eastbourne Park LWS but is separated from the rest of Eastbourne Park by the cycle route and hedgeline. Access to the site could be via Langney roundabout although joining the roundabout as a new arm would require reconfiguration of the stub that is in place to accommodate the proposed St Anthony's link (for which there is no formal guarantee of delivery). It is considered that the site would be suitable for residential development subject to surface water flooding, biodiversity and landscape mitigation. The site would be unsuitable for employment due to proximity to existing residential. The landowner has confirmed that the site would be available for development in the plan period. It is considered that the site could</p> | | | |

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| | accommodate 35 units at a density of 29ph, which reflects the irregular shape of the site and the need to provide on-site mitigation. |
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|--|---|--------------------------------|----------------|--|
| Site Ref: | EP18 | | | |
| Site Name: | Tutts Barn Nursery, Tutts Barn Lane | | | |
| Source: | Call for Sites | | | |
| Neighbourhood: | Outside Built Up Area (Eastbourne Park) | | | |
| Ward: | Upperton | | | |
| Grid Reference: | E: 560987, N: 100159 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | NO | |
| | YES | NO | | |
| | Flood Zone: | | | |
| | Majority 2, partially 3a | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.59 | | |
| Prev. Developed: | GF | | | |
| Suitability: | Potentially Suitable (Housing) | | | |
| Availability: | Available | | | |
| Achievability: | Potentially Achievable | | | |
| Housing Capacity: | 13 | Density Area: | Medium Density | |
| Density (dph): | 22.03 | Delivery Period: | 11+ Years | |
| Conclusion: | Potentially Developable (Housing) | | | |
| Justification: | <p>Located outside of current built-up area boundary; and within current Eastbourne Park designation. Site is partially within Flood Zone 3a, outside of Functional Flood Plain (FZ3b) but at risk of surface water flooding. There is a high risk in relation to prehistoric waterlogged remains that may impact on achievability. Private road may limit access of heavy traffic and potential issues over junction with Lewes Road. Potentially suitable as part of larger site to the north-east if constraints overcome. Site is available, achievability will rely on outcome of further evidence in relation to archaeology, flooding and highways mitigation.</p> | | | |


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|--|--|--------------------------------|----------------|--|
| Site Ref: | EP32 | | | |
| Site Name: | Land off Horsye Road | | | |
| Source: | Borough Plan allocation | | | |
| Neighbourhood: | Outside Built Up Area (Eastbourne Park) | | | |
| Ward: | St Anthony's | | | |
| Grid Reference: | E: 561558, N: 101148 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | NO | |
| | YES | NO | | |
| | Flood Zone: | | | |
| | Majority 3a, partially 3b | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 3.85 | | |
| Prev. Developed: | GF | | | |
| Suitability: | Potentially Suitable (Housing) | | | |
| Availability: | Available | | | |
| Achievability: | Potentially Achievable | | | |
| Housing Capacity: | 45 | Density Area: | Medium Density | |
| Density (dph): | 23.3 | Delivery Period: | 11+ Years | |
| Conclusion: | Potentially Developable (Housing) | | | |
| Justification: | <p>The site is located outside of current built-up area boundary; and within current Eastbourne Park designation. It is adjacent to existing 2-storey residential development that is located within the predominantly residential area. The majority of the site is within Flood Zone 3a and partly within Flood Zone 3b. The site is located within the Eastbourne Park LWS and Eastbourne Marshes Biodiversity Opportunity Area. The site is classified as coastal floodplain grazing marsh (CFGM), which is a Habitat of Principal Importance under section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. As a LWS and a priority habitat, it could be expected to form a core part of a Nature Recovery Network in any forthcoming Local Nature Recovery Strategy. There are multiple records of protected and notable species including reptiles, birds (including Schedule 1 Barn Owl) and invertebrates, and it is within the red and amber zones of the Great Crested Newts impact risk maps indicating Great Crested Newts are likely to be present. Part of the site is former landfill therefore investigation will be required into ground conditions, and remediation may impact on achievability. It is considered that the site would need to come forward as part of a larger development with EP33 as access cannot be achieved to EP32 alone. However, further evidence is required to establish the suitability of the site, particularly in relation to flooding and the biodiversity impacts. The site also has a high risk in relation to prehistoric archaeological waterlogged remains that could impact achievability. Based on the</p> | | | |


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| | <p>potential need for the site to provide SuDS, landscape mitigation, ecology mitigation and biodiversity net gain, as well as maintain adequate buffers from existing watercourse and a buffer from any employment development on the adjacent EP31 site, the capacity of the site is considered to be 40 units.</p> |
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|--|---|--------------------------------|----------------|
| Site Ref: | EP33 | | |
| Site Name: | Land off Homewood Close | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Outside Built Up Area (Eastbourne Park) | | |
| Ward: | St Anthony's | | |
| Grid Reference: | E: 561465, N: 101050 | | |
|  | Designated Open Space: | NO | |
| | Within 800m Open Space: | Within 800m Play Space: | |
| | YES | NO | |
| | Flood Zone: | | |
| | Majority 1, partially 2, 3a and 3b | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 3.74 | |
| Prev. Developed: | GF | | |
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| Suitability: | Potentially Suitable (Housing) | | |
| Availability: | Potentially Available | | |
| Achievability: | Potentially Achievable | | |
| Housing Capacity: | 40 | Density Area: | Medium Density |
| Density (dph): | 21.4 | Delivery Period: | 11+ Years |
| Conclusion: | Potentially Developable (Housing) | | |
| Justification: | <p>The site is located outside of current built-up area boundary; and within current Eastbourne Park designation. It is adjacent to existing 2-storey residential development that is located within the predominantly residential area. The majority of the site is within Flood Zone 3a, but part is functional floodplain (FZ3b). The site is located within the Eastbourne Park LWS and Eastbourne Marshes Biodiversity Opportunity Area. The site is classified as coastal floodplain grazing marsh (CFGM), which is a Habitat of Principal Importance under section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. As a LWS and a priority habitat, it could be expected to form a core part of a Nature Recovery Network in any forthcoming Local Nature Recovery Strategy. There are multiple records of protected and notable species including reptiles, birds (including Schedule 1 Barn Owl) and invertebrates, and it is within the red and amber zones of the Great Crested Newts impact risk maps indicating Great Crested Newts are likely to be present. Part of the site is former landfill therefore investigation will be required into ground conditions, and remediation may impact on achievability. The site could potentially be accessed off Homewood Close. However, further evidence is required to establish the suitability of the site, particularly in relation to floodrisk and the biodiversity impacts. The site has also has a high risk in relation to prehistoric archaeological waterlogged remains that could impact achievability. Based on the potential need for the site to provide SuDS, landscape mitigation,</p> | | |

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| | ecology mitigation and biodiversity net gain, as well as maintain adequate buffers from existing watercourse, the capacity of the site is considered to be 40 units. |
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|--|---|--------------------------------|----------------|--|
| Site Ref: | EP36 | | | |
| Site Name: | Former Railway Sidings, Tutts Barn Lane | | | |
| Source: | Borough Plan allocation | | | |
| Neighbourhood: | Outside Built Up Area (Eastbourne Park) | | | |
| Ward: | Upperton | | | |
| Grid Reference: | E: 561180, N: 100397 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | NO | |
| | YES | NO | | |
| | Flood Zone: | | | |
| | Majority 2, partially 3a and 3b | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 4.06 | | |
| | Prev. Developed: | BF | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Available | | | |
| Achievability: | Potentially Achievable | | | |
| Housing Capacity: | 150 | Density Area: | Medium Density | |
| Density (dph): | 37.72 | Delivery Period: | 11+ Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>The site is former railway land, located outside of current built-up area boundary; and within current Eastbourne Park designation. It is next to the railway line, with a designated industrial estate on the other side. Site is partly Flood Zone 3a with small part of site in Flood Zone 3b. The site is located adjacent to the Eastbourne Park LWS and Eastbourne Marshes Biodiversity Opportunity Area. The site is in a more peripheral part of Eastbourne Park and would be viewed against the backdrop of the existing built-up area, so landscape impacts could be mitigated. Part of the site is within the buffer zone of the high pressure gas pipeline. There is overhead powerlines that cross part of the site, and there is a high risk in relation to archaeological prehistoric waterlogged remains which could impact achievability. Its former use as railway land would also require investigation into ground conditions as it may be contaminated land. Access would need to be achieved through the adjacent site (Bedfordwell Road Depot). It is considered that the site would be suitable for residential development, although design would need to take the railway line and infrastructure into consideration. The landowner has confirmed that the site could be available for development within the plan period. It is considered that the site could accommodate up to 150 dwellings.</p> | | | |

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|--|---|-------------------------------|----------------|--|
| Site Ref: | EP43 | | | |
| Site Name: | Triangle shaped land off Tutts Barn Lane | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Outside Built Up Area (Eastbourne Park) | | | |
| Ward: | Upperton | | | |
| Grid Reference: | E: 561075, N: 100454 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | NO | | |
| | Flood Zone: | | | |
| | Flood Zone 2 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.74 | | |
| | Prev. Developed: | GF | | |
| Suitability: | Potentially Suitable (Housing) | | | |
| Availability: | Potentially Available | | | |
| Achievability: | Potentially Achievable | | | |
| Housing Capacity: | 18 | Density Area: | Medium Density | |
| Density (dph): | 24.3 | Delivery Period: | 11+ Years | |
| Conclusion: | Potentially Developable (Housing) | | | |
| Justification: | <p>The site is located outside of the current built-up area boundary; and within current Eastbourne Park designation. It is located in the centre of the Broadwater sector of Eastbourne Park. This is a very prominent site in Eastbourne Park and the open flat levels are very sensitive to change. The site is located adjacent to the Eastbourne Park LWS and Eastbourne Marshes Biodiversity Opportunity Area. The site is classified as coastal floodplain grazing marsh (CFGM), which is a Habitat of Principal Importance under section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. There are multiple records of protected and notable species including reptiles, birds (including Schedule 1 Barn Owl) and invertebrates, and it is within the red and amber zones of the Great Crested Newts impact risk maps indicating Great Crested Newts are likely to be present. There is also has a high risk in relation to prehistoric archaeological waterlogged remains that could impact achievability. The site is entirely within Flood Zone 2, although there are significant surface water flood risks. The development of this site is potentially suitable however further investigation is required into biodiversity and landscape impacts, highways capacity and flood risk, which could potentially make the site unachievable. The site would also need to come forward with the adjacent sites EP44, EP45 and EP18 to connect with the built up area.</p> | | | |


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|--|---|--------------------------------|----------------|--|
| Site Ref: | EP44 | | | |
| Site Name: | Poultry Farm, Tutts Barn Lane | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Outside Built Up Area (Eastbourne Park) | | | |
| Ward: | Upperton | | | |
| Grid Reference: | E: 561085, N: 100338 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | NO | |
| | YES | NO | | |
| | Flood Zone: | | | |
| | Majority 2, partially 3a | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 1.62 | | |
| | Prev. Developed: | GF | | |
| Suitability: | Potentially Suitable (Housing) | | | |
| Availability: | Available | | | |
| Achievability: | Potentially Achievable | | | |
| Housing Capacity: | 39 | Density Area: | Medium Density | |
| Density (dph): | 24.1 | Delivery Period: | 11+ Years | |
| Conclusion: | Potentially Developable (Housing) | | | |
| Justification: | <p>The site is located outside of current built-up area boundary; and within current Eastbourne Park designation. It is located in the centre of the Broadwater sector of Eastbourne Park. This is a very prominent site in Eastbourne Park and the open flat levels are very sensitive to change. The site is located adjacent to the Eastbourne Park LWS and Eastbourne Marshes Biodiversity Opportunity Area. The site is classified as coastal floodplain grazing marsh (CFGM), which is a Habitat of Principal Importance under section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. There are multiple records of protected and notable species including reptiles, birds (including Schedule 1 Barn Owl) and invertebrates, and it is within the red and amber zones of the Great Crested Newts impact risk maps indicating Great Crested Newts are likely to be present. There is also a high risk in relation to prehistoric archaeological waterlogged remains that could impact achievability. Site is within Flood Zone 2 and partly within 3a, there are also significant surface water flood risks. The development of this site is potentially suitable however further investigation is required into biodiversity and landscape impacts, highways capacity and flood risk, which could potentially make the site unachievable. The site would also need to come forward with the adjacent sites EP45 and EP18 to connect with the built up area.</p> | | | |


| | | | | |
|--|--|--------------------------------|----------------|--|
| Site Ref: | EP45 | | | |
| Site Name: | Grazing land south of Tutts Barns Lane | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Outside Built Up Area (Eastbourne Park) | | | |
| Ward: | Upperton | | | |
| Grid Reference: | E: 561039, N: 100228 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | NO | | |
| | Flood Zone: | | | |
| | Majority 2, partially 3a | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 2.11 | | |
| Prev. Developed: | GF | | | |
| Suitability: | Potentially Suitable (Housing) | | | |
| Availability: | Available | | | |
| Achievability: | Potentially Achievable | | | |
| Housing Capacity: | 50 | Density Area: | Medium Density | |
| Density (dph): | 23.8 | Delivery Period: | 11+ Years | |
| Conclusion: | Potentially Developable (Housing) | | | |
| Justification: | <p>The site is located outside of current built-up area boundary; and within current Eastbourne Park designation. It is located in the centre of the Broadwater sector of Eastbourne Park. This is a very prominent site in Eastbourne Park and the open flat levels are very sensitive to change. The site is located adjacent to the Eastbourne Park LWS and Eastbourne Marshes Biodiversity Opportunity Area. The site is classified as coastal floodplain grazing marsh (CFGM), which is a Habitat of Principal Importance under section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. There are multiple records of protected and notable species including reptiles, birds (including Schedule 1 Barn Owl) and invertebrates, and it is within the red and amber zones of the Great Crested Newts impact risk maps indicating Great Crested Newts are likely to be present. The site also has a high risk in relation to prehistoric archaeological waterlogged remains that could impact achievability. Site is within Flood Zone 2 and partly within 3a, there are also significant surface water flood risks. The development of this site is potentially suitable however further investigation is required into biodiversity and landscape impacts, highways capacity and flood risk, which could potentially make the site unachievable. The site would also need to come forward with the adjacent sites EP18 to connect with the built up area.</p> | | | |


Hampden Park


| | | | | |
|--|---|--------------------------------|---------------------|--|
| Site Ref: | HA01 | | | |
| Site Name: | Land at end of Lottbridge Drive | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Hampden Park | | | |
| Ward: | Hampden Park | | | |
| Grid Reference: | E: 560606, N: 102689 | | | |
|  | Designated Open Space: | YES | | |
| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.20 | | |
| | Prev. Developed: | GF | | |
| Suitability: | Potentially Suitable (Housing) | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 12 | Density Area: | Medium-High Density | |
| Density (dph): | 58.87 | Delivery Period: | 11+ Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | The site consists of a designated amenity space at the end of a cul-de-sac, within the predominantly residential area and adjacent to 2-storey residential development. The site could be considered suitable for residential development if the protection of the site as amenity space is removed. The landowner has indicated that the site could be available for development. It is considered that the site could accommodate 12 units. | | | |


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| | | | | |
|--|---|--------------------------------|--------------|--|
| Site Ref: | HA02 | | | |
| Site Name: | Station House, Station Approach, Hampden Park | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Hampden Park | | | |
| Ward: | Hampden Park | | | |
| Grid Reference: | E: 560712, N: 102149 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.08 | | |
| Prev. Developed: | BF | | | |
| Suitability: | Suitable (Housing/Employment) | | | |
| Availability: | Potentially Available | | | |
| Achievability: | Potentially Achievable | | | |
| Housing Capacity: | 12 | Density Area: | High Density | |
| Density (dph): | 145.32 | Delivery Period: | 11+ Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>The site consists of a 2-storey dwelling and its curtilage, located within the predominantly residential area, and adjacent to a designated shopping centre and next to a railway station. As a sustainable location, the site is considered to be suitable for residential redevelopment. The landowner has confirmed that the site could become available for redevelopment within the plan period. As a sustainable location, it is considered that the site could accommodate 12 flats in a four-storey block.</p> | | | |


| | | | | |
|--|---|--------------------------------|----------------|--|
| Site Ref: | HA04 | | | |
| Site Name: | Land Adjacent 20 Lindfield Road | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Hampden Park | | | |
| Ward: | Ratton | | | |
| Grid Reference: | E: 559792, N: 102571 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | NO | |
| | YES | NO | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.03 | | |
| | Prev. Developed: | GF | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 1 | Density Area: | Medium Density | |
| Density (dph): | 30.30 | Delivery Period: | 6-10 Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>The site is an incidental open space located adjacent to a 2-storey dwelling within the predominantly residential area so is considered suitable for residential development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. The landowner has confirmed that the site could be available for development in the plan period. A sewer runs under part of the site, which would limit capacity to one additional house on the end of the current row.</p> | | | |


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|--|---|--------------------------------|---------------------|--|
| Site Ref: | HA05 | | | |
| Site Name: | Land Adjacent Hazelwood Avenue | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Hampden Park | | | |
| Ward: | Hampden Park | | | |
| Grid Reference: | E: 560420, N: 103079 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.05 | | |
| | Prev. Developed: | GF | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 2 | Density Area: | Medium-High Density | |
| Density (dph): | 38.88 | Delivery Period: | 6-10 Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | The site is an incidental open space located adjacent to 2-storey dwellings within the predominantly residential area so considered suitable for residential development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. The landowner has confirmed that the site could be available for development in the plan period. It is considered that the site could accommodate a 2 additional houses to match those adjacent. | | | |

| | | | | |
|--|---|--------------------------------|---------------------|--|
| Site Ref: | HA06 | | | |
| Site Name: | Croxden Way Play Area | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Hampden Park | | | |
| Ward: | Hampden Park | | | |
| Grid Reference: | E: 559833, N: 103348 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.05 | | |
| Prev. Developed: | GF | | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 3 | Density Area: | Medium-High Density | |
| Density (dph): | 57.33 | Delivery Period: | 6-10 Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | The site is a former play area (equipment has been removed) adjacent to 2-storey dwellings within the predominantly residential area so is considered suitable for residential development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. The landowner has confirmed that the site could be available for development in the plan period. It is considered that the site could accommodate a terrace of 3 houses to match those adjacent. | | | |


| | | | | |
|--|--|--------------------------------|--------------------|--|
| Site Ref: | HA102 | | | |
| Site Name: | 2 Nevill Avenue | | | |
| Source: | Planning application | | | |
| Neighbourhood: | Hampden Park | | | |
| Ward: | Hampden Park | | | |
| Grid Reference: | E: 560280, N: 102116 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.07 | | |
| Prev. Developed: | GF | | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 1 | Density Area: | Medium-Low Density | |
| Density (dph): | 14.02 | Delivery Period: | 1-5 Years | |
| Conclusion: | Deliverable (Housing) | | | |
| Justification: | Site is within a sustainable location, with good access to services and public transport, therefore suitable for residential development. Not suitable for commercial development given the residential uses surroundings. Current application for planning permission for residential development therefore available, no known constraints to achievability. | | | |


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|--|--|--------------------------------|---------------------|--|
| Site Ref: | HA12 | | | |
| Site Name: | Land Adjacent 85 Linden Close | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Hampden Park | | | |
| Ward: | Hampden Park | | | |
| Grid Reference: | E: 560367, N: 102937 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | YES | |
| | Flood Zone: | Flood Zone 1 | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.06 | | |
| | Prev. Developed: | BF | | |
| | Suitability: | Suitable (Housing) | | |
| | Availability: | Available | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 3 | Density Area: | Medium-High Density | |
| Density (dph): | 46.87 | Delivery Period: | 6-10 Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>The site is a parking area located adjacent to 2-storey residential development within the predominantly residential area. There is a general lack of on-street parking in this area, so the site would only be suitable if the existing car parking provision is replaced, which could potentially take place on the land to the west of the site in the same ownership. The site is considered to be unsuitable for employment use due to close proximity to existing residential. The landowner has confirmed that the site could be available for development in the plan period. It is considered that the site could accommodate a terrace of 3 houses to match those adjacent.</p> | | | |

| | | | | |
|--|---|--------------------------------|---------------------|--|
| Site Ref: | HA14 | | | |
| Site Name: | Land Adjacent 86 Woburn Way | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Hampden Park | | | |
| Ward: | Hampden Park | | | |
| Grid Reference: | E: 559976, N: 103430 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.06 | | |
| | Prev. Developed: | BF | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 3 | Density Area: | Medium-High Density | |
| Density (dph): | 45.74 | Delivery Period: | 6-10 Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | The site is an incidental open space located adjacent to 2-storey dwellings within the predominantly residential area so considered suitable for residential development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. The landowner has confirmed that the site could be available for development in the plan period. It is considered that the site could accommodate a terrace of 3 houses to match those adjacent. | | | |


| | | | | |
|--|---|--------------------------------|---------------------|--|
| Site Ref: | HA16 | | | |
| Site Name: | Land adjoining 10 Sackville Road | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Hampden Park | | | |
| Ward: | Hampden Park | | | |
| Grid Reference: | E: 560872, N: 102656 | | | |
|  | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 2 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.019 | | |
| Prev. Developed: | BF | | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Potentially Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 1 | Density Area: | Medium-High Density | |
| Density (dph): | 53.07 | Delivery Period: | 11+ Years | |
| Conclusion: | Potentially Developable (Housing) | | | |
| Justification: | <p>The site is an undeveloped plot located between 2-storey dwellings within the predominantly residential area so considered suitable for residential development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. The site is in single ownership, however the landowner has not responded to contact so the site is considered potentially available and further efforts to confirm availability will be made. It is considered that the site could accommodate one additional house.</p> | | | |


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| | | | | |
|--|--|--------------------------------|---------------------|--|
| Site Ref: | HA18 | | | |
| Site Name: | Garages adjacent Northumberland Court, Fletching Road | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Hampden Park | | | |
| Ward: | Hampden Park | | | |
| Grid Reference: | E: 561319, N: 102621 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | YES | |
| | Flood Zone: | Majority 1, partially 2 | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.12 | | |
| | Prev. Developed: | BF | | |
| | Suitability: | Suitable (Housing) | | |
| Availability: | Available | | | |
| Achievability: | Potentially Achievable | | | |
| Housing Capacity: | 8 | Density Area: | Medium-High Density | |
| Density (dph): | 61.85 | Delivery Period: | 11+ Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>The site is a garage block located adjacent to a 4-storey block of flats within the predominantly residential area. Garages don't appear to be used for parking and on-street parking is available so the site is considered suitable for residential development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. The landowner has confirmed that the site could be available for development in the plan period. A 4-storey block of 8 flats would be considered appropriate given the adjacent existing buildings. Higher construction costs for flatted development in a lower value area could impact viability, but is not expected to prevent the site coming forward.</p> | | | |


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|--|--|--------------------------------|---------------------|--|
| Site Ref: | HA19 | | | |
| Site Name: | Garages Adjacent 83 Percival Crescent | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Hampden Park | | | |
| Ward: | Hampden Park | | | |
| Grid Reference: | E: 560729, N: 103300 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | YES | |
| | Flood Zone: | Flood Zone 1 | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.08 | | |
| | Prev. Developed: | BF | | |
| | Suitability: | Suitable (Housing) | | |
| Availability: | Potentially Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 5 | Density Area: | Medium-High Density | |
| Density (dph): | 60.74 | Delivery Period: | 11+ Years | |
| Conclusion: | Potentially Developable (Housing) | | | |
| Justification: | <p>The site is a garage block located adjacent to 2-storey dwellings within the predominantly residential area. On-street parking is available for existing and future occupants so the site is considered suitable for residential development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. The site is in single ownership, however the landowner has not responded to contact so the site is considered potentially available and further efforts to confirm availability will be made. It is considered that the site could accommodate five additional houses.</p> | | | |


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|--|---|--------------------------------|--------------------|--|
| Site Ref: | HA20 | | | |
| Site Name: | Telephone Exchange, 7 Waldron Close | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Hampden Park | | | |
| Ward: | Ratton | | | |
| Grid Reference: | E: 559594, N: 101862 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | YES | |
| | Flood Zone: | Flood Zone 1 | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.23 | | |
| | Prev. Developed: | BF | | |
| | Suitability: | Suitable (Housing) | | |
| Availability: | Potentially Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 10 | Density Area: | Medium-Low Density | |
| Density (dph): | 42.86 | Delivery Period: | 11+ Years | |
| Conclusion: | Potentially Developable (Housing) | | | |
| Justification: | <p>The site consists of a 2-storey building used as a telephone exchange, located adjacent to single storey residential development and within the predominantly residential area. It is considered that the site would be suitable for residential development if the current infrastructure use was no longer required. The site is considered to be unsuitable for employment use due to close proximity to existing residential. The site is in single ownership, however the landowner has not responded to contact so the site is considered potentially available and further efforts to confirm availability will be made. It is considered that the site could accommodate 10 houses</p> | | | |


| | | | | |
|--|---|--------------------------------|---------------------|--|
| Site Ref: | HA22 | | | |
| Site Name: | Garages to the rear of 50-60 Wilton Avenue | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Hampden Park | | | |
| Ward: | Hampden Park | | | |
| Grid Reference: | E: 560731, N: 102876 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.23 | | |
| | Prev. Developed: | BF | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Potentially Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 14 | Density Area: | Medium-High Density | |
| Density (dph): | 60.81 | Delivery Period: | 11+ Years | |
| Conclusion: | Potentially Developable (Housing) | | | |
| Justification: | <p>The site is a garage block located to the rear of 2-storey residential development within the predominantly residential area. On-street parking is available for existing and future occupants so the site is considered suitable for residential development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. The site is in single ownership, however the landowner has not responded to contact so the site is considered potentially available and further efforts to confirm availability will be made. It is considered that the site could accommodate 14 additional houses.</p> | | | |


| | | | | |
|--|---|--------------------------------|---------------------|--|
| Site Ref: | HA23 | | | |
| Site Name: | Garages to the rear of 49-63 Southern Road | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Hampden Park | | | |
| Ward: | Hampden Park | | | |
| Grid Reference: | E: 560644, N: 102817 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.15 | | |
| Prev. Developed: | BF | | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Potentially Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 10 | Density Area: | Medium-High Density | |
| Density (dph): | 65.11 | Delivery Period: | 11+ Years | |
| Conclusion: | Potentially Developable (Housing) | | | |
| Justification: | <p>The site is a garage block located to the rear of 2-storey residential development within the predominantly residential area. On-street parking is available for existing and future occupants so the site is considered suitable for residential development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. The site is in single ownership, however the landowner has not responded to contact so the site is considered potentially available and further efforts to confirm availability will be made. It is considered that the site could accommodate 10 additional houses.</p> | | | |


| | | | | |
|--|--|--------------------------------|---------------------|--|
| Site Ref: | HA24 | | | |
| Site Name: | Garages between 87 Wilton Avenue and 88 Percival Road | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Hampden Park | | | |
| Ward: | Hampden Park | | | |
| Grid Reference: | E: 560628, N: 102971 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | YES | |
| | Flood Zone: | | | |
| | Majority 1, partially 2 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.24 | | |
| | Prev. Developed: | BF | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Potentially Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 6 | Density Area: | Medium-High Density | |
| Density (dph): | 24.65 | Delivery Period: | 11+ Years | |
| Conclusion: | Potentially Developable (Housing) | | | |
| Justification: | <p>The site is a garage block located to the rear of 2-storey residential development within the predominantly residential area. On-street parking is available for existing and future occupants so the site is considered suitable for residential development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. The site is in single ownership, however the landowner has not responded to contact so the site is considered potentially available and further efforts to confirm availability will be made. The irregular shape of the site would limit capacity, but it is considered that the site could accommodate 6 additional houses.</p> | | | |


| | | | | |
|--|--|--------------------------------|---------------------|--|
| Site Ref: | HA25 | | | |
| Site Name: | Land adjacent to 44 Wilton Avenue | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Hampden Park | | | |
| Ward: | Hampden Park | | | |
| Grid Reference: | E: 560791, N: 102911 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Majority 1, partially 2 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.07 | | |
| | Prev. Developed: | GF | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 4 | Density Area: | Medium-High Density | |
| Density (dph): | 54.77 | Delivery Period: | 6-10 Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>The site is an incidental open located adjacent to 2-storey dwellings within the predominantly residential area so is considered suitable for residential development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. The landowner has confirmed that the site could be available for development in the plan period. A sewer runs under part of the site, which would limit capacity. It is considered that the site could accommodate a terrace of 4 houses to match the adjacent development.</p> | | | |

| | | | | |
|--|--|--------------------------------|---------------------|--|
| Site Ref: | HA26 | | | |
| Site Name: | Garages to the rear of 19 and 81 Attfield Walk | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Hampden Park | | | |
| Ward: | Hampden Park | | | |
| Grid Reference: | E: 560661, N: 103159 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.33 | | |
| Prev. Developed: | BF | | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Potentially Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 14 | Density Area: | Medium-High Density | |
| Density (dph): | 42.25 | Delivery Period: | 11+ Years | |
| Conclusion: | Potentially Developable (Housing) | | | |
| Justification: | <p>The site is a garage block located adjacent to 2-storey residential development within the predominantly residential area. On-street parking is available for existing and future occupants so the site is considered suitable for residential development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. The site is in single ownership, however the landowner has not responded to contact so the site is considered potentially available and further efforts to confirm availability will be made. The irregular shape of the site would limit capacity, but it is considered that the site could accommodate 14 additional houses.</p> | | | |


| | | | | |
|--|--|--------------------------------|---------------------|------------------------------------|
| Site Ref: | HA30 | | | |
| Site Name: | Land adjacent to David Lloyd Centre, off Rosebery Avenue | | | |
| Source: | Call for Sites | | | |
| Neighbourhood: | Hampden Park | | | |
| Ward: | Hampden Park | | | |
| Grid Reference: | E: 560467, N: 101959 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | YES | |
| | Flood Zone: | | | Majority 1, partially 2, 3a and 3b |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.10 | | |
| | Prev. Developed: | GF | | |
| | Suitability: | Suitable (Housing) | | |
| Availability: | Available | | | |
| Achievability: | Potentially Achievable | | | |
| Housing Capacity: | 2 | Density Area: | Medium-High Density | |
| Density (dph): | 27.67 | Delivery Period: | 11+ Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>The site is an area of undesignated open space located outside of current built-up area boundary, to the rear of existing 2-storey residential development. The site would be considered suitable for residential development, subject to the retention of existing trees and appropriate screening to the south. A watercourse runs to the north of the site, and the site is partly within flood zone 3b, so further consideration of flood risk is required including a site specific FRA. The site is considered to be unsuitable for employment use due to close proximity to existing residential. The landowner has confirmed that the site could be available for development in the plan period. Capacity would be limited to 2 additional houses due to the need to retain trees, provide additional screening, and allow a buffer from the adjacent watercourse.</p> | | | |


| | | | | |
|--|---|--------------------------------|----------------|--|
| Site Ref: | HA34 | | | |
| Site Name: | Garages adjacent to 8 Cade Street | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Hampden Park | | | |
| Ward: | Hampden Park | | | |
| Grid Reference: | E: 560983, N: 102749 | | | |
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| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.04 | | |
| Prev. Developed: | BF | | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 2 | Density Area: | Medium Density | |
| Density (dph): | 49.95 | Delivery Period: | 6-10 Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>The site consists of three garages and incidental open space located adjacent to 2-storey residential development within the predominantly residential area. There is no parking in the garage area so the site is considered suitable for residential development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. The landowner has confirmed that the site could be available for development in the plan period. The size and shape of the site would mean that capacity is limited to two additional houses.</p> | | | |


| | | | | |
|--|--|--------------------------------|----------------|--|
| Site Ref: | HA39 | | | |
| Site Name: | Garages to the rear of 7 Otham Road | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Hampden Park | | | |
| Ward: | Hampden Park | | | |
| Grid Reference: | E: 561183, N: 102778 | | | |
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| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.07 | | |
| | Prev. Developed: | BF | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 2 | Density Area: | Medium Density | |
| Density (dph): | 25.68 | Delivery Period: | 6-10 Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>The site consists of two blocks of garages within the predominantly residential area. The presence of on-street and off-street parking in the area means that the site is considered suitable for residential development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. The landowner has confirmed that the site could be available for development in the plan period. The narrow width of the site would mean that capacity would be limited to 2 additional houses.</p> | | | |


| | | | | |
|--|--|--------------------------------|---------------------|--|
| Site Ref: | HA40 | | | |
| Site Name: | Garages to the rear of 17 Ashington Road | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Hampden Park | | | |
| Ward: | Hampden Park | | | |
| Grid Reference: | E: 561213, N: 102437 | | | |
|  | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.07 | | |
| Prev. Developed: | BF | | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 4 | Density Area: | Medium-High Density | |
| Density (dph): | 54.48 | Delivery Period: | 6-10 Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>The site is a garage court located to the rear of 2-storey residential development within the predominantly residential area. The presence of on-street and off-street parking in the area means that the site is considered suitable for residential development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. The landowner has confirmed that the site could be available for development in the plan period. The narrow access road and the shape of the site means that a terrace of 4 houses would be considered appropriate.</p> | | | |


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|--|---|--------------------------------|---------------------|--|
| Site Ref: | HA41 | | | |
| Site Name: | Garages to the rear of 23 Ashington Road | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Hampden Park | | | |
| Ward: | Hampden Park | | | |
| Grid Reference: | E: 561251, N: 102543 | | | |
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| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.07 | | |
| Prev. Developed: | BF | | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 3 | Density Area: | Medium-High Density | |
| Density (dph): | 39.80 | Delivery Period: | 6-10 Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>The site is a garage court located to the rear of 2-storey dwellings within the predominantly residential area. The presence of on-street and off-street parking in the area means that the site is considered suitable for residential development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. The landowner has confirmed that the site could be available for development in the plan period. The narrow access road and the shape of the site means that 3 houses would be considered appropriate.</p> | | | |


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|--|--|--------------------------------|----------------|--|
| Site Ref: | HA43 | | | |
| Site Name: | Garages to the rear of 17 Pulborough Avenue | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Hampden Park | | | |
| Ward: | Hampden Park | | | |
| Grid Reference: | E: 560455, N: 102639 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.15 | | |
| Prev. Developed: | BF | | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 6 | Density Area: | Medium Density | |
| Density (dph): | 38.33 | Delivery Period: | 6-10 Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>The site consists of a garage court and workshop building located to the rear of 2-storey dwellings within the predominantly residential area. The presence of on-street and off-street parking in the area means that the site is considered suitable for residential development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. The landowner has confirmed that the site could be available for development in the plan period. The irregular shape of the site means that capacity would be limited to 6 houses.</p> | | | |


| | | | |
|--|---|--------------------------------|---------------------|
| Site Ref: | HA45 | | |
| Site Name: | Garages adjacent to 1 Wadhurst Close | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Hampden Park | | |
| Ward: | Hampden Park | | |
| Grid Reference: | E: 560687, N: 102491 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | |
| | Within 800m Open Space: | Within 800m Play Space: | YES |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.085 | |
| Prev. Developed: | BF | | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 4 | Density Area: | Medium-High Density |
| Density (dph): | 47.019 | Delivery Period: | 6-10 Years |
| Conclusion: | Developable (Housing) | | |
| Justification: | <p>The site is a block of garages adjacent to a row of 2-storey dwellings within the predominantly residential area. There is a lack of on-street parking in the adjacent area, however the site is considered large enough to include replacement off-street parking spaces, so the site is considered suitable for residential development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. The landowner has confirmed that the site could be available for development in the plan period. Considering the need for replacement parking provision, the capacity of the site is considered to be a terrace of 4 houses.</p> | | |


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|--|---|--------------------------------|---------------------|--|
| Site Ref: | HA57 | | | |
| Site Name: | Land adjacent to 12 The Hydeneye | | | |
| Source: | Pre-application advice | | | |
| Neighbourhood: | Hampden Park | | | |
| Ward: | Hampden Park | | | |
| Grid Reference: | E: 560926, N: 102366 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | NO | |
| | Flood Zone: | Majority 2, partially 3b | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.037 | | |
| | Prev. Developed: | Mixed (mainly GF) | | |
| | Suitability: | Suitable (Housing) | | |
| | Availability: | Available | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 1 | Density Area: | Medium-High Density | |
| Density (dph): | 34.97 | Delivery Period: | 6-10 Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | The site is a residential garden adjacent to an existing 2-storey dwelling within the predominantly residential area, so the site is considered suitable for residential development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. The presence of a sewer and close proximity to a small watercourse means that capacity would be limited to 1 additional house. | | | |


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|--|---|--------------------------------|----------------|--|
| Site Ref: | HA67 | | | |
| Site Name: | Land adjacent to 65 Bodiam Crescent | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Hampden Park | | | |
| Ward: | Hampden Park | | | |
| Grid Reference: | E: 561145, N: 102806 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.022 | | |
| | Prev. Developed: | GF | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 1 | Density Area: | Medium Density | |
| Density (dph): | 45.23 | Delivery Period: | 11+ Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>The site is an incidental open space within the predominantly residential area so the site is considered suitable for residential development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. The landowner has confirmed that the site could be available for development in the plan period. The size and shape of the site would mean that capacity is limited to one additional single-storey house to match the existing development.</p> | | | |

| | | | | |
|--|---|--------------------------------|---------------------|--|
| Site Ref: | HA76 | | | |
| Site Name: | Land adjacent to 35 Linden Close | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Hampden Park | | | |
| Ward: | Hampden Park | | | |
| Grid Reference: | E: 560332, N: 103054 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | YES | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.035 | | |
| Prev. Developed: | GF | | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 2 | Density Area: | Medium-High Density | |
| Density (dph): | 56.30 | Delivery Period: | 11+ Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>The site is an incidental open space within the predominantly residential area so the site is considered suitable for residential development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. The landowner has confirmed that the site could be available for development in the plan period. The site could accommodate two additional dwellings without being out of character with the existing layout, although the car turning area would need to be retained.</p> | | | |


| | | | | |
|--|---|--------------------------------|---------------------|--|
| Site Ref: | HA77 | | | |
| Site Name: | Land adjacent to 71 Linden Close | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Hampden Park | | | |
| Ward: | Hampden Park | | | |
| Grid Reference: | E: 560347, N: 102987 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.03 | | |
| Prev. Developed: | GF | | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 2 | Density Area: | Medium-High Density | |
| Density (dph): | 86.98 | Delivery Period: | 6-10 Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>The site is a parking area located within the predominantly residential area. There is a general lack of on-street parking in this area, so the site would only be suitable if the existing car parking provision is replaced, which could potentially take place on the land to the west of the site in the same ownership. The site is considered to be unsuitable for employment use due to close proximity to existing residential. The landowner has confirmed that the site could be available for development in the plan period. The site could accommodate two additional dwellings without being out of character with the existing layout, although the car turning area would need to be retained.</p> | | | |

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|--|--|--------------------------------|---------------------|--|
| Site Ref: | HA80 | | | |
| Site Name: | Land adjacent to 12 Malvern Close | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Hampden Park | | | |
| Ward: | Hampden Park | | | |
| Grid Reference: | E: 559961, N: 103501 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | YES | |
| | Flood Zone: | Flood Zone 1 | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.09 | | |
| | Prev. Developed: | GF | | |
| | Suitability: | Suitable (Housing) | | |
| | Availability: | Available | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 3 | Density Area: | Medium-High Density | |
| Density (dph): | 35.09 | Delivery Period: | 6-10 Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>The site consists of an off-street parking area and incidental open space, within the predominantly residential area. There is limited parking available in the area, but the site is large enough to provide replacement car parking in addition to development. Therefore the site is considered to be suitable. The site is considered to be unsuitable for employment use due to close proximity to existing residential. The landowner has confirmed that the site could be available for development in the plan period. The site could accommodate three additional dwellings.</p> | | | |


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|--|---|--------------------------------|--------------------|--|
| Site Ref: | HA82 | | | |
| Site Name: | Garages adjacent to 28 Acacia Road | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Hampden Park | | | |
| Ward: | Ratton | | | |
| Grid Reference: | E: 559717, N: 102739 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.06 | | |
| Prev. Developed: | BF | | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Available | | | |
| Achievability: | Potentially Achievable | | | |
| Housing Capacity: | 4 | Density Area: | Medium-Low Density | |
| Density (dph): | 65.78 | Delivery Period: | 6-10 Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>The site consists of a block of garages, located within the predominantly residential area. There is limited parking available in the area, but the site is large enough to provide replacement car parking in addition to development and the retention of the existing mature trees. Therefore the site is considered to be suitable. The site is considered to be unsuitable for employment use due to close proximity to existing residential. The landowner has confirmed that the site could be available for development in the plan period. The site could accommodate a block of 4 flats to match the adjacent development.</p> | | | |


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|--|---|--------------------------------|--------------------|--|
| Site Ref: | HA83 | | | |
| Site Name: | Garages adjacent to 3 Acacia Road | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Hampden Park | | | |
| Ward: | Ratton | | | |
| Grid Reference: | E: 559757, N: 102759 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 4.69 | | |
| | Prev. Developed: | BF | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Available | | | |
| Achievability: | Potentially Achievable | | | |
| Housing Capacity: | 4 | Density Area: | Medium-Low Density | |
| Density (dph): | 85.19 | Delivery Period: | 6-10 Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>The site consists of a block of garages, located within the predominantly residential area. There is limited parking available in the area, but the site is large enough to provide replacement car parking in addition to development and the retention of the existing mature trees. Therefore the site is considered to be suitable. The site is considered to be unsuitable for employment use due to close proximity to existing residential. The landowner has confirmed that the site could be available for development in the plan period. The site could accommodate a block of 4 flats to match the adjacent development.</p> | | | |

Langney


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|--|---|--------------------------------|----------------|
| Site Ref: | LA06 | | |
| Site Name: | Pensford Drive Play Area | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Langney | | |
| Ward: | Langney | | |
| Grid Reference: | E: 562654, N: 103035 | | |
|  | Designated Open Space: | NO | |
| | Within 800m Open Space: | Within 800m Play Space: | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.04 | |
| | Prev. Developed: | GF | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 2 | Density Area: | Medium Density |
| Density (dph): | 42.47 | Delivery Period: | 6-10 Years |
| Conclusion: | Developable (Housing) | | |
| Justification: | <p>The site is a former play area (equipment has been removed) located adjacent to 2-storey dwellings within the predominantly residential area. The development of the site would not be out of character with its surroundings so is considered suitable for residential development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. The landowner has confirmed that the site could be available for development in the plan period. It is considered that the site could accommodate 2 houses to match the adjacent properties.</p> | | |


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|--|--|--------------------------------|---------------------|--|
| Site Ref: | LA09 | | | |
| Site Name: | Land adjacent 31 Barming Close | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Langney | | | |
| Ward: | Langney | | | |
| Grid Reference: | E: 562663, N: 102592 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | YES | |
| | Flood Zone: | Flood Zone 1 | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.04 | | |
| | Prev. Developed: | GF | | |
| | Suitability: | Suitable (Housing) | | |
| | Availability: | Available | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 2 | Density Area: | Medium-High Density | |
| Density (dph): | 49.16 | Delivery Period: | 6-10 Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>The site consists of incidental open space located adjacent to 2-storey residential development within the predominantly residential area, so is considered suitable for residential development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. The landowner has confirmed that the site could be available for development in the plan period. The site could accommodate 2 additional houses on the end of the current row.</p> | | | |

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|--|---|--------------------------------|--------------------|
| Site Ref: | LA105 | | |
| Site Name: | Land North of Pevensey Bay Road | | |
| Source: | Call for Sites | | |
| Neighbourhood: | Outside Built Up Area (East Langney Levels) | | |
| Ward: | St Anthony's | | |
| Grid Reference: | E: 564385, N: 102949 | | |
|  | Designated Open Space: | NO | |
| | Within 800m Open Space: | Within 800m Play Space: | |
| | YES | YES | |
| | Flood Zone: | | |
| | Majority 3a, partially 3b | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 4.10 | |
| Prev. Developed: | GF | | |
| Suitability: | Potentially Suitable (Housing) | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 82 | Density Area: | Medium-Low Density |
| Density (dph): | 21.93 | Delivery Period: | 11+ Years |
| Conclusion: | Potentially Developable (Housing) | | |
| Justification: | <p>The site is a greenfield site (agricultural) located within Mounthey Levels and outside of the existing built-up area. The site is to the north of Pevensey Bay Road and adjacent the borough boundary. The site is located within Flood Zone 3a and partly within floodzone 3b, so will require Sequential and Exception test through SFRA Level 2 to assess detailed nature of flood risk and mitigation and safe access. The site is within the Langney Levels Local Wildlife Site. The site is classified as coastal floodplain grazing marsh (a Habitat of Principal Importance) and there are records of protected and notable species. Assessment of biodiversity impact and potential mitigation is required to enable the development. The open flat levels to the north of the site are very sensitive to change in landscape terms an updated Landscape Capacity Study will inform the consideration of landscape impacts. The site is potentially suitable subject to further evidence in relation to flood risk, biodiversity and landscape impacts. The site would need to come forward with the adjacent site LA106 to connect with the existing built up area.</p> | | |


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|--|--|--------------------------------|--------------------|
| Site Ref: | LA106 | | |
| Site Name: | Land North of Pevensey Bay Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Outside Built Up Area (East Langney Levels) | | |
| Ward: | St Anthony's | | |
| Grid Reference: | E: 564243, N: 102792 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | |
| | Within 800m Open Space: | Within 800m Play Space: | YES |
| | YES | YES | |
| | Flood Zone: | | |
| | Majority 3a, partially 3b | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 3.30 | |
| Prev. Developed: | GF | | |
| Suitability: | Potentially Suitable (Housing) | | |
| Availability: | Potentially Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 67 | Density Area: | Medium-Low Density |
| Density (dph): | 22.06 | Delivery Period: | 11+ Years |
| Conclusion: | Potentially Developable (Housing) | | |
| Justification: | <p>The site is a greenfield site (agricultural) located within Mountney Levels and outside of the existing built-up area. The site is to the north of Pevensey Bay Road and adjacent the existing built-up area. The site is located within Flood Zone 3a and partly within floodzone 3b, so will require Sequential and Exception test through SFRA Level 2 to assess detailed nature of flood risk and mitigation and safe access. The site is adjacent the Langney Levels Local Wildlife Site. The site is classified as coastal floodplain grazing marsh (a Habitat of Principal Importance) and there are records of protected and notable species. Assessment of biodiversity impact and potential mitigation is required to enable the development. The open flat levels to the north of the site are very sensitive to change in landscape terms an updated Landscape Capacity Study will inform the consideration of landscape impacts. The site is potentially suitable subject to further evidence in relation to flood risk, biodiversity and landscape impacts.</p> | | |


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|--|---|--------------------------------|--------------------|--|
| Site Ref: | LA107 | | | |
| Site Name: | Land adjacent to 199 Sevenoaks Road | | | |
| Source: | Planning application | | | |
| Neighbourhood: | Langney | | | |
| Ward: | Langney | | | |
| Grid Reference: | E: 562312, N: 102571 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 3a | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 7.70 | | |
| Prev. Developed: | GF | | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 2 | Density Area: | Medium-Low Density | |
| Density (dph): | 25.94 | Delivery Period: | 1-5 Years | |
| Conclusion: | Deliverable (Housing) | | | |
| Justification: | <p>The site is located within the predominantly residential area, and is considered a sustainable location with access to public transport and various amenities within a 15-20 minute walking distance. Therefore the site is suitable for residential development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. Current application for planning permission for residential development therefore available, no known constraints to achievability.</p> | | | |


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|--|---|--------------------------------|---------------------|
| Site Ref: | LA108 | | |
| Site Name: | Land within curtilage of 74 Great Cliffe Road | | |
| Source: | Pre-application advice | | |
| Neighbourhood: | Langney | | |
| Ward: | St Anthony's | | |
| Grid Reference: | E: 563438, N: 102195 | | |
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| | Within 800m Open Space: | Within 800m Play Space: | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 3a | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.01 | |
| | Prev. Developed: | GF | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 1 | Density Area: | Medium-High Density |
| Density (dph): | 63.26 | Delivery Period: | 1-5 Years |
| Conclusion: | Deliverable (Housing) | | |
| Justification: | <p>The site is located within the predominantly residential area, and is considered a sustainable location with access to public transport and various amenities within a 15-20 minute walking distance. Site is within tidal flood zone 3a, covered by flood defences, site specific FRA and Exception Test required. Site is considered suitable for development. Current application for planning permission for residential development therefore available, no known constraints to achievability.</p> | | |


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|--|---|--------------------------------|---------------------|--|
| Site Ref: | LA109 | | | |
| Site Name: | Land to rear of 2 Priory Road | | | |
| Source: | Refused/withdrawn | | | |
| Neighbourhood: | Langney | | | |
| Ward: | St Anthony's | | | |
| Grid Reference: | E: 563183, N: 102044 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.014 | | |
| Prev. Developed: | BF | | | |
| Suitability: | Potentially Suitable (Housing) | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 1 | Density Area: | Medium-High Density | |
| Density (dph): | 66.75 | Delivery Period: | 6-10 Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>The site is located within the predominantly residential area, and is considered a sustainable location with access to public transport and various amenities within a 15-20 minute walking distance. The site is suitable for residential use however the site is small and contained and this will restrict development, a proposal would also need to overcome previous refusal on design grounds, therefore it is considered the site is potentially suitable. The site is considered to be unsuitable for employment use due to close proximity to existing residential. A planning application has recently been determined on the site, therefore it is considered available.</p> | | | |


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|--|---|--------------------------------|---------------------|--|
| Site Ref: | LA11 | | | |
| Site Name: | Land between 4-5 Tenterden Close | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Langney | | | |
| Ward: | Langney | | | |
| Grid Reference: | E: 562746, N: 102495 | | | |
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| | Within 800m Open Space: | Within 800m Play Space: | YES | |
| | Flood Zone: | Flood Zone 1 | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.05 | | |
| | Prev. Developed: | BF | | |
| | Suitability: | Suitable (Housing) | | |
| | Availability: | Available | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 3 | Density Area: | Medium-High Density | |
| Density (dph): | 57.34 | Delivery Period: | 11+ Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>The site is a parking area located adjacent to 2-storey dwellings within the predominantly residential area. There is a general lack of on-street parking in this area, so the site would only be suitable if the existing car parking provision is replaced, which could potentially take place on the land to the north of the site in the same ownership. The site is considered to be unsuitable for employment use due to close proximity to existing residential. The landowner has confirmed that the site could be available for development in the plan period. It is considered that the site could accommodate a terrace of 3 houses to match those adjacent.</p> | | | |


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|---|--|--------------------------------|----------------|
| Site Ref: | LA19 | | |
| Site Name: | Land at end of Slindon Crescent | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Langney | | |
| Ward: | St Anthony's | | |
| Grid Reference: | E: 563390, N: 102039 | | |
| <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | |
| | Within 800m Open Space: | Within 800m Play Space: | |
| | YES | YES | |
| | Flood Zone: | | |
| | Majority 1, partially 3a and 3b | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.67 | |
| | Prev. Developed: | GF | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Available | | |
| Achievability: | Potentially Achievable | | |
| Housing Capacity: | 12 | Density Area: | Medium Density |
| Density (dph): | 18.75 | Delivery Period: | 11+ Years |
| Conclusion: | Developable (Housing) | | |
| Justification: | <p>The site consists of a scrub area and paddock on land to the rear of existing 2-storey dwellings, sloping down towards the Langney Sewer, and adjacent to the predominantly residential area. The western end of the site is steeply sloped so it is not considered that this area would be suitable for development. However the eastern end is flatter and could be suitable for residential development. The site is not considered to be suitable for employment development due to proximity to existing residential. The landowner has confirmed that the site could be made available for development in the plan period. As the developable area of the site is restricted, it is considered that this site would only be capable of accommodating 12 houses.</p> | | |


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|--|---|--------------------------------|----------------|
| Site Ref: | LA21 | | |
| Site Name: | Garages to the rear of 79-99 Ashgate Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Langney | | |
| Ward: | St Anthony's | | |
| Grid Reference: | E: 563236, N: 102634 | | |
|  | Designated Open Space: | NO | |
| | Within 800m Open Space: | Within 800m Play Space: | |
| | YES | YES | |
| | Flood Zone: | | |
| | Majority 3a | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.13 | |
| Prev. Developed: | BF | | |
| (C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022 | | | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 6 | Density Area: | Medium Density |
| Density (dph): | 46.73 | Delivery Period: | 6-10 Years |
| Conclusion: | Developable (Housing) | | |
| Justification: | <p>The site consists of garages and off-street parking to the rear of 2-storey dwellings within the predominantly residential area. There is a lack of on-street parking in the adjacent area, however the site is considered large enough to include replacement off-street parking spaces, so the site is considered suitable for residential development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. The landowner has confirmed that the site could be available for development in the plan period. Considering the need for replacement parking provision and the irregular shape of the site, the capacity of the site is considered to be 6 houses.</p> | | |


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|--|---|--------------------------------|---------------------|
| Site Ref: | LA23 | | |
| Site Name: | Garages adjacent to 2 Erica Close | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Shinewater & North Langney | | |
| Ward: | Langney | | |
| Grid Reference: | E: 561933, N: 102900 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | |
| | Within 800m Open Space: | Within 800m Play Space: | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.07 | |
| | Prev. Developed: | BF | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 3 | Density Area: | Medium-High Density |
| Density (dph): | 41.37 | Delivery Period: | 11+ Years |
| Conclusion: | Developable (Housing) | | |
| Justification: | <p>The site consists of garages and off-street parking adjacent to 2-storey dwellings within the predominantly residential area. There is a lack of on-street parking in the adjacent area, however the site is considered large enough to include replacement off-street parking spaces, so the site is considered suitable for residential development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. The landowner has confirmed that the site could be available for development in the plan period. Considering the need for replacement parking provision, the capacity of the site is considered to be a terrace of 3 houses.</p> | | |


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|--|---|--------------------------------|---------------------|--|
| Site Ref: | LA25 | | | |
| Site Name: | Garages to rear of 21 Faversham Road | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Langney | | | |
| Ward: | Langney | | | |
| Grid Reference: | E: 562722, N: 102569 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | YES | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.05 | | |
| | Prev. Developed: | BF | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 4 | Density Area: | Medium-High Density | |
| Density (dph): | 67.46 | Delivery Period: | 6-10 Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>The site is a garage block located to the rear and adjacent to 2-storey dwellings within the predominantly residential area. Garages don't appear to be used for parking and on-street parking is available in the area so the site is considered suitable for residential development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. The landowner has confirmed that the site could be available for development in the plan period. It is considered that the site should be able to accommodate a block of 4 flats to replicate the adjacent development.</p> | | | |


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|--|--|--------------------------------|---------------------|--|
| Site Ref: | LA26 | | | |
| Site Name: | Garages adjacent to 53 Faversham Road | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Langney | | | |
| Ward: | Langney | | | |
| Grid Reference: | E: 562664, N: 102691 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.28 | | |
| Prev. Developed: | BF | | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 2 | Density Area: | Medium-High Density | |
| Density (dph): | 72.27 | Delivery Period: | 11+ Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>The site consists of a small block of garages located between 2-storey residential within the predominantly residential area. Garages don't appear to be used for parking and on-street parking is available in the area so the site is considered suitable for residential development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. The landowner has confirmed that the site could be available for development in the plan period. It is considered that the site could accommodate 2 houses to replicate the adjacent development.</p> | | | |


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|--|--|--------------------------------|---------------------|--|
| Site Ref: | LA27 | | | |
| Site Name: | Garages adjacent to 4 Goudhurst Close | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Langney | | | |
| Ward: | Langney | | | |
| Grid Reference: | E: 562598, N: 102500 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.03 | | |
| | Prev. Developed: | BF | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 2 | Density Area: | Medium-High Density | |
| Density (dph): | 60.86 | Delivery Period: | 6-10 Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>The site is a garage block located between two rows of 2-storey dwellings within the predominantly residential area. Garages don't appear to be used for parking and on-street parking is available in the area so the site is considered suitable for residential development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. The landowner has confirmed that the site could be available for development in the plan period. It is considered that the site could accommodate 2 houses to fill in the gap in the existing row.</p> | | | |

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|--|---|--------------------------------|---------------------|--|
| Site Ref: | LA29 | | | |
| Site Name: | Garages to the rear of 36 Hawkhurst Close | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Langney | | | |
| Ward: | Langney | | | |
| Grid Reference: | E: 562557, N: 102607 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | YES | |
| | Flood Zone: | Flood Zone 1 | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.059 | | |
| | Prev. Developed: | BF | | |
| | Suitability: | Suitable (Housing) | | |
| | Availability: | Available | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 4 | Density Area: | Medium-High Density | |
| Density (dph): | 68.35 | Delivery Period: | 6-10 Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>The site is a garage block located to the side and rear of existing 2-storey residential development within the predominantly residential area. Garages don't appear to be used for parking and on-street parking is available in the area so the site is considered suitable for residential development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. The landowner has confirmed that the site could be available for development in the plan period. The presence of an electricity substation would limit capacity.</p> | | | |


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|--|--|--------------------------------|---------------------|--|
| Site Ref: | LA30 | | | |
| Site Name: | Garages adjacent to 40 Barming Close | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Langney | | | |
| Ward: | Langney | | | |
| Grid Reference: | E: 562610, N: 102528 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.05 | | |
| | Prev. Developed: | BF | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 3 | Density Area: | Medium-High Density | |
| Density (dph): | 51.96 | Delivery Period: | 6-10 Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>The site is a garage block located to the side and rear of 2-storey dwellings within the predominantly residential area. Garages don't appear to be used for parking and on-street parking is available in the area so the site is considered suitable for residential development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. The landowner has confirmed that the site could be available for development in the plan period. It is considered that the site could accommodate a terrace of 3 houses.</p> | | | |

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|--|---|--------------------------------|---------------------|--|
| Site Ref: | LA31 | | | |
| Site Name: | Garages adjacent to 45 Westerham Road | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Langney | | | |
| Ward: | St Anthony's | | | |
| Grid Reference: | E: 562824, N: 102384 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | YES | |
| | Flood Zone: | Majority 3a | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.07 | | |
| | Prev. Developed: | BF | | |
| | Suitability: | Suitable (Housing) | | |
| | Availability: | Available | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 6 | Density Area: | Medium-High Density | |
| Density (dph): | 77.59 | Delivery Period: | 11+ Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>The site consists of garages and off-street parking located to the front of 2-storey dwellings within the predominantly residential area. There is alternative on-street and off-street parking available in the area, so the site is considered suitable for residential development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. The landowner has confirmed that the site could be available for development in the plan period. It is considered that the site could accommodate 6 additional houses to replicate the adjacent development.</p> | | | |


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|--|--|--------------------------------|---------------------|--|
| Site Ref: | LA32 | | | |
| Site Name: | Garages to rear of Antrim Court, Wrotham Close | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Langney | | | |
| Ward: | Langney | | | |
| Grid Reference: | E: 562709, N: 102465 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.06 | | |
| Prev. Developed: | BF | | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 2 | Density Area: | Medium-High Density | |
| Density (dph): | 29.97 | Delivery Period: | 6-10 Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>The site consists of garages and off-street parking located to the rear of a 3-storey block of flats and 2-storey houses within the predominantly residential area. There is a lack of on-street parking in the adjacent area, however the site is considered large enough to include replacement off-street parking spaces, so the site is considered suitable for residential development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. The landowner has confirmed that the site could be available for development in the plan period. The presence of an electricity substation would limit capacity to 2 additional houses.</p> | | | |

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|--|---|--------------------------------|----------------|
| Site Ref: | LA36 | | |
| Site Name: | Land at south side of Hide Hollow, Priory Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Outside Built Up Area (East Langney Levels) | | |
| Ward: | Langney | | |
| Grid Reference: | E: 563262, N: 103403 | | |
|  | Designated Open Space: | NO | |
| | Within 800m Open Space: | Within 800m Play Space: | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 3a | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.48 | |
| Prev. Developed: | GF | | |
| Suitability: | Potentially Suitable (Housing) | | |
| Availability: | Available | | |
| Achievability: | Potentially Achievable | | |
| Housing Capacity: | 12 | Density Area: | Medium Density |
| Density (dph): | 25 | Delivery Period: | 11+ Years |
| Conclusion: | Potentially Developable (Housing) | | |
| Justification: | <p>The site is located outside of current built-up area boundary within the Moutney levels; but adjacent to existing 2-storey residential development that is located within the predominantly residential area. The site is entirely within Flood Zone 3a. The open flat levels are very sensitive to change, and development in this area could encroach on the countryside gap between Langney and Westham. The site is classified as coastal floodplain grazing marsh (CFGM), which is a Habitat of Principal Importance under section 41 of the Natural Environment and Rural Communities (NERC) Act 2006, and is also adjacent to Pevensy Levels Biodiversity Opportunity Area. Multiple records of protected and notable species including bats, birds (include Schedule 1 species Cetti's warbler), and reptiles. It is partially within the amber zone of the Great Crested Newt impact risk maps indicating Great Crested Newts are likely to be present. As a priority habitat, it could form a core part of a Nature Recovery Network in any forthcoming Local Nature Recovery Strategy. Further evidence is required to establish the suitability of the site, particularly in relation to flooding and the biodiversity and landscape impacts. The site also has a high risk in relation to prehistoric archaeological waterlogged remains that could impact achievability. It would not be considered suitable as a standalone development site due to access and landscape issues, however the site could be considered suitable as part of larger development incorporating LA36, LA37, LA38, LA39 and LA41. The landowner has indicated that the site could be available for development in the plan period. Based on the</p> | | |

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| | potential need for the site to provide SuDS, landscape mitigation, ecology mitigation and biodiversity net gain, as well as maintain adequate buffers from existing watercourse, the capacity of the site is considered to be 12 units at 25pdh. |
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|--|--|--------------------------------|--------------------------------|-----|
| Site Ref: | LA37 | | | |
| Site Name: | Mountney Levels | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Outside Built Up Area (East Langney Levels) | | | |
| Ward: | St Anthony's | | | |
| Grid Reference: | E: 563574, N: 103239 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | NO | Within 800m Play Space: | YES |
| | Flood Zone: | | | |
| | Majority 3a, partially 3b | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 4.60 | | |
| | Prev. Developed: | GF | | |
| | Suitability: | Potentially Suitable (Housing) | | |
| Availability: | Available | | | |
| Achievability: | Potentially Achievable | | | |
| Housing Capacity: | 108 | Density Area: | Medium Density | |
| Density (dph): | 25.11 | Delivery Period: | 11+ Years | |
| Conclusion: | Potentially Developable (Housing) | | | |
| Justification: | <p>The site is located outside of current built-up area boundary within the Mountney levels; adjacent to an existing sports stadium. The site is entirely within Flood Zone 3a, with parts of the eastern area of the site in functional floodplain (FZ3b) where non-water compatible development is not considered appropriate. The open flat levels are very sensitive to change, and development in this area could encroach on the countryside gap between Langney and Westham. The site is within the Langney Levels LWS, which is designated for its network of drainage ditches rich in scarce waterside plants and clean water within an area of unimproved pasture and a broad water channel with rich flora. Of note is the presence of the red-date species sharp-leaved pondweed. The site is classified as coastal floodplain grazing marsh (CFGM), which is a Habitat of Principal Importance under section 41 of the Natural Environment and Rural Communities (NERC) Act 2006, and is also adjacent to Pevensey Levels Biodiversity Opportunity Area. Multiple records of protected and notable species including bats, birds (include Schedule 1 species Cetti's warbler), and reptiles. It is partially within the amber zone of the Great Crested Newt impact risk maps indicating Great Crested Newts are likely to be present. As a priority habitat, the site could form a core part of a Nature Recovery Network in any forthcoming Local Nature Recovery Strategy. Further evidence is required to establish the suitability of the site, particularly in relation to flooding, and the biodiversity and landscape impacts. The site has also has a high risk in</p> | | | |

relation to prehistoric archaeological waterlogged remains that could impact achievability. It would not be considered suitable as standalone development site due to access and landscape issues, however the site could be considered suitable as part of larger development incorporating LA36, LA37, LA38, LA39 and LA41. The landowner has indicated that the site could be available for development in the plan period. Based on the potential need for the site to provide SuDS, landscape mitigation, ecology mitigation and biodiversity net gain, as well as maintain adequate buffers from existing watercourse, the capacity of the site is considered to be 108 units at 25dph.


| | | | |
|--|--|-------------------------|----------------|
| Site Ref: | LA38 | | |
| Site Name: | Spring Cottage, Priory Lane | | |
| Source: | Call for Sites | | |
| Neighbourhood: | Outside Built Up Area (East Langney Levels) | | |
| Ward: | Langney | | |
| Grid Reference: | E: 563504, N: 103354 | | |
|  | Designated Open Space: | NO | |
| | Within 800m Open Space: | NO | |
| | Within 800m Play Space: | YES | |
| | Flood Zone: | | |
| | Majority 3a, partially 3b | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.46 | |
| Prev. Developed: | BF | | |
| Suitability: | Potentially Suitable (Housing) | | |
| Availability: | Available | | |
| Achievability: | Potentially Achievable | | |
| Housing Capacity: | 10 | Density Area: | Medium Density |
| Density (dph): | 24.3 | Delivery Period: | 11+ Years |
| Conclusion: | Potentially Developable (Housing) - Available but Unknown Suitability | | |
| Justification: | <p>The site is a residential property located outside of current built-up area boundary within the Mounthey levels. The site is entirely within Flood Zone 3a, with parts of the site in functional floodplain (FZ3b) where non-water compatible development is not considered appropriate, these parts are excluded from the developable area. The open flat levels are very sensitive to change, and development in this area could encroach on the countryside gap between Langney and Westham. The site is classified as coastal floodplain grazing marsh (CFGM), which is a Habitat of Principal Importance under section 41 of the Natural Environment and Rural Communities (NERC) Act 2006, and is also adjacent to Pevensy Levels Biodiversity Opportunity Area. Multiple records of protected and notable species including bats, birds (include Schedule 1 species Cetti's warbler), and reptiles. It is partially within the amber zone of the Great Crested Newt impact risk maps indicating Great Crested Newts are likely to be present. As a priority habitat, the site could form a core part of a Nature Recovery Network in any forthcoming Local Nature Recovery Strategy. Further evidence is required to establish the suitability of the site, particularly in relation to flooding and the biodiversity and landscape impacts. The site has also has a high risk in relation to prehistoric archaeological waterlogged remains that could impact achievability. It would not be considered suitable as standalone development site due to access and landscape issues, however the site could be considered suitable as part of larger development</p> | | |

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incorporating LA36, LA37, LA38, LA39 and LA41. The landowner has indicated that the site could be available for development in the plan period. Based on the potential need for the site to provide SuDS, landscape mitigation, ecology mitigation and biodiversity net gain, as well as maintain adequate buffers from existing watercourse and the irregular shape of the site, the capacity of the site is considered to be 10 units at 24dph.


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|--|--|--------------------------------|--------------------------------|-----|
| Site Ref: | LA39 | | | |
| Site Name: | Valarose, Priory Lane | | | |
| Source: | Call for Sites | | | |
| Neighbourhood: | Outside Built Up Area (East Langney Levels) | | | |
| Ward: | Langney | | | |
| Grid Reference: | E: 563442, N: 103308 | | | |
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| | Within 800m Open Space: | NO | Within 800m Play Space: | YES |
| | Flood Zone: | | | |
| | Majority 3a, partially 3b | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.64 | | |
| | Prev. Developed: | BF | | |
| | Suitability: | Potentially Suitable (Housing) | | |
| Availability: | Available | | | |
| Achievability: | Potentially Achievable | | | |
| Housing Capacity: | 15 | Density Area: | Medium Density | |
| Density (dph): | 24.5 | Delivery Period: | 11+ Years | |
| Conclusion: | Potentially Developable (Housing) | | | |
| Justification: | <p>The site is a residential property located outside of current built-up area boundary within the Moutney levels. The site is entirely within Flood Zone 3a, with parts of the site in functional floodplain (FZ3b) where non-water compatible development is not considered appropriate, these parts are excluded from the developable area. The open flat levels are very sensitive to change, and development in this area could encroach on the countryside gap between Langney and Westham. The site is classified as coastal floodplain grazing marsh (CFGM), which is a Habitat of Principal Importance under section 41 of the Natural Environment and Rural Communities (NERC) Act 2006, and is also adjacent to Pevensy Levels Biodiversity Opportunity Area. Multiple records of protected and notable species including bats, birds (include Schedule 1 species Cetti's warbler), and reptiles. It is partially within the amber zone of the Great Crested Newt impact risk maps indicating Great Crested Newts are likely to be present. As a priority habitat the site could form a core part of a Nature Recovery Network in any forthcoming Local Nature Recovery Strategy. Further evidence is required to establish the suitability of the site, particularly in relation to flooding and the biodiversity and landscape impacts. The site has also has a high risk in relation to prehistoric archaeological waterlogged remains that could impact achievability. It would not be considered suitable as standalone development site due to access and landscape issues, however the site could be considered suitable as part of larger development</p> | | | |

incorporating LA36, LA37, LA38, LA39 and LA41. The landowner has indicated that the site could be available for development in the plan period. Based on the potential need for the site to provide SuDS, landscape mitigation, ecology mitigation and biodiversity net gain, as well as maintain adequate buffers from existing watercourse and the irregular shape of the site, the capacity of the site is considered to be 15 units at 24dph.


| | | | |
|--|---|--------------------------------|----------------|
| Site Ref: | LA41 | | |
| Site Name: | Land east of Priory Road Eastbourne | | |
| Source: | Call for Sites | | |
| Neighbourhood: | Outside Built Up Area (East Langney Levels) | | |
| Ward: | Langney | | |
| Grid Reference: | E: 563358, N: 103299 | | |
|  | Designated Open Space: | NO | |
| | Within 800m Open Space: | Within 800m Play Space: | |
| | NO | YES | |
| | Flood Zone: | | |
| | Majority 3a, partially 3b | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 3.08 | |
| Prev. Developed: | GF | | |
| Suitability: | Potentially Suitable (Housing) | | |
| Availability: | Available | | |
| Achievability: | Potentially Achievable | | |
| Housing Capacity: | 67 | Density Area: | Medium Density |
| Density (dph): | 25.7 | Delivery Period: | 11+ Years |
| Conclusion: | Potentially Developable (Housing) | | |
| Justification: | <p>The site is located outside of current built-up area boundary within the Mountney levels; but adjacent to existing 2-storey residential development that is located within the predominantly residential area. The site is entirely within Flood Zone 3a, with parts of the site in functional floodplain (FZ3b) where non-water compatible development is not considered appropriate, these parts are excluded from the developable area. The open flat levels are very sensitive to change, and development in this area could encroach on the countryside gap between Langney and Westham. The site is within the Langney Levels LWS, which is designated for its network of drainage ditches rich in scarce waterside plants and clean water within an area of unimproved pasture and a broad water channel with rich flora. Of note is the presence of the red-date species sharp-leaved pondweed. The site is classified as coastal floodplain grazing marsh (CFGM), which is a Habitat of Principal Importance under section 41 of the Natural Environment and Rural Communities (NERC) Act 2006, and is also adjacent to Pevensy Levels Biodiversity Opportunity Area. Multiple records of protected and notable species including bats, birds (include Schedule 1 species Cetti's warbler), and reptiles. It is partially within the amber zone of the Great Crested Newt impact risk maps indicating Great Crested Newts are likely to be present. As a priority habitat the site could form a core part of a Nature Recovery Network in any forthcoming Local Nature Recovery Strategy. Further evidence is required to establish the suitability</p> | | |


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of the site, particularly in relation to flooding and the biodiversity impacts. The site also has a high risk in relation to prehistoric archaeological waterlogged remains that could impact achievability. It would not be considered suitable as standalone development site due to access and landscape issues, however the site could be considered suitable as part of larger development incorporating LA36, LA37, LA38, LA39 and LA41. The landowner has indicated that the site could be available for development in the plan period. Based on the potential need for the site to provide SuDS, landscape mitigation, ecology mitigation and biodiversity net gain, as well as maintain adequate buffers from existing watercourse, the capacity of the site is considered to be 67 units at 25dph.


| | | | | |
|--|--|--------------------------------|--------------------|--|
| Site Ref: | LA45 | | | |
| Site Name: | Land North of Pevensey Bay Road | | | |
| Source: | Call for Sites | | | |
| Neighbourhood: | Outside Built Up Area (East Langney Levels) | | | |
| Ward: | St Anthonys | | | |
| Grid Reference: | E: 564059, N: 102948 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | YES | |
| | Flood Zone: | Majority 3a, partially 3b | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 21.95 | | |
| | Prev. Developed: | GF | | |
| | Suitability: | Potentially Suitable (Housing) | | |
| | Availability: | Potentially Available | | |
| Achievability: | Potentially Achievable | | | |
| Housing Capacity: | 226 | Density Area: | Medium-Low Density | |
| Density (dph): | 11.02 | Delivery Period: | 11+ Years | |
| Conclusion: | Potentially Developable (Housing) | | | |
| Justification: | <p>The site is agricultural land located outside of current built-up area boundary within the Mountney levels; adjacent to predominantly single-storey residential development that is located within the predominantly residential area. The southern part of the site is on higher ground, which slopes down to the Mountney levels to the north of the site. The site is entirely within Flood Zone 3a, with the northern part of the site within flood zone 3b. The open flat levels are very sensitive to change, but there could be scope to enhance the transition from built up area to countryside in this location. Care would be needed not to encroach too deep into the open levels and to retain a substantial GI buffer to the Langney sewers and the countryside. The site is adjacent to the Langney Levels LWS, which is designated for its network of drainage ditches rich in scarce waterside plants and clean water within an area of unimproved pasture and a broad water channel with rich flora. Of note is the presence of the red-date species sharp-leaved pondweed. The site is classified as coastal floodplain grazing marsh (CFGM), which is a Habitat of Principal Importance under section 41 of the Natural Environment and Rural Communities (NERC) Act 2006, and is also adjacent to Pevensey Levels Biodiversity Opportunity Area. Multiple records of protected and notable species including bats, birds (include Schedule 1 species Cetti's warbler), and reptiles. It is partially within the amber zone of the Great Crested Newt impact risk maps indicating Great Crested Newts are likely to be present. As a priority</p> | | | |


habitat the site could form a core part of a Nature Recovery Network in any forthcoming Local Nature Recovery Strategy. The site has also has a high risk in relation to prehistoric archaeological waterlogged remains that could impact achievability. The southern part of the site that is on the higher ground, outside of the functional floodplain and away from the levels area, and where access could potentially be achieved from Pevensey Bay Road, would be considered suitable for residential development. It is not considered suitable for employment due to proximity to existing residential. The landowner has indicated that the site could be available for development in the plan period. Based on the potential need for the site to provide SuDS, landscape mitigation, ecology mitigation and biodiversity net gain, as well as maintain adequate buffers from existing watercourse, the capacity of the site is considered to be 226 units.

| | | | |
|---|--|--------------------------------|---------------------|
| Site Ref: | LA46 | | |
| Site Name: | 1 Constable Road | | |
| Source: | Planning application | | |
| Neighbourhood: | Langney | | |
| Ward: | 0 | | |
| Grid Reference: | E: 562843, N: 102103 | | |
|  | Designated Open Space: | NO | |
| | Within 800m Open Space: | Within 800m Play Space: | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.02 | |
| Prev. Developed: | GF | | |
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| Suitability: | Suitable (Housing) | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 1 | Density Area: | Medium-High Density |
| Density (dph): | 40 | Delivery Period: | 1-5 years |
| Conclusion: | Deliverable (Housing) | | |
| Justification: | The site is residential garden land to the side of an existing 2-storey dwelling, located within the predominantly residential area. As it is within the predominantly residential area and would not be out of character, the site is considered suitable for residential development. The landowner has indicated that the site would be available for development in the plan period. It is considered that the site could accommodate 1 additional dwelling on the end of the terrace. | | |


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|--|--|--------------------------------|----------------|
| Site Ref: | LA48 | | |
| Site Name: | Land adjacent to 102 Wayford Close | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Langney | | |
| Ward: | Langney | | |
| Grid Reference: | E: 562662, N: 102971 | | |
|  | Designated Open Space: | NO | |
| | Within 800m Open Space: | Within 800m Play Space: | YES |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.014 | |
| Prev. Developed: | GF | | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 1 | Density Area: | Medium Density |
| Density (dph): | 72.69 | Delivery Period: | 6-10 Years |
| Conclusion: | Developable (Housing) | | |
| Justification: | The site consists of an incidental open space adjacent to a terrace of two storey dwellings within the predominantly residential area, therefore the site is suitable for residential development. The landowner has confirmed that the site could be available for development in the plan period. The site can accommodate 1 dwelling to match the existing terrace. | | |


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| | | | | |
|--|--|--------------------------------|----------------|--|
| Site Ref: | LA49 | | | |
| Site Name: | Land adjacent to 16 Wayford Close | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Langney | | | |
| Ward: | Langney | | | |
| Grid Reference: | E: 562672, N: 102953 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | YES | |
| | Flood Zone: | Flood Zone 1 | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.02 | | |
| | Prev. Developed: | GF | | |
| | Suitability: | Suitable (Housing) | | |
| | Availability: | Available | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 2 | Density Area: | Medium Density | |
| Density (dph): | 89.34 | Delivery Period: | 6-10 Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | The site consists of an incidental open space and car parking area (previous garage court) adjacent to two storey semi-detached or terrace dwellings within the predominantly residential area, therefore the site is suitable for residential development. The landowner has confirmed that the site could be available for development in the plan period. The site can accommodate 2 dwellings to match the adjacent properties. The vehicle turning space would need to be retained. | | | |


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|--|--|--------------------------------|---------------------|--|
| Site Ref: | LA51 | | | |
| Site Name: | Land adjacent to 55 Faversham Road | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Langney | | | |
| Ward: | Langney | | | |
| Grid Reference: | E: 562647, N: 102719 | | | |
|  | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.03 | | |
| Prev. Developed: | GF | | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 2 | Density Area: | Medium-High Density | |
| Density (dph): | 62.25 | Delivery Period: | 11+ Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>The site is an incidental open space within the predominantly residential area, adjacent to a two storey block of 4 flats. As it is within the predominantly residential area and would not be out of character, the site is considered suitable for residential development. A sewer runs across the north-eastern corner which would restrict development to the south of the site, as the cost involved in relocation of this is considered likely to make the site unachievable. The landowner has confirmed that the site could be available for development in the plan period. The site could accommodate 2 additional houses.</p> | | | |


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|--|---|--------------------------------|---------------------|--|
| Site Ref: | LA56 | | | |
| Site Name: | Land between 3 and 5 Chilham Close | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Langney | | | |
| Ward: | Langney | | | |
| Grid Reference: | E: 562636, N: 102695 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.04 | | |
| | Prev. Developed: | GF | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 4 | Density Area: | Medium-High Density | |
| Density (dph): | 85.57 | Delivery Period: | 6-10 Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>The site is an incidental open space within the predominantly residential area, between two pairs of semi-detached properties and to the rear of a two storey block of 4 flats. As it is within the predominantly residential area and would not be out of character, the site is considered suitable for residential development. The landowner has confirmed that the site could be available for development in the plan period. The site could accommodate a block of 4 flats to match the adjacent development.</p> | | | |


| | | | | |
|--|---|--------------------------------|---------------------|--|
| Site Ref: | LA58 | | | |
| Site Name: | Land adjacent to 16 Chilham Close | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Langney | | | |
| Ward: | Langney | | | |
| Grid Reference: | E: 562619, N: 102655 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | YES | |
| | Flood Zone: | Flood Zone 1 | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.02 | | |
| | Prev. Developed: | GF | | |
| | Suitability: | Suitable (Housing) | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 1 | Density Area: | Medium-High Density | |
| Density (dph): | 47.65 | Delivery Period: | 6-10 Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>The site consists of an incidental open space adjacent to a terrace of two storey dwellings within the predominantly residential area. As it is within the predominantly residential area and would not be out of character, the site is considered suitable for residential development. The landowner has confirmed that the site could be available for development in the plan period. The site can accommodate 1 dwelling to match the existing terrace. However development of the site would likely lead to pressure to remove the mature tree to the rear of the site given the proximity this would be to any new dwelling.</p> | | | |

| | | | | |
|--|---|--------------------------------|---------------------|--|
| Site Ref: | LA59 | | | |
| Site Name: | Land adjacent to 7 Sidcup Close | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Langney | | | |
| Ward: | Langney | | | |
| Grid Reference: | E: 562579, N: 102597 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | YES | |
| | Flood Zone: | Flood Zone 1 | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.012 | | |
| | Prev. Developed: | GF | | |
| | Suitability: | Suitable (Housing) | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 1 | Density Area: | Medium-High Density | |
| Density (dph): | 78.56 | Delivery Period: | 11+ Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | The site is an incidental open space within the predominantly residential area, adjacent to a terrace of two storey dwellings so the site is considered suitable for residential development. The landowner has confirmed that the site could be available for development in the plan period. The site could accommodate 1 two storey dwelling to match the adjacent development. The adjacent footpath would need to be retained. | | | |


| | | | | |
|--|--|--------------------------------|---------------------|--|
| Site Ref: | LA61 | | | |
| Site Name: | Land adjacent to 33 Faversham Road | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Langney | | | |
| Ward: | Langney | | | |
| Grid Reference: | E: 562681, N: 102601 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.02 | | |
| | Prev. Developed: | GF | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 2 | Density Area: | Medium-High Density | |
| Density (dph): | 80.10 | Delivery Period: | 6-10 Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | The site is an incidental open space within the predominantly residential area, adjacent to a terrace of two storey dwellings so the site is considered suitable for residential development. The landowner has confirmed that the site could be available for development in the plan period. The site could accommodate two 2-storey dwellings to match the existing adjacent development. | | | |


| | | | |
|--|--|--------------------------------|---------------------|
| Site Ref: | LA65 | | |
| Site Name: | Land adjacent to 44 Sevenoaks Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Langney | | |
| Ward: | St Anthony's | | |
| Grid Reference: | E: 562968, N: 102002 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | |
| | Within 800m Open Space: | Within 800m Play Space: | |
| | YES | YES | |
| | Flood Zone: | | |
| | Majority 2, partially 3a | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.02 | |
| | Prev. Developed: | GF | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 1 | Density Area: | Medium-High Density |
| Density (dph): | 36.50 | Delivery Period: | 6-10 Years |
| Conclusion: | Developable (Housing) | | |
| Justification: | The site is an incidental open space within the predominantly residential area, adjacent to a terrace of two storey dwellings so the site is considered suitable for residential development. The angle of the property to the east appears to mitigate overlooking. The landowner has confirmed that the site could be available for development in the plan period. The site could accommodate 1 two storey dwelling to match the existing adjacent development. | | |


| | | | | |
|--|--|--------------------------------|----------------|--|
| Site Ref: | LA93 | | | |
| Site Name: | Land adjacent to 117 Wordsworth Drive | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Langney | | | |
| Ward: | Langney | | | |
| Grid Reference: | E: 563218, N: 102757 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | YES | |
| | Flood Zone: | Flood Zone 3a | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.01 | | |
| | Prev. Developed: | Mixed (mainly GF) | | |
| | Suitability: | Suitable (Housing) | | |
| | Availability: | Potentially Available | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 1 | Density Area: | Medium Density | |
| Density (dph): | 88.87 | Delivery Period: | 11+ Years | |
| Conclusion: | Potentially Developable (Housing) | | | |
| Justification: | <p>The site is a residential garden to the side of an existing 2-storey dwelling within the predominantly residential area. The development of the site would not be out of character and therefore the site is considered suitable for residential development. The landowner has not confirmed if the site is available so the site is considered potentially available and further efforts to confirm availability will be made. It is considered that the site could accommodate one additional 2-storey dwelling.</p> | | | |

| | | | | |
|--|---|--------------------------------|----------------|--|
| Site Ref: | LA94 | | | |
| Site Name: | Car park between 55 and 57 Wordsworth Drive | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Langney | | | |
| Ward: | Langney | | | |
| Grid Reference: | E: 563172, N: 102717 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 3a | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.04 | | |
| Prev. Developed: | BF | | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Potentially Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 3 | Density Area: | Medium Density | |
| Density (dph): | 65.63 | Delivery Period: | 11+ Years | |
| Conclusion: | Potentially Developable (Housing) | | | |
| Justification: | <p>The site consists of a car parking area, located within the predominantly residential area, and is therefore suitable for residential development. The site is situated between a block of 4 and a block of 6 flats. However the site is situated within Flood Zone 3 and as such ground floor self contained flats is not supported on flood risk grounds. Therefore the site could accommodate three 2-storey dwellings. Availability has not been confirmed so the site is considered potentially available and further efforts to confirm availability will be made.</p> | | | |

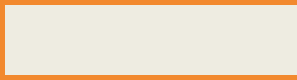
Meads

| | | | | |
|--|---|--------------------------------|--------------|--|
| Site Ref: | ME07 | | | |
| Site Name: | Land within the curtilage of 12 Granville Road | | | |
| Source: | Lapsed permission | | | |
| Neighbourhood: | Meads | | | |
| Ward: | Meads | | | |
| Grid Reference: | E: 560542, N: 98169 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | NO | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | YES | | |
| | Area (Hectares): | 0.08 | | |
| | Prev. Developed: | BF | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Available | | | |
| Achievability: | Potentially Achievable | | | |
| Housing Capacity: | 9 | Density Area: | High Density | |
| Density (dph): | 109.38 | Delivery Period: | 6-10 Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>The site consists of a residential gardens to the side of an existing 3-storey residential building converted to flats and adjacent to a 3-storey purpose-built block of flats, located within the predominantly residential area. The site was subject to a previous planning permission that has now lapsed, and therefore the site is considered suitable for residential development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. The landowner has confirmed that the site could be available for development in the plan period. The site could accommodate 9 flats in a 3-storey building.</p> | | | |


| | | | | |
|--|---|--------------------------------|--------------|--|
| Site Ref: | ME27 | | | |
| Site Name: | Vine Cottage, 7 Saffrons Road | | | |
| Source: | Pre-application advice | | | |
| Neighbourhood: | Summerdown & Saffrons | | | |
| Ward: | Upperton | | | |
| Grid Reference: | E: 560432, N: 99010 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.18 | | |
| | Prev. Developed: | Mixed (mainly GF) | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 3 | Density Area: | High Density | |
| Density (dph): | 15.08 | Delivery Period: | 6-10 Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>The site consists of a residential garden to the front of an existing single storey dwelling, located within the predominantly residential area. The site is considered to be suitable for residential development, and unsuitable for employment development due to the proximity to existing residential. The L shaped nature of the site, featuring a long driveway, and the presence of a number of mature trees along the boundaries of the site would limit the capacity to 3 additional houses.</p> | | | |


| | | | |
|--|--|--------------------------------|--------------------|
| Site Ref: | ME34 | | |
| Site Name: | New Field, Carlisle Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Meads | | |
| Ward: | Meads | | |
| Grid Reference: | E: 559651, N: 97787 | | |
|  | Designated Open Space: | YES | |
| | Within 800m Open Space: | Within 800m Play Space: | |
| | YES | NO | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | YES | |
| | Area (Hectares): | 1.03 | |
| Prev. Developed: | GF | | |
| Suitability: | Potentially Suitable (Housing) | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 35 | Density Area: | Medium-Low Density |
| Density (dph): | 33.80 | Delivery Period: | 6-10 Years |
| Conclusion: | Potentially Developable (Housing) | | |
| Justification: | <p>The site is a grass playing field, owned and used by Eastbourne College. It is located adjacent to 2-storey residential development within the predominantly residential area to the south and west, although the playing field is significantly lower than this area. To the north of the site is a tennis club. There are number of mature trees along the south and eastern edges of the site, some of which are protected by TPO's and there is an attractive wall surrounding the pitch to the north and west. The site is within Meads Conservation Area. Eastbourne College Incorporated is seeking to consolidate their operations around College Field including the potential disposal of some outlying sites in order to fund the development of new and improved educational facilities. The current playing pitches are not publicly accessible and are only for use by the school. Alternative provision will need to be provided in order to replace and compensate the loss of the existing playing pitch. An Open Space and Playing Pitch Assessment will be undertaken to assess provision and impact of loss of this playing field. The site is not located within the fluvial or tidal flood zone, however part of the site to the north-east is at risk of surface water flooding. Therefore the site would need to be subject to further assessment through SFRA Level 2. The site is considered potentially suitable for residential development as further evidence is required to establish the suitability of the site, particularly in relation to the loss of the playing</p> | | |

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fields and flooding. The site is considered to be unsuitable for employment use due to close proximity to existing residential.


| | | | | |
|--|---|--------------------------------|--------------------|--|
| Site Ref: | ME35 | | | |
| Site Name: | Moirra House School, Upper Carlisle Road | | | |
| Source: | Pre-application advice | | | |
| Neighbourhood: | Meads | | | |
| Ward: | Meads | | | |
| Grid Reference: | E: 559710, N: 98015 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | NO | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | YES | | |
| | Area (Hectares): | 2.02 | | |
| | Prev. Developed: | BF | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 57 | Density Area: | Medium-Low Density | |
| Density (dph): | 28.21 | Delivery Period: | 6-10 Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>The site consists of a series of former school buildings of between 3- and 4-storeys, located adjacent to the predominantly residential area, adjoining the South Downs National Park, and within a conservation area. The school is no longer in use, and as a previously developed site within the built-up area it is considered that the site would be suitable for residential development. The site would not be suitable for employment due to proximity to existing residential. The landowners have indicated that the site would be available for development in the plan period. It is considered that the site could accommodate 57 units through a mix of houses and flats.</p> | | | |

| | | | | |
|--|---|--------------------------------|--------------------|--|
| Site Ref: | ME40 | | | |
| Site Name: | Land at 5 Denton Road | | | |
| Source: | Lapsed permission | | | |
| Neighbourhood: | Meads | | | |
| Ward: | Meads | | | |
| Grid Reference: | E: 559899, N: 97880 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | NO | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | YES | | |
| | Area (Hectares): | 0.11 | | |
| Prev. Developed: | GF | | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Potentially Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 1 | Density Area: | Medium-Low Density | |
| Density (dph): | 8.51 | Delivery Period: | 11+ Years | |
| Conclusion: | Potentially Developable (Housing) | | | |
| Justification: | <p>The site is a residential garden, to the side of an existing dwelling, within the predominantly residential area. Planning permission previously granted (Ref: 160401) for the erection of a detached dwelling, does not appear that this permission was implemented and has since expired. The site is considered suitable for residential development. The landowner has not responded to contact regarding availability so the site is considered potentially available and further efforts to confirm availability will be made. The site could accommodate 1 dwelling in line with the previous approval.</p> | | | |


| | | | | |
|--|---|--------------------------------|-------------|--|
| Site Ref: | ME68 | | | |
| Site Name: | Hillbrow, Denton Road | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Meads | | | |
| Ward: | Meads | | | |
| Grid Reference: | E: 560007, N: 98002 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | NO | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | YES | | |
| | Area (Hectares): | 1.87 | | |
| | Prev. Developed: | BF | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 25 | Density Area: | Low Density | |
| Density (dph): | 69.63 | Delivery Period: | 11+ Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>The site is part of the University of Brighton campus comprising a number of 2- and 3-storey buildings, including a sports centre, and an artificial playing pitch. It is located adjacent to the predominantly residential area featuring 2- and 3-storey residential buildings, and is within a conservation area. The University of Brighton have confirmed their intention to relocate their Eastbourne facilities to Brighton meaning their current locations may become available for redevelopment. As a previously developed site within the built-up area, the site would be considered suitable for residential development. The sports centre and playing pitches are proposed to be retained, however buildings currently used for offices/teaching facilities could be converted or redeveloped to residential uses to provide around 25 homes.</p> | | | |


| | | | | |
|--|---|--------------------------------|-------------|--|
| Site Ref: | ME69 | | | |
| Site Name: | Welkin, Carlisle Road | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Meads | | | |
| Ward: | Meads | | | |
| Grid Reference: | E: 560100, N: 98287 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | NO | |
| | YES | NO | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | YES | | |
| | Area (Hectares): | 2.72 | | |
| Prev. Developed: | Mixed (Mainly BF) | | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 43 | Density Area: | Low Density | |
| Density (dph): | 15.75 | Delivery Period: | 11+ Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>The site is part of the University of Brighton campus comprising a series of 2- and 3-storey buildings of different ages, including a number of halls of residence. It is located adjacent to the predominantly residential area featuring 2- and 3-storey residential buildings, and adjoins the South Downs National Park. It is also within a conservation area, and there are also two listed buildings on site. The University of Brighton have confirmed their intention to relocate their Eastbourne facilities to Brighton meaning their current locations may become available for redevelopment. As a previously developed site within the built-up area, the site would be considered suitable for residential development. The site already provides accommodation for 355 students, which is considered to be the equivalent of around 70 flats. It is considered that the site could accommodate an additional 43 units.</p> | | | |

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|--|---|--------------------------------|--------------|--|
| Site Ref: | ME70 | | | |
| Site Name: | Aldro, Darley Road | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Meads | | | |
| Ward: | Meads | | | |
| Grid Reference: | E: 559873, N: 97540 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | YES | | |
| | Area (Hectares): | 2.36 | | |
| Prev. Developed: | BF | | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 154 | Density Area: | High Density | |
| Density (dph): | 65.11 | Delivery Period: | 11+ Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>The site is part of the University of Brighton campus comprising a series of 2- and 3-storey buildings of different ages. It is located adjacent to the predominantly residential area featuring 2- and 3-storey residential buildings, and is within a conservation area. The University of Brighton have confirmed their intention to relocate their Eastbourne facilities to Brighton meaning their current locations may become available for redevelopment. As a previously developed site within the built-up area, the site would be considered suitable for residential development. It is considered that the site could accommodate 154 homes.</p> | | | |


| | | | | |
|--|--|--------------------------------|-------------|--|
| Site Ref: | ME71 | | | |
| Site Name: | Queenwood, Darley Road | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Meads | | | |
| Ward: | Meads | | | |
| Grid Reference: | E: 559762, N: 97429 | | | |
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| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | NO | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | YES | | |
| | Area (Hectares): | 0.60 | | |
| Prev. Developed: | BF | | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 57 | Density Area: | Low Density | |
| Density (dph): | 93.96 | Delivery Period: | 11+ Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>The site is part of the University of Brighton campus comprising 2-storey and 4-storey buildings. It is located adjacent to the predominantly residential area featuring 2- and 3-storey residential buildings, and is within a conservation area. The University of Brighton intend to relocate their Eastbourne facilities to Brighton. As a previously developed site within the built-up area, the site would be consisted suitable for residential development. It is considered that the site could accommodate 57 homes.</p> | | | |


Ocklynge & Rodmill

| | | | | |
|--|---|--------------------------------|--------------------|--|
| Site Ref: | OC08 | | | |
| Site Name: | East Sussex College, Kings Drive/Cross Levels Way | | | |
| Source: | Lapsed permission | | | |
| Neighbourhood: | Ocklynge & Rodmill | | | |
| Ward: | Ratton | | | |
| Grid Reference: | E: 560113, N: 101284 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 8.09 | | |
| | Prev. Developed: | BF | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Potentially Available | | | |
| Achievability: | Potentially Achievable | | | |
| Housing Capacity: | 200-275 | Density Area: | Medium-Low Density | |
| Density (dph): | 24.72-34.37 | Delivery Period: | 11+ Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>The site is a further education college consisting of a number and variety of buildings of differing heights in educational use. The site is adjacent to the District General Hospital and sports fields, and opposite a residential development of 2-storey dwellings. The rationalisation and intensification of buildings in education use could provide opportunity for the release of surplus land. As it is within the predominantly residential area the site is considered suitable for residential development. The landowner has indicated that the site could be available for development within the plan period. It is considered that the site could accommodate 200-275 dwellings as a mix of houses and flats.</p> | | | |


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|--|--|--------------------------------|--------------------|--|
| Site Ref: | OC10 | | | |
| Site Name: | St. Elizabeth's Church, Old Town | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Ocklynge & Rodmill | | | |
| Ward: | Old Town | | | |
| Grid Reference: | E: 559055, N: 100598 | | | |
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| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.18 | | |
| | Prev. Developed: | BF | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 9 | Density Area: | Medium-Low Density | |
| Density (dph): | 48.1 | Delivery Period: | 6-10 Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>The site is currently vacant following the demolition of a former church and vicarage building. The site is adjacent to a 2-storey community building that is now used as the church, which is also a listed building, and adjacent to 2-storey residential development to the rear. The site is considered to be suitable for residential development. The landowner has indicated that the site will be available for redevelopment. It is considered that the site could accommodate 9 additional homes.</p> | | | |

Old Town


| | | | | |
|--|--|--------------------------------|--------------------|--|
| Site Ref: | OL01 | | | |
| Site Name: | Land rear of Filching Court, Filching Road | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Old Town | | | |
| Ward: | Old Town | | | |
| Grid Reference: | E: 558576, N: 100209 | | | |
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| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.05 | | |
| | Prev. Developed: | GF | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Potentially Available | | | |
| Achievability: | Potentially Achievable | | | |
| Housing Capacity: | 10 | Density Area: | Medium-Low Density | |
| Density (dph): | 208.33 | Delivery Period: | 11+ Years | |
| Conclusion: | Potentially Developable (Housing) | | | |
| Justification: | <p>The site consists of private open space associated with a 2-storey residential building built as flats that is located opposite, within the predominantly residential area. The site is considered to be suitable for residential development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. However the landowner has not responded to contact so the site is considered potentially available and further efforts to confirm availability will be made. It is considered that the site could accommodate 10 flats to replicate the development opposite.</p> | | | |


| | | | |
|--|---|--------------------------------|---------------------|
| Site Ref: | OL08 | | |
| Site Name: | 38 Motcombe Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Old Town | | |
| Ward: | Old Town | | |
| Grid Reference: | E: 559543, N: 99625 | | |
|  | Designated Open Space: | NO | |
| | Within 800m Open Space: | Within 800m Play Space: | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.10 | |
| Prev. Developed: | BF | | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 5 | Density Area: | Medium-High Density |
| Density (dph): | 49.46 | Delivery Period: | 6-10 Years |
| Conclusion: | Developable (Housing) | | |
| Justification: | <p>The site consists of an existing commercial use and a residential building to the rear of existing 2-storey residential development. As it is within the predominantly residential area and would not be out of character, the site is considered suitable for residential development. It is unlikely that there could be any net gain in employment space from this site. An application for planning application was refused, and is currently at appeal, therefore the site is considered to be available.</p> | | |


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| | | | | |
|--|---|--------------------------------|---------------------|--|
| Site Ref: | OL10 | | | |
| Site Name: | Land adjacent 51 Church Street | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Old Town | | | |
| Ward: | Old Town | | | |
| Grid Reference: | E: 559672, N: 99393 | | | |
|  | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.03 | | |
| Prev. Developed: | BF | | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 6 | Density Area: | Medium-High Density | |
| Density (dph): | 160.91 | Delivery Period: | 11+ Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | The site is currently a car park serving the adjacent retail units, located adjacent to 2-storey dwellings within the predominantly residential area. Many of the retail units are no longer in retail use, which suggests that the car park would be suitable for residential development. The landowner has confirmed that the site could be available for development in the plan period. It is considered that the site could accommodate a small block of 6 flats with parking underneath. | | | |


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| | | | | |
|--|---|--------------------------------|---------------------|--|
| Site Ref: | OL12 | | | |
| Site Name: | Greenfield Road Methodist Church | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Old Town | | | |
| Ward: | Old Town | | | |
| Grid Reference: | E: 559590, N: 99465 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.07 | | |
| Prev. Developed: | BF | | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 4 | Density Area: | Medium-High Density | |
| Density (dph): | 54.39 | Delivery Period: | 11+ Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>The site is currently in a community use (church), adjacent to existing 2-storey residential development. The site has previously been subject to a planning application, which was subsequently withdrawn but indicates that the site might be available within the plan period. The site is considered to be suitable for residential development, but not suitable for employment use due to proximity to existing residential. The lack of on-street or off-street parking provision indicates that the site capacity may be limited due to need to provide some parking, but could accommodate 4 additional houses.</p> | | | |


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|--|--|--------------------------------|---------------------|--|
| Site Ref: | OL14 | | | |
| Site Name: | 1 Green Street, Eastbourne | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Old Town | | | |
| Ward: | Old Town | | | |
| Grid Reference: | E: 559497, N: 99420 | | | |
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| | Within 800m Open Space: | Within 800m Play Space: | YES | |
| | Flood Zone: | Flood Zone 1 | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.28 | | |
| | Prev. Developed: | BF | | |
| | Suitability: | Suitable (Housing/Employment) | | |
| Availability: | Potentially Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 20 | Density Area: | Medium-High Density | |
| Density (dph): | 70.04 | Delivery Period: | 11+ Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>The site consists of a number of small commercial units in a yard surrounded by 2-storey residential units. As it is within the predominantly residential area the site is considered suitable for residential development. It is unlikely that there could be any net gain in employment space from this site. The landowner has confirmed that the site could potentially be available for development within the plan period. Given the narrow nature of the site surrounded by residential, it is considered that the site could accommodate 20 additional homes via a mixture of houses and flats.</p> | | | |


| | | | | |
|--|--|--------------------------------|----------------|--|
| Site Ref: | OL15 | | | |
| Site Name: | 16a Chamberlain Road | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Old Town | | | |
| Ward: | Old Town | | | |
| Grid Reference: | E: 559332, N: 99956 | | | |
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| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.14 | | |
| Prev. Developed: | BF | | | |
| Suitability: | Suitable (Housing/Employment) | | | |
| Availability: | Potentially Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 5 | Density Area: | Medium Density | |
| Density (dph): | 34.28 | Delivery Period: | 11+ Years | |
| Conclusion: | Potentially Developable (Housing) | | | |
| Justification: | <p>The site consists of an existing commercial use and a residential building to the rear of existing 2-storey residential development, and therefore the site is considered to be suitable for residential development. It is unlikely that there could be any net gain in employment space from this site. However availability has not been confirmed so the site is considered potentially available and further efforts to confirm availability will be made. It is considered that the site could accommodate 5 dwellings.</p> | | | |

| | | | | |
|--|--|--------------------------------|----------------|--|
| Site Ref: | OL16 | | | |
| Site Name: | Milton Garage, 72a Milton Road | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Old Town | | | |
| Ward: | Old Town | | | |
| Grid Reference: | E: 559225, N: 99999 | | | |
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| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.10 | | |
| Prev. Developed: | BF | | | |
| Suitability: | Suitable (Housing/Employment) | | | |
| Availability: | Potentially Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 6 | Density Area: | Medium Density | |
| Density (dph): | 56.86 | Delivery Period: | 11+ Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>The site consists of an existing commercial use and a residential building to the rear of existing 2-storey residential development. As it is within the predominantly residential area, the site is considered suitable for residential development. It is unlikely that there could be any net gain in employment space from this site. The landowner confirmed that land could potentially be available for development, but the existing commercial use would require relocation, for which arrangements are not in place therefore the site is potentially available in the plan period.</p> | | | |


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|--|---|--------------------------------|----------------|--|
| Site Ref: | OL23 | | | |
| Site Name: | Garages rear of 66 Greenway | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Old Town | | | |
| Ward: | Ratton | | | |
| Grid Reference: | E: 558835, N: 100774 | | | |
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| | Within 800m Open Space: | Within 800m Play Space: | YES | |
| | Flood Zone: | Flood Zone 1 | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.09 | | |
| | Prev. Developed: | BF | | |
| | Suitability: | Suitable (Housing) | | |
| | Availability: | Available | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 1 | Density Area: | Medium Density | |
| Density (dph): | 11.07 | Delivery Period: | 6-10 Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>The site consists of a small garage block and small wooded area, located to the rear of 2-storey residential properties within the predominantly residential area. The development of the whole site would involve the loss of a number of mature trees, but the redevelopment of the garages would be acceptable and suitable for residential. The site is considered to be unsuitable for employment use due to close proximity to existing residential. The landowner has confirmed that the site could be available for development in the plan period. The capacity is limited by the small size and shape of the site, and it is considered that 1 additional house could be considered appropriate.</p> | | | |


| | | | |
|--|---|--------------------------------|----------------|
| Site Ref: | OL24 | | |
| Site Name: | Garages to the rear of Durham Court, Rockhurst Drive | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Old Town | | |
| Ward: | Ratton | | |
| Grid Reference: | E: 558815, N: 100936 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | |
| | Within 800m Open Space: | Within 800m Play Space: | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.07 | |
| | Prev. Developed: | BF | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 6 | Density Area: | Medium Density |
| Density (dph): | 80 | Delivery Period: | 11+ Years |
| Conclusion: | Developable (Housing) | | |
| Justification: | <p>The site consists of a small garage block and incidental open space to the rear of and adjacent to 3-storey blocks of flats, within the predominantly residential area and adjacent to the South Downs National Park. The site is considered to be suitable for a limited amount of residential development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. The landowner has confirmed that the site could be available for development in the plan period. The site could accommodate one additional block of 6 flats.</p> | | |

| | | | | |
|--|---|--------------------------------|--------------------|--|
| Site Ref: | OL26 | | | |
| Site Name: | Garages to the rear of community centre, Victoria Drive | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Old Town | | | |
| Ward: | Old Town | | | |
| Grid Reference: | E: 559029, N: 100231 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.03 | | |
| Prev. Developed: | BF | | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 2 | Density Area: | Medium-Low Density | |
| Density (dph): | 60.60 | Delivery Period: | 11+ Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>The site is a small garage block located behind a single-storey community centre and adjacent to a 3-storey block of flats, within the predominantly residential area so it would be considered suitable for residential development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. The landowner has confirmed that the site could be available for development in the plan period. The small size of the site means that it could only accommodate a maximum of two additional dwellings.</p> | | | |

| | | | |
|--|---|--------------------------------|--------------------|
| Site Ref: | OL29 | | |
| Site Name: | Garages adjacent to 7-8 Maxfield Close | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Old Town | | |
| Ward: | Old Town | | |
| Grid Reference: | E: 558946, N: 100199 | | |
|  | Designated Open Space: | NO | |
| | Within 800m Open Space: | Within 800m Play Space: | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.04 | |
| Prev. Developed: | BF | | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 2 | Density Area: | Medium-Low Density |
| Density (dph): | 42.25 | Delivery Period: | 6-10 Years |
| Conclusion: | Developable (Housing) | | |
| Justification: | <p>The site is a small garage block adjacent to 2-storey residential development, located within the predominantly residential area. The garage court does appear to provide some off-street parking, and with limited on-street parking, it is considered that if replacement provision could be made it would be considered suitable for residential development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. The landowner has confirmed that the site could be available for development in the plan period. It is considered that the capacity of the site would be 2 additional houses to match the adjacent properties.</p> | | |


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| | | | | |
|--|---|--------------------------------|--------------------|--|
| Site Ref: | OL34 | | | |
| Site Name: | Land at rear of 48 Downs Avenue | | | |
| Source: | Pre-application advice | | | |
| Neighbourhood: | Old Town | | | |
| Ward: | Old Town | | | |
| Grid Reference: | E: 558727, N: 100667 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | YES | |
| | Flood Zone: | Flood Zone 1 | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.05 | | |
| | Prev. Developed: | BF | | |
| | Suitability: | Suitable (Housing) | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 1 | Density Area: | Medium-Low Density | |
| Density (dph): | 31.25 | Delivery Period: | 6-10 Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>The site consists of a residential garden to the rear of an existing 2-storey dwelling, located within the predominantly residential area and adjacent to the South Downs National Park. A similar development has taken place on the opposite side of the access road so it is not considered that development would be out of character with the existing layout and therefore the site is considered to be suitable for residential development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. The landowner has indicated that the site could be available for development in the plan period. One additional dwellings could be considered appropriate in this location.</p> | | | |


| | | | |
|--|--|--------------------------------|---------------------|
| Site Ref: | OL46 | | |
| Site Name: | 60a Green Street | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Old Town | | |
| Ward: | Old Town | | |
| Grid Reference: | E: 559517, N: 99642 | | |
|  | Designated Open Space: | NO | |
| | Within 800m Open Space: | Within 800m Play Space: | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.05 | |
| | Prev. Developed: | BF | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Potentially Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 2 | Density Area: | Medium-High Density |
| Density (dph): | 37.20 | Delivery Period: | 11+ Years |
| Conclusion: | Potentially Developable (Housing) | | |
| Justification: | <p>The site consists of an existing commercial use and a residential building to the rear of existing 2-storey residential development, and therefore the site is considered to be suitable for residential development. It is unlikely that there could be any net gain in employment space from this site. However availability has not been confirmed so the site is considered potentially available and further efforts to confirm availability will be made. It is considered that the site could accommodate 2 dwellings.</p> | | |


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| | | | |
|--|---|--------------------------------|--------------------|
| Site Ref: | OL50 | | |
| Site Name: | Land at 57-63 Cavalry Crescent | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Old Town | | |
| Ward: | Old Town | | |
| Grid Reference: | E: 558801, N: 100351 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | |
| | Within 800m Open Space: | Within 800m Play Space: | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.23 | |
| | Prev. Developed: | Mixed (mainly GF) | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 12 | Density Area: | Medium-Low Density |
| Density (dph): | 50.42 | Delivery Period: | 1-5 years |
| Conclusion: | Deliverable (Housing) | | |
| Justification: | <p>The site comprises eight existing 2-storey dwellings and their curtilage, two of which are vacant and others that require significant upgrades to meet residential standards. The site is located within the predominantly residential area, and would be suitable for residential redevelopment and intensification. An application has been submitted for redevelopment of the site therefore the site is available. It is considered that the site could accommodate a development of 6 houses and 14 flats, which would create a net gain of 12 units.</p> | | |


| | | | | |
|--|--|--------------------------------|--------------------|--|
| Site Ref: | OL54 | | | |
| Site Name: | Land rear of 53 Royal Sussex Crescent | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Old Town | | | |
| Ward: | Old Town | | | |
| Grid Reference: | E: 558708, N: 100303 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | YES | |
| | Flood Zone: | Flood Zone 1 | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.02 | | |
| | Prev. Developed: | GF | | |
| | Suitability: | Suitable (Housing) | | |
| Availability: | Potentially Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 1 | Density Area: | Medium-Low Density | |
| Density (dph): | 43.60 | Delivery Period: | 11+ Years | |
| Conclusion: | Potentially Developable (Housing) | | | |
| Justification: | <p>The site consists of a residential garden of a two storey property, within the predominantly residential area. The existing dwelling faces onto Royal Sussex Crescent, the northern boundary of the site has a frontage to Lennox Close. The principle of a new dwelling here is not considered out of character with the pattern of development in Lennox Close, though careful consideration in layout would need to be given to the adjacent properties amenity given the changes in ground level. Therefore the site is considered suitable for residential development. The site could accommodate one dwelling. However availability has not been confirmed so the site is considered potentially available and further efforts to confirm availability will be made.</p> | | | |

| | | | | |
|--|---|--------------------------------|----------------|--|
| Site Ref: | OL57 | | | |
| Site Name: | Land to rear of 95 Longland Road | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Old Town | | | |
| Ward: | Old Town | | | |
| Grid Reference: | E: 558855, N: 99850 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.05 | | |
| Prev. Developed: | GF | | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Potentially Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 1 | Density Area: | Medium Density | |
| Density (dph): | 17.97 | Delivery Period: | 11+ Years | |
| Conclusion: | Potentially Developable (Housing) | | | |
| Justification: | <p>The site consists of a residential garden, within the predominantly residential area, adjacent the boundary with the South Downs National Park. The access to the site (and associated property) is narrow and is not public highway, therefore unknown availability of access. As it is within the predominantly residential area, the site is considered suitable for residential development. The site would accommodate one additional dwelling, however availability has not been confirmed so the site is considered potentially available and further efforts to confirm availability will be made.</p> | | | |


| | | | | |
|--|---|--------------------------------|--------------------|--|
| Site Ref: | OL71 | | | |
| Site Name: | Land at rear of 21 Abbey Road | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Old Town | | | |
| Ward: | Old Town | | | |
| Grid Reference: | E: 558658, N: 99999 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.02 | | |
| Prev. Developed: | GF | | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Potentially Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 1 | Density Area: | Medium-Low Density | |
| Density (dph): | 38.36 | Delivery Period: | 11+ Years | |
| Conclusion: | Potentially Developable (Housing) | | | |
| Justification: | <p>The site consists of a residential garden, within the predominantly residential area. The development of the site would not be out of character with the existing pattern of development given the existing property No.19 Abbey Road opposite also accessing from this part of Abbey Road. Therefore the site is suitable. The surrounding properties are single storey dwellings and the development should respect this character, therefore the site could accommodate 1 dwelling. However availability has not been confirmed so the site is considered potentially available and further efforts to confirm availability will be made.</p> | | | |


| | | | | |
|--|---|--------------------------------|----------------|--|
| Site Ref: | OL81 | | | |
| Site Name: | Land within curtilage of 101 Milton Road | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Old Town | | | |
| Ward: | Old Town | | | |
| Grid Reference: | E: 559417, N: 100011 | | | |
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| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.04 | | |
| Prev. Developed: | GF | | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Potentially Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 1 | Density Area: | Medium Density | |
| Density (dph): | 21.83 | Delivery Period: | 11+ Years | |
| Conclusion: | Potentially Developable (Housing) | | | |
| Justification: | <p>The site consists of a residential garden to the side of the existing property between Milton Road and Macmillan Drive within the predominantly residential area. As it is within the predominantly residential area and would not be out of character, the site is considered suitable for residential development. Existing trees should be retained, the site could accommodate one dwelling house. However availability has not been confirmed so the site is considered potentially available and further efforts to confirm availability will be made.</p> | | | |

Ratton & Willindon Village


| | | | |
|--|--|--------------------------------|--------------------|
| Site Ref: | RA01 | | |
| Site Name: | 273 Kings Drive | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Ratton & Willingdon Village | | |
| Ward: | Ratton | | |
| Grid Reference: | E: 559551, N: 101692 | | |
|  | Designated Open Space: | NO | |
| | Within 800m Open Space: | Within 800m Play Space: | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.13 | |
| | Prev. Developed: | BF | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Potentially Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 5 | Density Area: | Medium-Low Density |
| Density (dph): | 37.74 | Delivery Period: | 11+ Years |
| Conclusion: | Developable (Housing) | | |
| Justification: | <p>The site consists of an existing dwelling and garden land within its curtilage, located within the predominantly residential area. The adjacent property 1 Park Lane is Grade II listed, consideration needs to be given to the setting of this property. As it is within the predominantly residential area the site is considered suitable for residential development. The large plot means that there would be sufficient space to accommodate 5 additional units. The landowner has indicated that the site could be available for development within the plan period.</p> | | |


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| | | | | |
|---|---|--------------------------------|-------------|--|
| Site Ref: | RA04 | | | |
| Site Name: | Land within the curtilage of 87 Wish Hill | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Ratton & Willingdon Village | | | |
| Ward: | Ratton | | | |
| Grid Reference: | E: 558809, N: 102052 | | | |
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| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | NO | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.11 | | |
| Prev. Developed: | GF | | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 3 | Density Area: | Low Density | |
| Density (dph): | 26.84 | Delivery Period: | 6-10 Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>The site is residential garden land to the side of an existing 2-storey dwelling, located within the predominantly residential area. The development of the site would not be out of character with the existing layout and is therefore considered to be suitable for residential development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. The landowner has indicated that the site could be available for development in the plan period. It is considered that the site could accommodate three additional houses to match the adjacent properties.</p> | | | |


| | | | | |
|--|---|--------------------------------|-------------|--|
| Site Ref: | RA17 | | | |
| Site Name: | Land opposite 14 Woodcroft Drive | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Ratton & Willingdon Village | | | |
| Ward: | Ratton | | | |
| Grid Reference: | E: 559232, N: 101511 | | | |
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| | Within 800m Open Space: | Within 800m Play Space: | YES | |
| | Flood Zone: | Flood Zone 1 | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.17 | | |
| | Prev. Developed: | Mixed (Mainly GF) | | |
| | Suitability: | Suitable (Housing) | | |
| Availability: | Potentially Available | | | |
| Achievability: | Potentially Achievable | | | |
| Housing Capacity: | 9 | Density Area: | Low Density | |
| Density (dph): | 50.84 | Delivery Period: | 11+ Years | |
| Conclusion: | Potentially Developable (Housing) | | | |
| Justification: | <p>The site is incidental amenity space, within the predominantly residential area. The site is surrounded by purpose built blocks of flats and detached dwellings to the south. As it is within the predominantly residential area the site is considered suitable for residential development. The site could accommodate a further block of 9 flats. However availability has not been confirmed so the site is considered potentially available and further efforts to confirm availability will be made.</p> | | | |


Roselands & Bridgemere


| | | | | |
|--|---|--------------------------------|----------------|--|
| Site Ref: | RO02 | | | |
| Site Name: | Land at 6 Finmere Road | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Roselands & Bridgemere | | | |
| Ward: | St Anthonys | | | |
| Grid Reference: | E: 562478, N: 100836 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 3a | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.08 | | |
| | Prev. Developed: | BF | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Potentially Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 6 | Density Area: | Medium Density | |
| Density (dph): | 74.85 | Delivery Period: | 11+ Years | |
| Conclusion: | Potentially Developable (Housing) | | | |
| Justification: | The site consists of a commercial use located within the predominantly residential area and adjacent to 2-storey residential development, and is therefore considered to be suitable for residential development. It is unlikely that there could be any net gain in employment space from this site. However availability has not been confirmed so the site is considered potentially available and further efforts to confirm availability will be made. | | | |


| | | | |
|--|--|--------------------------------|--------------------|
| Site Ref: | RO03 | | |
| Site Name: | 2-4 Moy Avenue | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Roselands & Bridgemere | | |
| Ward: | St Anthony's | | |
| Grid Reference: | E: 561506, N: 100023 | | |
|  | Designated Open Space: | NO | |
| | Within 800m Open Space: | Within 800m Play Space: | |
| | YES | YES | |
| | Flood Zone: | | |
| | Majority 3a | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.67 | |
| | Prev. Developed: | BF | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 72 | Density Area: | Medium-Low Density |
| Density (dph): | 108.28 | Delivery Period: | 6-10 Years |
| Conclusion: | Developable (Housing) | | |
| Justification: | The site consists of derelict commercial buildings located adjacent to a designated industrial estate and to existing residential development. The rear part of the site is within the predominantly residential area, and therefore the site is considered suitable for residential development. The site (at 01 April 2022) is subject to a resolution to grant planning permission subject to section 106 agreement, which is for 72 flats. | | |

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|--|---|--------------------------------|--------------------|
| Site Ref: | RO06 | | |
| Site Name: | 2-4 Whitley Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Roselands & Bridgemere | | |
| Ward: | St Anthony's | | |
| Grid Reference: | E: 562070, N: 100065 | | |
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| | Within 800m Open Space: | Within 800m Play Space: | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 3a | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.06 | |
| | Prev. Developed: | BF | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Potentially Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 4 | Density Area: | Medium-Low Density |
| Density (dph): | 67.19 | Delivery Period: | 11+ Years |
| Conclusion: | Potentially Developable (Housing) | | |
| Justification: | <p>The site consists of some vacant land formerly occupied by commercial uses, located to the rear of 2-storey houses and a 4-storey purpose-built block of flats within the predominantly residential area. The site is considered to be suitable for residential development, but not suitable for employment due to proximity to existing residential. However availability has not been confirmed so the site is considered potentially available and further efforts to confirm availability will be made. It is considered that the site could accommodate 4 dwellings.</p> | | |

| | | | | |
|--|--|--------------------------------|----------------|--|
| Site Ref: | RO08 | | | |
| Site Name: | Garages to the rear of 86 Churchdale Road | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Roselands & Bridgemere | | | |
| Ward: | St Anthony's | | | |
| Grid Reference: | E: 561908, N: 100877 | | | |
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| | Within 800m Open Space: | Within 800m Play Space: | YES | |
| | Flood Zone: | Flood Zone 1 | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.02 | | |
| | Prev. Developed: | GF | | |
| | Suitability: | Suitable (Housing) | | |
| Availability: | Potentially Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 1 | Density Area: | Medium Density | |
| Density (dph): | 37.87 | Delivery Period: | 11+ Years | |
| Conclusion: | Potentially Developable (Housing) | | | |
| Justification: | <p>The site consists of a garage and outbuildings within the curtilage of two 2-storey dwellings, located within the predominantly residential area. As it is within the predominantly residential area the site is considered suitable for residential development. The site is not considered to be suitable for employment due to proximity to existing residential. The site is in multiple ownership and availability has not been confirmed so the site is considered potentially available and further efforts to confirm availability will be made. It is considered that the site could accommodate one additional house.</p> | | | |


| | | | | |
|--|--|--------------------------------|--------------------|--|
| Site Ref: | RO13 | | | |
| Site Name: | Garages between 59 and 65 Astaire Avenue | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Roselands & Bridgemere | | | |
| Ward: | St Anthony's | | | |
| Grid Reference: | E: 561630, N: 100610 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Majority 3c | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.22 | | |
| | Prev. Developed: | BF | | |
| Suitability: | Potentially Suitable (Housing) | | | |
| Availability: | Potentially Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 7 | Density Area: | Medium-Low Density | |
| Density (dph): | 41.91 | Delivery Period: | 11+ Years | |
| Conclusion: | Potentially Developable (Housing) | | | |
| Justification: | <p>The site is an existing block of garages accessed from Astaire Avenue, adjacent to 2-storey dwellings. The site is within predominantly residential area so suitable for residential development. The triangular shape of the site and the presence of an electricity substation near the entrance does limit capacity, but it is considered that the site could accommodate 7 additional houses. However site is situated within flood zone 3c at very high risk of river flooding. Therefore the site is potentially suitable subject to further consideration of flood risk. The site is in single ownership, and the landowner has indicated that the site could be available for development in the plan period.</p> | | | |

| | | | | |
|--|---|--------------------------------|----------------|--|
| Site Ref: | RO17 | | | |
| Site Name: | Land adjacent to 4 Mortimer Road | | | |
| Source: | Pre-application advice | | | |
| Neighbourhood: | Roselands & Bridgemere | | | |
| Ward: | St Anthony's | | | |
| Grid Reference: | E: 561457, N: 100789 | | | |
|  | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | NO | | |
| | Flood Zone: | | | |
| | Majority 3a, partially 3c | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.02 | | |
| Prev. Developed: | BF | | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 1 | Density Area: | Medium Density | |
| Density (dph): | 38.44 | Delivery Period: | 6-10 Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>Within predominantly residential area. Site within Flood Zone 3a and partially within 3c, which would require further investigation and application of the Exception Test. As it is within the predominantly residential area the site is considered suitable for residential development. Unsuitable for employment due to close proximity to residential. The landowner has indicated that the site could be available within the plan period. The nature of the site and the character of the area would suggest the one additional house would be appropriate.</p> | | | |


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| | | | |
|--|---|--------------------------------|--------------------|
| Site Ref: | RO20 | | |
| Site Name: | ESK, Courtlands Road | | |
| Source: | Pre-application advice | | |
| Neighbourhood: | Roselands & Bridgemere | | |
| Ward: | St Anthony's | | |
| Grid Reference: | E: 561471, N: 100235 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | |
| | Within 800m Open Space: | Within 800m Play Space: | YES |
| | YES | YES | |
| | Flood Zone: | | |
| | Majority 3c | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 1.27 | |
| Prev. Developed: | BF | | |
| Suitability: | Suitable (Housing/Employment) | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 136 | Density Area: | Medium-Low Density |
| Density (dph): | 106.59 | Delivery Period: | 6-10 Years |
| Conclusion: | Developable (Housing/Employment) | | |
| Justification: | The site consists of two single-storey retail buildings and car park, located between a designated industrial estate and the predominantly residential area. The site is subject to a resolution to grant outline planning permission subject to section 106 agreement, which is for around 102 flats, 34 houses and one unit of 346 sqm for employment or community use. | | |


| | | | | |
|--|---|-------------------------------|------------|--|
| Site Ref: | RO42 | | | |
| Site Name: | Garages to rear of 64-67 St Philips Avenue | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Roselands & Bridgemere | | | |
| Ward: | St Anthonys | | | |
| Grid Reference: | E: 561741, N: 100334 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 3a | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.10 | | |
| | Prev. Developed: | BF | | |
| Suitability: | Potentially Suitable (Housing) | | | |
| Availability: | Potentially Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 4 | Density Area: | Medium-Low | |
| Density (dph): | 40 | Delivery Period: | 11+ Years | |
| Conclusion: | Potentially Developable (Housing) | | | |
| Justification: | <p>The site consists of a garage court and commercial buildings (workshops) located to the rear of 2-storey residential development within the predominantly residential area. The area does not appear to be used for off-street parking and the majority of the surrounding dwellings have their own off-street parking, and therefore the site is considered to be suitable for residential. However the site has two accesses, one from St Philips Avenue and one from Moy Avenue, both are single width and it is unknown if these would be acceptable given the length of the access ways. The site is considered to be unsuitable for employment use due to close proximity to existing residential. Availability has not been confirmed so the site is considered potentially available and further efforts to confirm availability will be made.</p> | | | |


| | | | | |
|--|--|--------------------------------|----------------|--|
| Site Ref: | RO58 | | | |
| Site Name: | Land within curtilage of 67 Churchdale Road | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Roselands & Bridgemere | | | |
| Ward: | St Anthony's | | | |
| Grid Reference: | E: 561932, N: 100936 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.02 | | |
| | Prev. Developed: | GF | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Potentially Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 1 | Density Area: | Medium Density | |
| Density (dph): | 44.59 | Delivery Period: | 11+ Years | |
| Conclusion: | Potentially Developable (Housing) | | | |
| Justification: | <p>The site is the side residential garden of an existing property facing Churchdale Road, within the predominantly residential area. Development of the site for an additional two storey property would not be out of keeping with the character given the development on the opposite side of the access to Churchdale Place.</p> <p>Unknown availability at this time.</p> | | | |


| | | | | |
|--|---|--------------------------------|--------------------|--|
| Site Ref: | RO61 | | | |
| Site Name: | Land to south in Fitzmaurice Mews | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Roselands & Bridgemere | | | |
| Ward: | St Anthony's | | | |
| Grid Reference: | E: 561923, N: 100402 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | YES | |
| | Flood Zone: | Flood Zone 3a | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.05 | | |
| | Prev. Developed: | BF | | |
| | Suitability: | Suitable (Housing) | | |
| | Availability: | Potentially Available | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 2 | Density Area: | Medium-Low Density | |
| Density (dph): | 39.17 | Delivery Period: | 11+ Years | |
| Conclusion: | Potentially Developable (Housing) | | | |
| Justification: | <p>The site consists of single storey buildings in commercial use, between properties of Fitzmaurice Avenue and St Philips Avenue, within the predominantly residential area. The northern part of Fitzmaurice Mews has already been developed for residential, the development of the southern part would not be out of character. The length of the adjacent gardens means it is likely a layout can be established to minimise overlooking and amenity impacts on existing properties. Therefore the site is suitable for residential development. However availability has not been confirmed so the site is considered potentially available and further efforts to confirm availability will be made.</p> | | | |

| | | | | |
|--|--|--------------------------------|--------------------|--|
| Site Ref: | RO64 | | | |
| Site Name: | 13 Roselands Avenue | | | |
| Source: | Planning application | | | |
| Neighbourhood: | Roselands & Bridgemere | | | |
| Ward: | St Anthony's | | | |
| Grid Reference: | E: 562142, N: 100357 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 3a | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.02 | | |
| | Prev. Developed: | GF | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 1 | Density Area: | Medium-Low Density | |
| Density (dph): | 62.84 | Delivery Period: | 1-5 Years | |
| Conclusion: | Deliverable (Housing) | | | |
| Justification: | The site is the site garden of an existing 2-storey property located within the predominantly residential area. As it is within the predominantly residential area the site is considered suitable for residential development. Site is subject to current application for planning permission therefore is available. | | | |


Seaside

| | | | | |
|--|---|--------------------------------|--------------|--|
| Site Ref: | SE04 | | | |
| Site Name: | 59 Bourne Street | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Seaside | | | |
| Ward: | Devonshire | | | |
| Grid Reference: | E: 561592, N: 99451 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | NO | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.05 | | |
| | Prev. Developed: | BF | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Potentially Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 10 | Density Area: | High Density | |
| Density (dph): | 191.46 | Delivery Period: | 6-10 Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>The site is a community building located adjacent 2-storey houses and 4-storey blocks of purpose-built flats, next to the predominantly residential area and on the border of the Town Centre neighbourhood. The site is considered to be suitable for redevelopment for residential use in principle. The site is considered to be unsuitable for employment use due to close proximity to existing residential. The landowner has indicated that the site could be available within the plan period. It is considered that the site could accommodate a flatted development of 10 units with undercroft parking.</p> | | | |


| | | | |
|--|--|--------------------------------|--------------|
| Site Ref: | SE06 | | |
| Site Name: | 1 Melbourne Road and 2 Sydney Road | | |
| Source: | Lapsed permission | | |
| Neighbourhood: | Seaside | | |
| Ward: | Devonshire | | |
| Grid Reference: | E: 561677, N: 99442 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | |
| | Within 800m Open Space: | Within 800m Play Space: | |
| | YES | NO | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.029 | |
| | Prev. Developed: | BF | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 3 | Density Area: | High Density |
| Density (dph): | 103.90 | Delivery Period: | 11+ Years |
| Conclusion: | Developable (Housing) | | |
| Justification: | The site is a vacant area of land adjacent to existing 2-storey dwellings within the predominantly residential area. The site has been subject to a number of planning permissions in the past, which are all now lapsed, so the site is considered to be suitable for development. Given the application history, the site is considered available. The site could accommodate 3 additional houses. | | |

| | | | | |
|--|--|--------------------------------|--------------|--|
| Site Ref: | SE07 | | | |
| Site Name: | 74 Dursley Road | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Seaside | | | |
| Ward: | Devonshire | | | |
| Grid Reference: | E: 561514, N: 99771 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.02 | | |
| | Prev. Developed: | BF | | |
| Suitability: | Suitable (Housing/Employment) | | | |
| Availability: | Potentially Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 3 | Density Area: | High Density | |
| Density (dph): | 103.96 | Delivery Period: | 11+ Years | |
| Conclusion: | Potentially Developable (Housing) | | | |
| Justification: | <p>The site is an existing commercial use (motor repair workshop) located adjacent to existing 2-storey residential development that is located within the predominantly residential area, so the site would be considered to be suitable for residential development. It is unlikely that there could be any net gain in employment space from this site. However availability has not been confirmed so the site is considered potentially available and further efforts to confirm availability will be made. The size and shape of the site and proximity to surrounding residential would likely restrict capacity, but it is considered that the site could accommodate 3 additional houses.</p> | | | |


| | | | |
|--|--|--------------------------------|--------------|
| Site Ref: | SE10 | | |
| Site Name: | 104 Firle Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Seaside | | |
| Ward: | Devonshire | | |
| Grid Reference: | E: 561592, N: 99830 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | |
| | Within 800m Open Space: | Within 800m Play Space: | |
| | YES | YES | |
| | Flood Zone: | | |
| | Majority 2, partially 3a | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.18 | |
| | Prev. Developed: | BF | |
| Suitability: | Suitable (Housing/Employment) | | |
| Availability: | Potentially Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 20 | Density Area: | High Density |
| Density (dph): | 106.13 | Delivery Period: | 6-10 Years |
| Conclusion: | Potentially Developable (Housing) | | |
| Justification: | <p>The site is an existing commercial use (warehouse) located adjacent to existing 2-storey residential development that is located within the predominantly residential area, so the site would be considered to be suitable for residential development. It is unlikely that there could be any net gain in employment space from this site. However availability has not been confirmed so the site is considered potentially available and further efforts to confirm availability will be made. It is considered that the site could accommodate around 20 flats.</p> | | |


| | | | | |
|--|--|--------------------------------|----------------|--|
| Site Ref: | SE100 | | | |
| Site Name: | Land within curtilage of 27 Norway Road | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Seaside | | | |
| Ward: | Devonshire | | | |
| Grid Reference: | E: 562700, N: 100812 | | | |
|  | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 3a | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.02 | | |
| Prev. Developed: | GF | | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 1 | Density Area: | Medium Density | |
| Density (dph): | 38.65 | Delivery Period: | 6-10 Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>The site is the side garden of an existing end of terrace property, within the predominantly residential area. Extending the existing terrace would not be out of character with the existing development and would not have significant impacts on existing properties. The site is therefore suitable. The site could accommodate 1 two storey dwelling. The landowner has confirmed that the site could be available for development in the plan period.</p> | | | |


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| | | | | |
|--|---|--------------------------------|----------------|--|
| Site Ref: | SE101 | | | |
| Site Name: | Rear of 12 Fort Road | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Seaside | | | |
| Ward: | Devonshire | | | |
| Grid Reference: | E: 562695, N: 100870 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | YES | |
| | Flood Zone: | Majority 2, partially 3a | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.05 | | |
| | Prev. Developed: | BF | | |
| | Suitability: | Suitable (Housing) | | |
| | Availability: | Potentially Available | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 4 | Density Area: | Medium Density | |
| Density (dph): | 71.68 | Delivery Period: | 11+ Years | |
| Conclusion: | Potentially Developable (Housing) | | | |
| Justification: | <p>The site is commercial buildings and yards off Fort Lane between Fort Road and Myrtle Road, within the predominantly residential area. As it is within the predominantly residential area the site is considered suitable for residential development. The site is bounded to the north and south by existing terraces of two storey properties, a layout would need to minimise impacts on these adjacent properties. Availability has not been confirmed so the site is considered potentially available and further efforts to confirm availability will be made.</p> | | | |


| | | | | |
|--|--|--------------------------------|--------------|--|
| Site Ref: | SE104 | | | |
| Site Name: | 214-216 Seaside | | | |
| Source: | Planning application | | | |
| Neighbourhood: | Seaside | | | |
| Ward: | Devonshire | | | |
| Grid Reference: | E: 561984, N: 99761 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Majority 3a | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.03 | | |
| | Prev. Developed: | BF | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Available | | | |
| Achievability: | Acheivable | | | |
| Housing Capacity: | 9 | Density Area: | High Density | |
| Density (dph): | 249.94 | Delivery Period: | 1-5 Years | |
| Conclusion: | Deliverable (Housing) | | | |
| Justification: | The site is an existing commercial unit and yard located within the predominantly residential area. As it is within the predominantly residential area, the site is considered suitable for residential development. Current application for planning permission for residential development therefore available, no known constraints to achievability. | | | |

| | | | |
|--|--|--------------------------------|----------------|
| Site Ref: | SE105 | | |
| Site Name: | 1a Myrtle Road | | |
| Source: | Pre-application advice | | |
| Neighbourhood: | Seaside | | |
| Ward: | Devonshire | | |
| Grid Reference: | E: 562652, N: 100880 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | |
| | Within 800m Open Space: | Within 800m Play Space: | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 3a | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.02 | |
| | Prev. Developed: | BF | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Available | | |
| Achievability: | Acheivable | | |
| Housing Capacity: | 6 | Density Area: | Medium Density |
| Density (dph): | 225.03 | Delivery Period: | 1-5 Years |
| Conclusion: | Deliverable (Housing) | | |
| Justification: | The site is a single storey commercial building, located within the predominantly residential area. As it is within the predominantly residential area the site is considered suitable for residential development. The site to the rear has extant planning permission for redevelopment for residential use. Current application for planning permission therefore the site is considered available. | | |


| | | | |
|--|--|--------------------------------|--------------|
| Site Ref: | SE12 | | |
| Site Name: | 55a/67a Willowfield Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Seaside | | |
| Ward: | Devonshire | | |
| Grid Reference: | E: 561767, N: 99532 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | |
| | Within 800m Open Space: | Within 800m Play Space: | |
| | YES | YES | |
| | Flood Zone: | | |
| | Majority 1, partially 2 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.27 | |
| | Prev. Developed: | BF | |
| Suitability: | Suitable (Housing/Employment) | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 22 | Density Area: | High Density |
| Density (dph): | 80.40 | Delivery Period: | 11+ Years |
| Conclusion: | Developable (Housing) | | |
| Justification: | <p>The site consists of a series of 3-storey commercial buildings (workshops and warehouses) located to the rear of 2-storey dwellings, adjacent to the predominantly residential area and adjacent to the Bourne Primary School. The site would be considered suitable for residential development. The site is unlikely to be able to achieve a net gain in employment floorspace. The landowner has indicated that the site could become available during the plan period. It is considered that the site could accommodate 22 flats.</p> | | |


| | | | | |
|--|---|--------------------------------|--------------|--|
| Site Ref: | SE13 | | | |
| Site Name: | Coachmakers Business Centre, 116a Seaside | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Seaside | | | |
| Ward: | Devonshire | | | |
| Grid Reference: | E: 561884, N: 99500 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Majority 3a | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.10 | | |
| Prev. Developed: | BF | | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 15 | Density Area: | High Density | |
| Density (dph): | 149.10 | Delivery Period: | 6-10 Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>The site is an existing commercial use (workshops) located to the rear of a designated shopping area containing 2- and 3-storey buildings and adjacent to existing 2- and 3-storey residential development that is located within the predominantly residential area, so the site would be considered to be suitable for residential development. It is unlikely that there could be any net gain in employment space from this site. The landowner has indicated that the site could become available in the plan period. It is considered that the site could accommodate 15 units through a mixture of flats and houses</p> | | | |


| | | | | |
|--|---|--------------------------------|--------------|--|
| Site Ref: | SE16 | | | |
| Site Name: | 28 Seabeach Lane | | | |
| Source: | Lapsed permission | | | |
| Neighbourhood: | Seaside | | | |
| Ward: | Devonshire | | | |
| Grid Reference: | E: 562363, N: 100405 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | YES | |
| | Flood Zone: | Flood Zone 3a | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 2.33 | | |
| | Prev. Developed: | BF | | |
| | Suitability: | Suitable (Housing) | | |
| | Availability: | Potentially Available | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 2 | Density Area: | High Density | |
| Density (dph): | 85.58 | Delivery Period: | 11+ Years | |
| Conclusion: | Potentially Developable (Housing) | | | |
| Justification: | <p>The site is an existing commercial use (workshop and yard) located adjacent to existing 2-storey residential development that is located within the predominantly residential area, so the site would be considered to be suitable for residential development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. The landowner has confirmed that land is potentially available for development, but the existing commercial use would require relocation, for which arrangements are not in place. It is considered that the site could accommodate 2 additional dwellings.</p> | | | |

| | | | | |
|--|---|--------------------------------|--------------|--|
| Site Ref: | SE25 | | | |
| Site Name: | 38/40 Leslie Street | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Seaside | | | |
| Ward: | Devonshire | | | |
| Grid Reference: | E: 561846, N: 99842 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 3a | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.06 | | |
| | Prev. Developed: | BF | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Potentially Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 5 | Density Area: | High Density | |
| Density (dph): | 81.36 | Delivery Period: | 11+ Years | |
| Conclusion: | Potentially Developable (Housing) | | | |
| Justification: | <p>The site is a building in commercial use (workshop/warehouse) and yard located adjacent to existing 2-storey residential development that is located within the predominantly residential area, so the site would be considered to be suitable for residential development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. The landowner has not responded to contact regarding availability so the site availability is currently unknown. It is considered that the site would be able to accommodate a mews of 5 houses</p> | | | |


| | | | | |
|--|---|--------------------------------|--------------|--|
| Site Ref: | SE28 | | | |
| Site Name: | Ambulance Station, Dursley Road | | | |
| Source: | Surplus Public Sector Land | | | |
| Neighbourhood: | Seaside | | | |
| Ward: | Devonshire | | | |
| Grid Reference: | E: 561478, N: 99532 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | YES | |
| | Flood Zone: | Flood Zone 1 | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.03 | | |
| | Prev. Developed: | BF | | |
| | Suitability: | Suitable (Housing) | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 5 | Density Area: | High Density | |
| Density (dph): | 152.55 | Delivery Period: | 6-10 Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>The site is an existing single storey building, currently in use as an Ambulance Station, surrounded by two storey terrace or semi-detached properties within the predominantly residential area. As a previously developed site within the built-up area and close to the town centre, the site is considered to be suitable for residential development. The site would not be suitable for employment due to proximity to existing residential. The landowner has indicated that the site could become available within the plan period. It is considered that the site could accommodate five 2-storey dwellings to complete the existing terrace.</p> | | | |

| | | | | |
|--|--|--------------------------------|--------------|--|
| Site Ref: | SE31 | | | |
| Site Name: | 4 Bayham Road | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Seaside | | | |
| Ward: | Devonshire | | | |
| Grid Reference: | E: 562095, N: 99493 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | YES | |
| | Flood Zone: | | | |
| | 1 and 3a | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.01 | | |
| | Prev. Developed: | BF | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Potentially Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 1 | Density Area: | High Density | |
| Density (dph): | 96.22 | Delivery Period: | 11+ Years | |
| Conclusion: | Potentially Developable (Housing) | | | |
| Justification: | <p>The site is a building in commercial use (motor repair workshop) located adjacent to existing 2-storey dwellings and to the rear of 5-storey hotel buildings, within the tourist accommodation area. The site is considered to be suitable for residential development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. However availability has not been confirmed so the site is considered potentially available and further efforts to confirm availability will be made. It is considered that the site would be able to accommodate one additional house</p> | | | |


| | | | | |
|--|--|--------------------------------|--------------|--|
| Site Ref: | SE32 | | | |
| Site Name: | 3 Bayham Road | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Seaside | | | |
| Ward: | Devonshire | | | |
| Grid Reference: | E: 562117, N: 99517 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | YES | |
| | Flood Zone: | 1 and 3a | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.017 | | |
| | Prev. Developed: | BF | | |
| | Suitability: | Suitable (Housing) | | |
| Availability: | Potentially Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 1 | Density Area: | High Density | |
| Density (dph): | 59.63 | Delivery Period: | 11+ Years | |
| Conclusion: | Potentially Developable (Housing) | | | |
| Justification: | <p>The site is a building in commercial use (motor repair workshop) located adjacent to existing 2-storey dwellings and to the rear of 5-storey hotel buildings, within the tourist accommodation area. The site is considered to be suitable for residential development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. However availability has not been confirmed so the site is considered potentially available and further efforts to confirm availability will be made. It is considered that the site would be able to accommodate one additional house</p> | | | |


| | | | |
|--|---|--------------------------------|--------------|
| Site Ref: | SE34 | | |
| Site Name: | 16a Beamsley Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Seaside | | |
| Ward: | Devonshire | | |
| Grid Reference: | E: 562182, N: 99931 | | |
|  | Designated Open Space: | NO | |
| | Within 800m Open Space: | Within 800m Play Space: | |
| | YES | YES | |
| | Flood Zone: | | |
| | Majority 1, partially 2 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.09 | |
| Prev. Developed: | BF | | |
| Suitability: | Suitable (Housing/Employment) | | |
| Availability: | Potentially Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 1 | Density Area: | High Density |
| Density (dph): | 107.07 | Delivery Period: | 11+ Years |
| Conclusion: | Potentially Developable (Housing) | | |
| Justification: | <p>The site is a building in commercial use (motor repair workshop) located adjacent to existing 2-storey dwellings within the predominantly residential area. The site is considered to be suitable for residential development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. However availability has not been confirmed so the site is considered potentially available and further efforts to confirm availability will be made. It is considered that the site would be able to accommodate one additional house</p> | | |


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| | | | |
|--|--|--------------------------------|--------------|
| Site Ref: | SE36 | | |
| Site Name: | Glennys Estate, Latimer Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Seaside | | |
| Ward: | Devonshire | | |
| Grid Reference: | E: 562339, N: 100064 | | |
|  | Designated Open Space: | NO | |
| | Within 800m Open Space: | Within 800m Play Space: | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 3a | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.22 | |
| | Prev. Developed: | BF | |
| Suitability: | Suitable (Housing/Employment) | | |
| Availability: | Potentially Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 20 | Density Area: | High Density |
| Density (dph): | 90.10 | Delivery Period: | 11+ Years |
| Conclusion: | Potentially Developable (Housing) | | |
| Justification: | <p>The site is a small business estate consisting of a number of small commercial units, located to the rear of existing 2-storey dwellings within the predominantly residential area. The site would be considered suitable for residential development. It is unlikely that there could be any net gain in employment space from this site. However availability has not been confirmed so the site is considered potentially available and further efforts to confirm availability will be made. It is considered that the site would be able to accommodate 20 units through a mixture of houses and flats</p> | | |


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| | | | |
|--|--|--------------------------------|--------------|
| Site Ref: | SE45 | | |
| Site Name: | Garages to the rear of 1-11 Wannock Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Seaside | | |
| Ward: | Devonshire | | |
| Grid Reference: | E: 562555, N: 100141 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | |
| | Within 800m Open Space: | Within 800m Play Space: | YES |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 3a | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.14 | |
| Prev. Developed: | BF | | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 11 | Density Area: | High Density |
| Density (dph): | 76.45 | Delivery Period: | 6-10 Years |
| Conclusion: | Developable (Housing) | | |
| Justification: | <p>The site consists of a large garage court located to the rear of existing 2-storey dwellings within the predominantly residential area. On-street parking is available for existing occupants and the site is large enough to provide its own off-street parking so the site is considered suitable for residential development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. The landowner has indicated the the site could be made available for redevelopment during the plan period. If developed together with SE89, it is considered that both sites together could accommodate 20 dwellings.</p> | | |


| | | | | |
|--|---|--------------------------------|--------------|--|
| Site Ref: | SE47 | | | |
| Site Name: | 101 Bourne Street | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Seaside | | | |
| Ward: | Devonshire | | | |
| Grid Reference: | E: 561429, N: 99514 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.07 | | |
| | Prev. Developed: | BF | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Potentially Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 12 | Density Area: | High Density | |
| Density (dph): | 152.37 | Delivery Period: | 11+ Years | |
| Conclusion: | Potentially Developable (Housing) | | | |
| Justification: | <p>The site consists of a commercial yard with access from Dursley Road, within the predominantly residential area. The site is considered suitable for residential development. The site is adjacent other commercial uses and to come forward with those sites would maximise the capacity of the site. In itself the site is an awkward shape and neighbouring properties have windows on the boundary overlooking the site which could reduce the capacity. Availability has not been confirmed so the site is considered potentially available and further efforts to confirm availability will be made.</p> | | | |


| | | | | |
|--|--|--------------------------------|--------------|--|
| Site Ref: | SE48 | | | |
| Site Name: | Land to the rear of 73-91 Dudley Road | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Seaside | | | |
| Ward: | Devonshire | | | |
| Grid Reference: | E: 561804, N: 100030 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | YES | |
| | Flood Zone: | Flood Zone 3a | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.09 | | |
| | Prev. Developed: | BF | | |
| | Suitability: | Suitable (Housing) | | |
| Availability: | Potentially Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 8 | Density Area: | High Density | |
| Density (dph): | 88.16 | Delivery Period: | 11+ Years | |
| Conclusion: | Potentially Developable (Housing) | | | |
| Justification: | <p>The site consists of a large garage court located between existing 2-storey dwellings within the predominantly residential area. On-street parking is available for existing occupants and the site is large enough to provide its own off-street parking so the site is considered suitable for residential development. However the narrow access may be a constraint to development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. The landowner has indicated the the site could be made available for redevelopment during the plan period.</p> | | | |


| | | | | |
|--|---|--------------------------------|--------------|--|
| Site Ref: | SE52 | | | |
| Site Name: | 109 Latimer Road | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Seaside | | | |
| Ward: | Devonshire | | | |
| Grid Reference: | E: 562295, N: 100102 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Majority 3a | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.008 | | |
| Prev. Developed: | BF | | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Potentially Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 1 | Density Area: | High Density | |
| Density (dph): | 122.29 | Delivery Period: | 11+ Years | |
| Conclusion: | Potentially Developable (Housing) | | | |
| Justification: | <p>The site is a building in commercial use (car valet) located adjacent to a commercial mews and existing 2-storey dwellings within the predominantly residential area. The site is considered to be suitable for residential development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. Availability has not been confirmed so the site is considered potentially available and further efforts to confirm availability will be made. It is considered that the site would be able to accommodate 1 additional dwelling.</p> | | | |


| | | | | |
|--|--|--------------------------------|--------------|--|
| Site Ref: | SE53 | | | |
| Site Name: | National Tyres Autocare, 49 Seaside | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Seaside | | | |
| Ward: | Devonshire | | | |
| Grid Reference: | E: 561937, N: 99333 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | NO | |
| | YES | NO | | |
| | Flood Zone: | | | |
| | Majority 3a | | | |
| | Conservation Area: | YES | | |
| | Area (Hectares): | 0.05 | | |
| Prev. Developed: | BF | | | |
| Suitability: | Suitable (Housing/Employment) | | | |
| Availability: | Potentially Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 15 | Density Area: | High Density | |
| Density (dph): | 300.35 | Delivery Period: | 11+ Years | |
| Conclusion: | Potentially Developable (Housing) | | | |
| Justification: | <p>The site is a single-storey building in commercial use (motor repair workshop), partly within the predominantly residential area and partly within the tourist accommodation, and within a Conservation Area. As a commercial use in the predominantly residential area, it is considered to be suitable for residential development. It is unlikely to be able to provide a net gain in commercial floorspace. Availability has not been confirmed so the site is considered potentially available and further efforts to confirm availability will be made. It is considered that the site could accommodate a well-designed three-storey building with undercroft parking, providing 15 flats.</p> | | | |

| | | | | |
|--|---|--------------------------------|--------------|--|
| Site Ref: | SE55 | | | |
| Site Name: | Beach Mews and 2A Beach Road | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Seaside | | | |
| Ward: | Devonshire | | | |
| Grid Reference: | E: 562268, N: 100101 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | YES | |
| | Flood Zone: | 2 and 3a | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.08 | | |
| | Prev. Developed: | BF | | |
| | Suitability: | Suitable (Housing/Employment) | | |
| Availability: | Potentially Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 5 | Density Area: | High Density | |
| Density (dph): | 62.66 | Delivery Period: | 11+ Years | |
| Conclusion: | Potentially Developable (Housing) | | | |
| Justification: | <p>The site is a small commercial mews consisting of a number of small commercial units, located to the rear of existing 2-storey dwellings within the predominantly residential area. The site would be considered suitable for residential development. It is unlikely that there could be any net gain in employment space from this site. Availability has not been confirmed so the site is considered potentially available and further efforts to confirm availability will be made. The adjacent site has been redeveloped from commercial use, and a continuation of this form of development would provide 5 additional houses.</p> | | | |


| | | | | |
|--|---|--------------------------------|--------------|--|
| Site Ref: | SE56 | | | |
| Site Name: | Garages adjacent to 75 Longstone Road | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Seaside | | | |
| Ward: | Devonshire | | | |
| Grid Reference: | E: 561645, N: 99469 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | NO | |
| | YES | NO | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.19 | | |
| Prev. Developed: | BF | | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 2 | Density Area: | High Density | |
| Density (dph): | 104.90 | Delivery Period: | 11+ Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>The site consists of a small garage court adjacent to existing 2-storey dwellings and a 4-storey block of flats within the predominantly residential area. There are issues with on-street parking within this area, however it does not appear that this site is used for off-street parking, and the site could provide limited parking for new occupiers, considering its sustainable location. Therefore the site is considered to be suitable for residential development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. The landowner has indicated that the site could be available within the plan period. The site could accommodate two additional dwellings to match its surroundings.</p> | | | |

| | | | |
|--|--|--------------------------------|--------------|
| Site Ref: | SE83 | | |
| Site Name: | Land Adjacent to 208-210 Seaside | | |
| Source: | Refused/withdrawn | | |
| Neighbourhood: | Seaside | | |
| Ward: | Devonshire | | |
| Grid Reference: | E: 561984, N: 99749 | | |
|  | Designated Open Space: | NO | |
| | Within 800m Open Space: | Within 800m Play Space: | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 3a | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.07 | |
| | Prev. Developed: | BF | |
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| Suitability: | Suitable (Housing) | | |
| Availability: | Available | | |
| Achievability: | Potentially Achievable | | |
| Housing Capacity: | 2 | Density Area: | High Density |
| Density (dph): | 266.92 | Delivery Period: | 6-10 Years |
| Conclusion: | Developable (Housing) | | |
| Justification: | The site is a single storey building and yard area associated with the adjacent commercial property. As it is within the predominantly residential area the site is considered suitable for residential development. However availability has not been confirmed so the site is considered potentially available and further efforts to confirm availability will be made. | | |


| | | | | |
|--|---|--------------------------------|--------------|--|
| Site Ref: | SE86 | | | |
| Site Name: | 2 Firle Road | | | |
| Source: | Pre-application advice | | | |
| Neighbourhood: | Seaside | | | |
| Ward: | Devonshire | | | |
| Grid Reference: | E: 561941, N: 99682 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Majority 3a | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.11 | | |
| Prev. Developed: | BF | | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 15 | Density Area: | High Density | |
| Density (dph): | 125.44 | Delivery Period: | 11+ Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>The site consists of 2-storey building in commercial use (showrooms) and two 2-storey dwellings, located within the predominantly residential area and to the rear of a designated shopping area. The site is also adjacent to a listed building. As a previously development site in a sustainable location, the site would be considered suitable for development, subject to design and impact on adjacent listed building. It is unlikely that there could be a net gain in employment space. The landowner has indicated that the site could be available in the plan period. It is considered that the site could accommodate 17 units in a flatted development with undercroft parking, which could deliver a net gain of 15 units.</p> | | | |


| | | | |
|--|--|--------------------------------|--------------|
| Site Ref: | SE89 | | |
| Site Name: | Garages to the rear of 13-19 Wannock Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Seaside | | |
| Ward: | Devonshire | | |
| Grid Reference: | E: 562530, N: 100121 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | |
| | Within 800m Open Space: | Within 800m Play Space: | YES |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 3a | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.12 | |
| Prev. Developed: | BF | | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 9 | Density Area: | High Density |
| Density (dph): | 74.27 | Delivery Period: | 11+ Years |
| Conclusion: | Developable (Housing) | | |
| Justification: | <p>The site consists of a large garage court located between existing 2-storey dwellings and 3-storey purpose-built blocks of flats within the predominantly residential area. On-street parking is available for existing occupants and the site is large enough to provide its own off-street parking so the site is considered suitable for residential development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. The landowner has indicated the the site could be made available for redevelopment during the plan period. If developed together with SE45, it is considered that both sites together could accommodate 20 dwellings.</p> | | |

| | | | | |
|--|--|--------------------------------|--------------|--|
| Site Ref: | SE93 | | | |
| Site Name: | Fishermans Green, Royal Parade | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Seaside | | | |
| Ward: | Devonshire | | | |
| Grid Reference: | E: 562609, N: 100055 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 3a | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 1.4 | | |
| | Prev. Developed: | BF | | |
| Suitability: | Potentially Suitable (Housing) | | | |
| Availability: | Potentially Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 80 | Density Area: | High Density | |
| Density (dph): | 57.14 | Delivery Period: | 11+ Years | |
| Conclusion: | Potentially Developable (Housing) | | | |
| Justification: | <p>The site consists of a surface car park, tennis courts and 2-storey community buildings, located in the preferred area for tourist attractions on the seafront and adjacent to 2-storey dwellings on the landward side. There are a series of 'net shops' used for commercial boats/fishing purposes. The site is long and narrow and occupies a prominent position on the seafront. The redevelopment of the site would provide an opportunity to regularise the promenade and could include some residential development. Any development of the site would need to ensure that the community buildings are re-provided. The loss of tennis/sports courts needs to be assessed through an Open Space Assessment. The site could also be impacted by proposed solutions to coastal flooding defences which mean it is unavailable for development. The landowner has indicated that the site could be available during the plan period. It is considered that the site could accommodate 80 flats taking into account the shape of the site and potential impact on surrounding neighbouring properties and the need to reprovide the community buildings.</p> | | | |


| | | | |
|--|--|--------------------------------|--------------|
| Site Ref: | SE95 | | |
| Site Name: | Land rear of 403 Seaside | | |
| Source: | Planning application | | |
| Neighbourhood: | Seaside | | |
| Ward: | Devonshire | | |
| Grid Reference: | E: 562490, N: 100654 | | |
|  | Designated Open Space: | NO | |
| | Within 800m Open Space: | Within 800m Play Space: | |
| | YES | YES | |
| | Flood Zone: | | |
| | Majority 3a | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.018 | |
| | Prev. Developed: | BF | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 2 | Density Area: | High Density |
| Density (dph): | 105.26 | Delivery Period: | 1-5 years |
| Conclusion: | Deliverable (Housing) | | |
| Justification: | <p>The site consists of a store to the rear of a retail unit in an undesignated shopping parade. The site is adjacent to 2-storey residential development, which is located within the predominantly residential area. As a previously developed site adjacent to the predominantly residential area, it is considered that the site would be suitable for residential development. The landowner has indicated that the site could be made available for development. It is considered that the site could accommodate 2 dwellings.</p> | | |


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| | | | | |
|--|--|--------------------------------|----------------|--|
| Site Ref: | SE97 | | | |
| Site Name: | Land within curtilage of 1 Norway Road | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Seaside | | | |
| Ward: | Devonshire | | | |
| Grid Reference: | E: 562629, N: 100717 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | YES | |
| | Flood Zone: | Flood Zone 3a | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 2.37 | | |
| | Prev. Developed: | GF | | |
| | Suitability: | Suitable (Housing) | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 1 | Density Area: | Medium Density | |
| Density (dph): | 42.12 | Delivery Period: | 11+ Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>The site is the side garden of an existing end of terrace property, within the predominantly residential area. Extending the existing terrace would not be out of character with the existing development and would not have significant impacts on existing properties. The site is therefore suitable. The site could accommodate 1 two storey dwelling. The landowner has confirmed that the site could be available for development in the plan period.</p> | | | |


| | | | | |
|--|---|--------------------------------|----------------|--|
| Site Ref: | SE98 | | | |
| Site Name: | Land within curtilage of 11 Norway Road | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Seaside | | | |
| Ward: | Devonshire | | | |
| Grid Reference: | E: 562655, N: 100751 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | YES | |
| | Flood Zone: | Flood Zone 3a | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 2.23 | | |
| | Prev. Developed: | GF | | |
| | Suitability: | Suitable (Housing) | | |
| | Availability: | Available | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 1 | Density Area: | Medium Density | |
| Density (dph): | 44.71 | Delivery Period: | 11+ Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | The site is the side garden of an existing end of terrace property, within the predominantly residential area. Extending the existing terrace would not be out of character with the existing development and would not have significant impacts on existing properties. The site is therefore suitable. The site could accommodate 1 two storey dwelling. The landowner has confirmed that the site could be available for development in the plan period. | | | |

Shinewater & North Langney


| | | | | |
|--|---|--------------------------------|----------------|--|
| Site Ref: | SH01 | | | |
| Site Name: | Hide Hollow Farm, Hide Hollow | | | |
| Source: | Borough Plan allocation | | | |
| Neighbourhood: | Shinewater & North Langney | | | |
| Ward: | Langney | | | |
| Grid Reference: | E: 562958, N: 103388 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | YES | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.95 | | |
| | Prev. Developed: | GF | | |
| | Suitability: | Suitable (Housing) | | |
| Availability: | Available | | | |
| Achievability: | Potentially Achievable | | | |
| Housing Capacity: | 13 | Density Area: | Medium Density | |
| Density (dph): | 37.44 | Delivery Period: | 11+ Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>The site is a wooded area associated with a derelict former farm building, located within the predominantly residential area and surrounded by 2-storey dwellings. The site was allocated for residential development in the 2003 Borough Plan, so the site would be considered suitable for residential development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. The landowner has confirmed that the site could be available for development within the plan period. A number of TPOs on the site would constrain capacity, but it is considered that the site could accommodate around 13 dwellings.</p> | | | |


| | | | | |
|--|---|--------------------------------|---------------------|--|
| Site Ref: | SH04 | | | |
| Site Name: | Land between 253 and 255 Sorrell Drive | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Shinewater & North Langney | | | |
| Ward: | Langney | | | |
| Grid Reference: | E: 561901, N: 103713 | | | |
|  | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 3.69 | | |
| Prev. Developed: | GF | | | |
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| Suitability: | Suitable (Housing) | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 2 | Density Area: | Medium-High Density | |
| Density (dph): | 54.05 | Delivery Period: | 11+ Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>This site consists of an area of incidental open space between two 2-storey dwellings, located within the predominantly residential area. This site is considered to be suitable for residential development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. The landowner has confirmed that the site could be available for development in the plan period. It is considered that the site could accommodate two additional houses to replicate the adjacent development without being out of character.</p> | | | |


| | | | | |
|--|--|--------------------------------|---------------------|--|
| Site Ref: | SH07 | | | |
| Site Name: | Land adjacent 23 Oulton Close | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Shinewater & North Langney | | | |
| Ward: | Langney | | | |
| Grid Reference: | E: 561846, N: 103536 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | YES | |
| | Flood Zone: | Flood Zone 1 | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.04 | | |
| | Prev. Developed: | BF | | |
| | Suitability: | Suitable (Housing) | | |
| | Availability: | Available | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 3 | Density Area: | Medium-High Density | |
| Density (dph): | 70.09 | Delivery Period: | 6-10 Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>The site is a parking area located adjacent to existing 2-storey dwellings and within the predominantly residential area. There is a general lack of on-street parking in this area, so the site would only be suitable if the existing car parking provision is replaced, which could potentially take place on the land to the north of the site in the same ownership. The site is considered to be unsuitable for employment use due to close proximity to existing residential. The landowner has confirmed that the site could be available for development in the plan period. The site could accommodate a terrace of 3 houses to match those adjacent.</p> | | | |


| | | | |
|--|--|--------------------------------|---------------------|
| Site Ref: | SH08 | | |
| Site Name: | Land adjacent 26 Sorrel Drive | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Shinewater & North Langney | | |
| Ward: | Langney | | |
| Grid Reference: | E: 562338, N: 103245 | | |
|  | Designated Open Space: | NO | |
| | Within 800m Open Space: | Within 800m Play Space: | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.04 | |
| Prev. Developed: | BF | | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 2 | Density Area: | Medium-High Density |
| Density (dph): | 42.51 | Delivery Period: | 6-10 Years |
| Conclusion: | Developable (Housing) | | |
| Justification: | <p>The site is a parking area located to the rear of existing 2-storey dwellings and within the predominantly residential area. There is a general lack of on-street parking in this area, so the site would only be suitable if the existing car parking provision is replaced within the site. The site is considered to be unsuitable for employment use due to close proximity to existing residential. The landowner has confirmed that the site could be available for development in the plan period. Capacity of the site constrained by presence of underground sewer lines, but 2 additional houses could be accommodated.</p> | | |


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| | | | |
|--|--|--------------------------------|---------------------|
| Site Ref: | SH09 | | |
| Site Name: | Green Space to Rear of 75 Foxglove Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Shinewater & North Langney | | |
| Ward: | Langney | | |
| Grid Reference: | E: 561859, N: 102974 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | |
| | Within 800m Open Space: | Within 800m Play Space: | |
| | YES | YES | |
| | Flood Zone: | | |
| | Majority 1, Partially 2 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.04 | |
| | Prev. Developed: | BF | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 2 | Density Area: | Medium-High Density |
| Density (dph): | 49.96 | Delivery Period: | 11+ Years |
| Conclusion: | Developable (Housing) | | |
| Justification: | <p>The site is an incidental open space adjacent to existing 2-storey dwellings within the predominantly residential area. It is considered to be suitable for residential development, and unsuitable for employment development due to proximity to existing residential. The landowner has confirmed that the site could be available for development in the plan period. It is considered that the site could accommodate 2 additional houses to match the existing.</p> | | |


| | | | |
|--|---|--------------------------------|---------------------|
| Site Ref: | SH10 | | |
| Site Name: | Land adjacent to 46 Foxglove Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Shinewater & North Langney | | |
| Ward: | Langney | | |
| Grid Reference: | E: 561932, N: 103151 | | |
|  | Designated Open Space: | NO | |
| | Within 800m Open Space: | Within 800m Play Space: | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.04 | |
| Prev. Developed: | BF | | |
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| Suitability: | Suitable (Housing) | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 3 | Density Area: | Medium-High Density |
| Density (dph): | 75.09 | Delivery Period: | 6-10 Years |
| Conclusion: | Developable (Housing) | | |
| Justification: | <p>The site is a off-street parking area between two 2-storey dwellings within the predominantly residential area. There is a general lack of on-street parking in this area, so the site would only be suitable if the existing car parking provision is replaced within the site. The site is considered to be unsuitable for employment use due to close proximity to existing residential. The landowner has confirmed that the site could be available for development in the plan period. Capacity of the site constrained by presence of underground sewer lines, but 3 additional houses could be accommodated.</p> | | |


| | | | | |
|--|--|--------------------------------|---------------------|--|
| Site Ref: | SH11 | | | |
| Site Name: | Garages to the rear of 120-122 Foxglove Road | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Shinewater & North Langney | | | |
| Ward: | Langney | | | |
| Grid Reference: | E: 561829, N: 103053 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Majority within Flood Zone 2 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.02 | | |
| | Prev. Developed: | BF | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 2 | Density Area: | Medium-High Density | |
| Density (dph): | 86.11 | Delivery Period: | 11+ Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>The site consists of a small garage court adjacent to existing 2-storey dwellings within the predominantly residential area. There are alternative off-street parking provision in the area, and therefore the site is considered to be suitable for development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. The landowner has confirmed that the site could be available for development in the plan period. It is considered that the site could accommodate 2 additional houses.</p> | | | |

| | | | | |
|--|--|--------------------------------|---------------------|--|
| Site Ref: | SH12 | | | |
| Site Name: | Garages between 46 and 48 Milfoil Drive | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Shinewater & North Langney | | | |
| Ward: | Langney | | | |
| Grid Reference: | E: 562060, N: 103271 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.03 | | |
| | Prev. Developed: | BF | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 2 | Density Area: | Medium-High Density | |
| Density (dph): | 53.13 | Delivery Period: | 11+ Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>The site consists of a small garage court adjacent to existing 2-storey dwellings within the predominantly residential area. There is alternative off-street parking provision in the area, and therefore the site is considered to be suitable for development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. The landowner has confirmed that the site could be available for development in the plan period. It is considered that the site could accommodate 2 additional houses</p> | | | |


| | | | |
|--|--|--------------------------------|---------------------|
| Site Ref: | SH13 | | |
| Site Name: | Garages to the rear of 1-11 Primrose Close | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Shinewater & North Langney | | |
| Ward: | Langney | | |
| Grid Reference: | E: 561951, N: 103038 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | |
| | Within 800m Open Space: | Within 800m Play Space: | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.07 | |
| | Prev. Developed: | BF | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 3 | Density Area: | Medium-High Density |
| Density (dph): | 38.14 | Delivery Period: | 6-10 Years |
| Conclusion: | Developable (Housing) | | |
| Justification: | <p>The site consists of off-road parking and a small garage court, adjacent to 2-storey dwellings within the predominantly residential area. There is some off-street parking available in the area, and some existing car parking provision could be replaced on land to the west of the site in the same ownership. The site is considered to be unsuitable for employment use due to close proximity to existing residential. The landowner has confirmed that the site could be available for development in the plan period. An electricity substation on the site would limit capacity, but it is considered that the site could accommodate a terrace of 3 additional houses.</p> | | |

| | | | | |
|--|--|--------------------------------|---------------------|--|
| Site Ref: | SH14 | | | |
| Site Name: | Garages to rear of 1-11 Sorrel Drive | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Shinewater & North Langney | | | |
| Ward: | Langney | | | |
| Grid Reference: | E: 562160, N: 103204 | | | |
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| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.02 | | |
| | Prev. Developed: | BF | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 2 | Density Area: | Medium-High Density | |
| Density (dph): | 71.48 | Delivery Period: | 11+ Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>The site consists of a small garage court adjacent to existing 2-storey dwellings within the predominantly residential area. There is alternative off-street parking provision in the area, and therefore the site is considered to be suitable for development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. The landowner has confirmed that the site could be available for development in the plan period. It is considered that the site could accommodate 2 additional houses</p> | | | |


| | | | | |
|--|---|--------------------------------|---------------------|--|
| Site Ref: | SH27 | | | |
| Site Name: | Land adjacent to 17 Wroxham Road | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Shinewater & North Langney | | | |
| Ward: | Langney | | | |
| Grid Reference: | E: 561898, N: 103683 | | | |
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| | Within 800m Open Space: | Within 800m Play Space: | YES | |
| | Flood Zone: | Flood Zone 1 | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.03 | | |
| | Prev. Developed: | GF | | |
| | Suitability: | Suitable (Housing) | | |
| | Availability: | Available | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 2 | Density Area: | Medium-High Density | |
| Density (dph): | 66.05 | Delivery Period: | 6-10 Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>The site is an incidental open space surrounded by residential properties, within the predominantly residential area. The vehicle turning space would need to be retained and development would be restricted to the western side of the site to allow sufficient distance from the existing terrace to the north-east. The site could accommodate a two storey building of two flats which is evident in the surrounding area. The landowner has confirmed that the site could be available for development in the plan period.</p> | | | |


| | | | | |
|--|--|--------------------------------|---------------------|--|
| Site Ref: | SH28 | | | |
| Site Name: | Land adjacent to 12 Hickling Close | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Shinewater & North Langney | | | |
| Ward: | Langney | | | |
| Grid Reference: | E: 561942, N: 103647 | | | |
|  | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.06 | | |
| | Prev. Developed: | GF | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 1 | Density Area: | Medium-High Density | |
| Density (dph): | 15.22 | Delivery Period: | 6-10 Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | The site is an incidental open space surrounded by residential properties, within the predominantly residential area, the site is therefore suitable. Mature trees to the north should be retained, which reduces capacity to 1 dwelling. The landowner has confirmed that the site could be available for development in the plan period. | | | |


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| | | | | |
|--|---|--------------------------------|---------------------|--|
| Site Ref: | SH34 | | | |
| Site Name: | Land adjacent to 6 Foxglove Road | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Shinewater & North Langney | | | |
| Ward: | Langney | | | |
| Grid Reference: | E: 562024, N: 103180 | | | |
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| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.03 | | |
| | Prev. Developed: | BF | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 3 | Density Area: | Medium-High Density | |
| Density (dph): | 76.25 | Delivery Period: | 6-10 Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>The site consists of a car park with access from Foxglove Road, within the predominantly residential area. As it is within the predominantly residential area the site is considered suitable for residential development. The site is surrounded by existing two storey properties and could accommodate three, 2 storey properties. The landowner has confirmed that the site could be available for development in the plan period.</p> | | | |

Sovereign Harbour


| | | | | |
|--|---|--------------------------------|--------------|--|
| Site Ref: | SO02 | | | |
| Site Name: | Site 2, Sovereign Harbour | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Sovereign Harbour | | | |
| Ward: | Sovereign | | | |
| Grid Reference: | E: 563764, N: 101886 | | | |
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| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 3a | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.22 | | |
| | Prev. Developed: | BF | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 10 | Density Area: | High Density | |
| Density (dph): | 45.28 | Delivery Period: | 6-10 Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>The site consists of an under-utilised surface car parking for berth-holders, adjacent to 3-storey residential development to the front and side of the site, and single storey residential to the rear. The site is adjacent to the predominantly residential area, and to the rear of a designated shopping area. The site would be suitable for residential development, subject to replacement berthholder parking being provided, either on-site or elsewhere. The landowner has indicated that the site could be available for development within the plan period. A previous application for 18 units was refused on the ground of the impact on the single-storey dwellings to the rear, which would limit the height and location of any building, and therefore limit the capacity of the site. It is considered that the site would be capable of accommodating 10 units along the Atlantic Drive frontage of the site, either as a row of terrace houses, or in a 3-storey purpose-built block of flats with parking underneath.</p> | | | |


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|--|--|--------------------------------|-------------------|--|
| Site Ref: | SO04 | | | |
| Site Name: | Site 4, Sovereign Harbour | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Sovereign Harbour | | | |
| Ward: | Sovereign | | | |
| Grid Reference: | E: 564066, N: 102038 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 3a | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.39 | | |
| Prev. Developed: | BF | | | |
| Suitability: | Suitable (Housing/Employment) | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 30 | Density Area: | Very High Density | |
| Density (dph): | 76.01 | Delivery Period: | 6-10 Years | |
| Conclusion: | Developable (Housing/Employment) | | | |
| Justification: | <p>The site consists of an unused area on the harbour wall that is occasionally used for temporary boat storage and boat sales, located opposite to retail and office buildings of 2-storeys and boatyard and retail warehouse buildings of 3-storeys. The site is within a designated shopping area. The site was subject to a outline planning permission for the development of retail and office/hotel uses of up to 3,600sqm. The site would be considered suitable for a mixed use development, with retail uses on the ground floor and other employment and/or residential above. The landowner has indicated that the site would be available for redevelopment within the plan period. It is considered that the site could accommodate around 2,000 sqm and up to 30 flats.</p> | | | |


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|--|--|--------------------------------|----------------|--|
| Site Ref: | SO09 | | | |
| Site Name: | Site 7a, Pacific Drive, Sovereign Harbour | | | |
| Source: | Borough Plan allocation | | | |
| Neighbourhood: | Sovereign Harbour | | | |
| Ward: | Sovereign | | | |
| Grid Reference: | E: 564237, N: 102598 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | YES | |
| | Flood Zone: | Majority 3a | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 2.16 | | |
| | Prev. Developed: | BF | | |
| | Suitability: | Suitable (Housing/Employment) | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 40 | Density Area: | Medium Density | |
| Density (dph): | 52.21 | Delivery Period: | 6-10 Years | |
| Conclusion: | Developable (Housing/Employment) | | | |
| Justification: | <p>The site consists of shingle and scrubland and is allocated through the Employment Land Local Plan (2016) for the provision of new office floorspace. It is located adjacent to the A259, and adjacent to 2-storey residential development that is located within the predominantly residential area. There was an outline permission for the development of the site, which included a Section 106 agreement that required the marketing of the site for office until 2025. The Employment Land Local Plan allocation would restrict the use of the site for retail development. It is considered that the site could be suitable for a mixed use development incorporating residential and another employment-generating use. The landowner has indicated that the site is available for development. It is considered that the site could accommodate around 40 dwellings and approximately 3,000sqm of employment floorspace.</p> | | | |

| | | | | |
|--|--|--------------------------------|--------------|--|
| Site Ref: | SO15 | | | |
| Site Name: | Sovereign Harbour Boatyard | | | |
| Source: | Call for Sites | | | |
| Neighbourhood: | Sovereign Harbour | | | |
| Ward: | Sovereign | | | |
| Grid Reference: | E: 563992, N: 101973 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 3a | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.63 | | |
| Prev. Developed: | BF | | | |
| Suitability: | Potentially Suitable (Housing/Employment) | | | |
| Availability: | Potentially Available | | | |
| Achievability: | Potentially Achievable | | | |
| Housing Capacity: | 20 | Density Area: | High Density | |
| Density (dph): | 31.25 | Delivery Period: | 11+ Years | |
| Conclusion: | Developable (Housing/Employment) | | | |
| Justification: | <p>The site is a boatyard and boat maintenance building of approximately 4-storeys, located adjacent to a designated shopping area, and at the rear of a retail park service yard. The boatyard is not considered to be in an appropriate location for such a use, and if the boatyard were to be relocated the site would be appropriate for redevelopment. It is considered that its location at the rear of a retail park service yard and close proximity to a designated shopping area would mean that it would be suitable as an extension to the existing retail and commercial centre with the potential to provide some residential units also. The landowner has indicated that the site could potentially become available for redevelopment in the plan period. It is considered that the site could accommodate approximately 2,000 sqm of retail / class E commercial space and around 20 flats.</p> | | | |


St Antonys & Langney Point


| | | | | |
|--|---|--------------------------------|----------------|--|
| Site Ref: | ST03 | | | |
| Site Name: | Land to rear of 76-83 Rotunda Road | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | St Antonys & Langney Point | | | |
| Ward: | St Antonys | | | |
| Grid Reference: | E: 562758, N: 101679 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | YES | |
| | | | NO | |
| | Flood Zone: | | | |
| | Majority 3a, partially 3b | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.20 | | |
| | Prev. Developed: | BF | | |
| Suitability: | Potentially Suitable (Housing) | | | |
| Availability: | Potentially Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 8 | Density Area: | Medium Density | |
| Density (dph): | 47.05 | Delivery Period: | 11+ Years | |
| Conclusion: | Potentially Developable (Housing) | | | |
| Justification: | <p>The site is an informal car parking area, once providing a building as part of a military air base but long since demolished. The site is located outside of current built-up area boundary and within current Eastbourne Park designation. It is surrounded to the east by 3-storey dwellings built higher on the hill, and to the south by a 4-storey block of flats on the same level. The site is well-related to and viewed against the background of the existing built-up area, so it is considered that it would be suitable for residential development. However the site is partially within flood zone 3b, therefore partly undevelopable. The landowner has confirmed that the site could be available for development in the plan period, but indicated that however the land is subject to legal issues relating to access, which would prevent the site being available in the short term. It is considered that the site could accommodate 8 houses.</p> | | | |


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|--|--|--------------------------------|----------------|--|
| Site Ref: | ST08 | | | |
| Site Name: | 2 Aylesbury Avenue | | | |
| Source: | Pre-application advice | | | |
| Neighbourhood: | St Anthony's & Langney Point | | | |
| Ward: | Sovereign | | | |
| Grid Reference: | E: 563323, N: 101467 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 3a | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.02 | | |
| Prev. Developed: | GF | | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 1 | Density Area: | Medium Density | |
| Density (dph): | 45.22 | Delivery Period: | 11+ Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>The site consists of residential garden land to the rear of an existing 2-storey dwelling, located within the predominantly residential area. As a site within the predominantly residential area with no obvious constraints, the site is considered to be suitable for residential development. The landowner has indicated that the site may be available for development in the plan period. It is considered that the site could accommodate 1 additional house.</p> | | | |

| | | | | |
|--|--|--------------------------------|---------------------|--|
| Site Ref: | ST21 | | | |
| Site Name: | Car Park adjacent to 6 Marine Walk | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | St Anthony's & Langney Point | | | |
| Ward: | Sovereign | | | |
| Grid Reference: | E: 563400, N: 101841 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | YES | |
| | Flood Zone: | Flood Zone 3a | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.08 | | |
| | Prev. Developed: | BF | | |
| | Suitability: | Suitable (Housing) | | |
| | Availability: | Potentially Available | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 3 | Density Area: | Medium-High Density | |
| Density (dph): | 35.09 | Delivery Period: | 11+ Years | |
| Conclusion: | Potentially Developable (Housing) | | | |
| Justification: | <p>The site is a rear courtyard parking area serving the adjacent residential area, to the rear of existing 2-storey dwellings within the predominantly residential area. The parking appears to be underused, and the adjacent dwellings on Marina Walk that the parking is designed to serve have created off-street parking to the rear of their individual dwellings. The site is not particularly overlooked and is a regular shape, so it is considered that the site would be suitable for residential development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. However availability has not been confirmed so the site is considered potentially available and further efforts to confirm availability will be made. The site is considered appropriate for the development of terrace of 3 houses.</p> | | | |


Summerdown & Saffrons


| | | | | |
|--|---|--------------------------------|----------------|--|
| Site Ref: | SU01 | | | |
| Site Name: | Compton Cottage, Compton Place Road | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Summerdown & Saffrons | | | |
| Ward: | Meads | | | |
| Grid Reference: | E: 560355, N: 98815 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.26 | | |
| | Prev. Developed: | BF | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 10 | Density Area: | Medium Density | |
| Density (dph): | 38.21 | Delivery Period: | 6-10 Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>The site consists of a 2-storey dwelling and its curtilage, located within the predominantly residential area. The site is considered suitable for redevelopment for increased residential use, but not suitable for employment use due to proximity to existing residential. The landowner has indicated that the site could be available for development within the plan period. It is considered that the site could accommodate a block of 10 flats.</p> | | | |

| | | | | |
|--|--|--------------------------------|-------------|--|
| Site Ref: | SU07 | | | |
| Site Name: | 59-63 Summerdown Road | | | |
| Source: | Refused/withdrawn | | | |
| Neighbourhood: | Summerdown & Saffrons | | | |
| Ward: | Old Town | | | |
| Grid Reference: | E: 559625, N: 99029 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.41 | | |
| | Prev. Developed: | BF | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 10 | Density Area: | Low Density | |
| Density (dph): | 23.93 | Delivery Period: | 6-10 Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>The site consists of two 2-storey buildings in use as a nursing home, located within the predominantly residential area. The site has been subject to a number of applications for redevelopment that have been refused, but the redevelopment of the site is considered to be acceptable in principle. The site is considered to be unsuitable for employment use due to close proximity to existing residential. The submission of application indicates that the site could be available for development in the plan period. In principle it is considered that the site could accommodate 10 houses in a well-designed development.</p> | | | |

| | | | | |
|--|---|--------------------------------|-------------|--|
| Site Ref: | SU08 | | | |
| Site Name: | 17 Old Camp Road | | | |
| Source: | Pre-application advice | | | |
| Neighbourhood: | Summerdown & Saffrons | | | |
| Ward: | Old Town | | | |
| Grid Reference: | E: 559369, N: 98871 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.41 | | |
| Prev. Developed: | Mixed (mainly GF) | | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 3 | Density Area: | Low Density | |
| Density (dph): | 12.98 | Delivery Period: | 6-10 Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | The site consists of residential garden land to the side and rear of an existing 2-storey dwelling, located within the predominantly residential area. As a site within the predominantly residential area the site is considered to be suitable for residential development. An application is currently under consideration for 3 additional houses on the site, therefore the site is available. | | | |

| | | | | |
|--|---|--------------------------------|-------------|--|
| Site Ref: | SU14 | | | |
| Site Name: | Summerdown Sports Facility | | | |
| Source: | Call for Sites | | | |
| Neighbourhood: | Summerdown & Saffrons | | | |
| Ward: | Old Town | | | |
| Grid Reference: | E: 559473, N: 98717 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | YES | | |
| | Within 800m Open Space: | Within 800m Play Space: | NO | |
| | Flood Zone: | Flood Zone 1 | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 2.08 | | |
| | Prev. Developed: | GF | | |
| | Suitability: | Potentially Suitable (Housing) | | |
| | Availability: | Available | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 35 | Density Area: | Low Density | |
| Density (dph): | 16.75 | Delivery Period: | 11+ Years | |
| Conclusion: | Potentially Developable (Housing) | | | |
| Justification: | <p>The site is an existing sports facility for Eastbourne College, which is not open to public use. Eastbourne College are seeking to consolidate their operations around College Field including the potential disposal of some outlying sites in order to fund the development of new and improved educational facilities. Therefore this site may be available within the plan period. The site is situated within the predominantly residential area, adjacent the boundary with the South Downs National Park. Properties surrounding are generally single or two storey detached properties in generous plots. The loss of the sports facility may require alternative provision to compensate the loss, this needs to be considered in a Playing Pitch and Open Space Study. As it is within the predominantly residential area the site is considered suitable for residential development. It is considered the site could accommodate 35 dwellings.</p> | | | |


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|--|---|--------------------------------|-------------|--|
| Site Ref: | SU15 | | | |
| Site Name: | Beresford Car Park and Teaching Block | | | |
| Source: | Call for Sites | | | |
| Neighbourhood: | Summerdown & Saffrons | | | |
| Ward: | Old Town | | | |
| Grid Reference: | E: 559697, N: 98914 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | YES | |
| | Flood Zone: | Flood Zone 1 | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.26 | | |
| | Prev. Developed: | Mixed (Mainly BF) | | |
| | Suitability: | Suitable (Housing) | | |
| | Availability: | Available | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 10 | Density Area: | Low Density | |
| Density (dph): | 37.67 | Delivery Period: | 6-10 Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>The site is an existing car park and teaching block adjacent to school playing fields. Eastbourne College are seeking to consolidate their operations around College Field including the potential disposal of some outlying sites in order to fund the development of new and improved educational facilities. Therefore this site may be available within the plan period. The site is adjacent to football and cricket pitches so there is a potential conflict of uses which would need to be addressed. As it is within the predominantly residential area the site is considered suitable for residential development.</p> | | | |


| | | | | |
|--|---|--------------------------------|-------------|--|
| Site Ref: | SU16 | | | |
| Site Name: | Memorial Field | | | |
| Source: | Call for Sites | | | |
| Neighbourhood: | Summerdown & Saffrons | | | |
| Ward: | Old Town | | | |
| Grid Reference: | E: 559787, N: 99015 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | YES | |
| | Flood Zone: | Flood Zone 1 | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.71 | | |
| | Prev. Developed: | Mixed (Mainly GF) | | |
| | Suitability: | Suitable (Housing) | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 24 | Density Area: | Low Density | |
| Density (dph): | 33.67 | Delivery Period: | 6-10 Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>The site is an existing car parking, grounds equipment storage sports pavilion and sports facilities. Eastbourne College are seeking to consolidate their operations around College Field including the potential disposal of some outlying sites in order to fund the development of new and improved educational facilities. Therefore this site may be available within the plan period. The site is adjacent to school playing field (a cricket pitch) which would be retained so potential conflict of uses which would need to be addressed. As it is within the predominantly residential area the site is considered suitable for residential development.</p> | | | |

Town Centre


| | | | | |
|--|--|--------------------------------|-------------------|--|
| Site Ref: | TO01 | | | |
| Site Name: | Burlington Road car park to the rear of Burlington Hotel | | | |
| Source: | Borough Plan allocation | | | |
| Neighbourhood: | Town Centre | | | |
| Ward: | Devonshire | | | |
| Grid Reference: | E: 561645, N: 98886 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | NO | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | YES | | |
| | Area (Hectares): | 0.13 | | |
| | Prev. Developed: | BF | | |
| Suitability: | Suitable (Housing/Employment) | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 12 | Density Area: | Very High Density | |
| Density (dph): | 88.90 | Delivery Period: | 6-10 Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>The site consists of a parking area to the rear of 3-storey residential buildings and 5-storey hotel buildings, located within the tourist accommodation area. The site was previously allocated in the Borough Plan, and a planning permission for residential development was granted (now lapsed), so the site is considered to be suitable for residential development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. Given the application history, the site should be considered available. It is considered that the site could accommodate a block of 12 flats as per the previous permission.</p> | | | |

| | | | | |
|--|---|--------------------------------|-------------------|--|
| Site Ref: | TO103 | | | |
| Site Name: | Parking area to rear of Queens Hotel Lion Lane | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Town Centre | | | |
| Ward: | Devonshire | | | |
| Grid Reference: | E: 561827, N: 99076 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | NO | | |
| | Flood Zone: | | | |
| | Majority 3a | | | |
| | Conservation Area: | YES | | |
| | Area (Hectares): | 0.08 | | |
| | Prev. Developed: | BF | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Potentially Available | | | |
| Achievability: | Potentially Achievable | | | |
| Housing Capacity: | 12 | Density Area: | Very High Density | |
| Density (dph): | 150.62 | Delivery Period: | 11+ Years | |
| Conclusion: | Potentially Developable (Housing) | | | |
| Justification: | <p>The site is a parking area for coaches to the rear of a 6-storey hotel building, located within the tourist accommodation area along the seafront, and adjacent to a 4-storey building converted to flats on upper floors and the rear of 4-storey buildings used for residential and tourist accommodation. The hotel has alternative parking to the front and side, so the site could be suitable for some residential development in principle. However availability has not been confirmed so the site is considered potentially available and further efforts to confirm availability will be made. The site could accommodate a small block of 12 flats with undercroft parking provision.</p> | | | |


| | | | | |
|--|--|--------------------------------|-------------------|--|
| Site Ref: | TO108 | | | |
| Site Name: | Commerical Mews South, Commercial Road | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Town Centre | | | |
| Ward: | Upperton | | | |
| Grid Reference: | E: 561259, N: 99500 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.07 | | |
| | Prev. Developed: | BF | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Potentially Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 10 | Density Area: | Very High Density | |
| Density (dph): | 131.44 | Delivery Period: | 11+ Years | |
| Conclusion: | Potentially Developable (Housing) | | | |
| Justification: | <p>The site is a small commercial mews consisting of a number of small business units, located to the rear of existing 2-storey dwellings within the predominantly residential area. The site is in a sustainable location close to the town centre and railway station, and if the employment use were to relocate or the site was no longer required, the site would be considered suitable for residential development. It is unlikely that there could be any net gain in employment space from this site. However availability has not been confirmed so the site is considered potentially available and further efforts to confirm availability will be made. It is considered that the site would be able to accommodate 10 terrace houses, replicating the adjacent development at Eton Mews.</p> | | | |


| | | | |
|--|--|--------------------------------|-------------------|
| Site Ref: | TO109 | | |
| Site Name: | Commerical Mews North, Commercial Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Town Centre | | |
| Ward: | Upperton | | |
| Grid Reference: | E: 561278, N: 99528 | | |
|  | Designated Open Space: | NO | |
| | Within 800m Open Space: | Within 800m Play Space: | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.10 | |
| | Prev. Developed: | BF | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Potentially Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 16 | Density Area: | Very High Density |
| Density (dph): | 154.67 | Delivery Period: | 11+ Years |
| Conclusion: | Potentially Developable (Housing) | | |
| Justification: | <p>The site is a small commercial mews consisting of a number of small business units, located to the rear of existing 2-storey dwellings within the predominantly residential area. The site is in a sustainable location close to the town centre and railway station, and if the employment use were to relocate or the site was no longer required, the site would be considered suitable for residential development. It is unlikely that there could be any net gain in employment space from this site. However availability has not been confirmed so the site is considered potentially available and further efforts to confirm availability will be made. It is considered that the site would be able to accommodate 16 flats with undercroft parking.</p> | | |


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| | | | |
|--|--|--------------------------------|-------------------|
| Site Ref: | TO111 | | |
| Site Name: | Land to the rear of 8 Trinity Trees fronting Lismore Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Town Centre | | |
| Ward: | Meads | | |
| Grid Reference: | E: 561334, N: 98918 | | |
|  | Designated Open Space: | NO | |
| | Within 800m Open Space: | Within 800m Play Space: | |
| | YES | NO | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | YES | |
| | Area (Hectares): | 0.03 | |
| Prev. Developed: | GF | | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Potentially Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 6 | Density Area: | Very High Density |
| Density (dph): | 168.99 | Delivery Period: | 11+ Years |
| Conclusion: | Potentially Developable (Housing) | | |
| Justification: | <p>The site consists of a parking area and garden land to the rear of a 4-storey building that is currently in use as a language school, located within the predominantly residential area and within a conservation area. Similar sites to the rear of adjacent properties have previously been developed for residential, and it is considered that this site would be suitable for residential development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. However availability has not been confirmed so the site is considered potentially available and further efforts to confirm availability will be made. It is considered that the site could accommodate a small block of 6 flats.</p> | | |


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|--|--|--------------------------------|-------------------|--|
| Site Ref: | TO115 | | | |
| Site Name: | Vincents Yard, 65a Susans Road | | | |
| Source: | Pre-application advice | | | |
| Neighbourhood: | Town Centre | | | |
| Ward: | Devonshire | | | |
| Grid Reference: | E: 561380, N: 99300 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | YES | |
| | Flood Zone: | Flood Zone 1 | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.06 | | |
| | Prev. Developed: | BF | | |
| | Suitability: | Suitable (Housing/Employment) | | |
| | Availability: | Available | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 5 | Density Area: | Very High Density | |
| Density (dph): | 74.71 | Delivery Period: | 6-10 Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>The site consists of a small mews of 1- and 2-storey commercial buildings to the rear of 3-storey residential, located adjacent to the predominantly residential area. The site could be considered to be suitable for residential development. It is unlikely to be able to provide a net gain in employment space. The landowner has indicated that the site might be available for redevelopment within the plan period. It is considered that the site could be able to accommodate a mews of 5 houses.</p> | | | |


| | | | |
|--|---|--------------------------------|-------------------|
| Site Ref: | TO118 | | |
| Site Name: | JCP Multi-storey car park, Ashford Road | | |
| Source: | Pre-application advice | | |
| Neighbourhood: | Town Centre | | |
| Ward: | Devonshire | | |
| Grid Reference: | E: 561237, N: 99299 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | |
| | Within 800m Open Space: | Within 800m Play Space: | YES |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.39 | |
| Prev. Developed: | BF | | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 80 | Density Area: | Very High Density |
| Density (dph): | 201.50 | Delivery Period: | 6-10 Years |
| Conclusion: | Developable (Housing) | | |
| Justification: | <p>The site consists of a 6-storey multi-storey car parking surrounded by 2-storey dwellings, located adjacent to the predominantly residential area and next to the railway line and rear of the listed railway station. The car park has been closed for some time, and the current condition of the building means it is unlikely to reopen as a car park. As a previously developed site in a central and sustainable location, it is considered that the site would be suitable for redevelopment including residential development. The landowner has confirmed that the site is available. It is considered the site could accommodate 80 homes in a block of flats. A Tall Building Study will assess the possibility of tall buildings in the Town Centre and their impact on the wider landscape of the Town. Viability of tall buildings is being investigated through a Viability Study. These study's will both inform the potential capacity of the site.</p> | | |


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|--|---|--------------------------------|-------------------|
| Site Ref: | TO120 | | |
| Site Name: | Debenhams, 152-170 Terminus Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Town Centre | | |
| Ward: | Meads | | |
| Grid Reference: | E: 561373, N: 98982 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | |
| | Within 800m Open Space: | Within 800m Play Space: | |
| | YES | NO | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | YES | |
| | Area (Hectares): | 0.34 | |
| | Prev. Developed: | BF | |
| Suitability: | Suitable (Housing/Employment) | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 120 | Density Area: | Very High Density |
| Density (dph): | 352.94 | Delivery Period: | 11+ Years |
| Conclusion: | Developable (Housing/Employment) | | |
| Justification: | <p>The site is a vacant 3-storey retail building (former department store), located within the designated town centre shopping area and within a conservation area. The size and layout of the existing building means that it is unlikely to be reused for retail use as it currently is. As a previously developed site within a sustainable location, the site would be suitable for residential development, with employment (retail/leisure) on the ground floor frontage. The landowner has indicated that the site would be available for development within the plan period. As a sustainable location, the site could support a high density development and the size of the site and location could provide potential for the site to accommodate tall buildings. On this basis, it is considered that the site could accommodate 120 flats at a density of 352dph, and around 1,000sqm of retail/leisure floorspace on the ground floor.</p> | | |

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|--|--|--------------------------------|-------------------|
| Site Ref: | TO121 | | |
| Site Name: | TJ Hughes, 177-187 Terminus Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Town Centre | | |
| Ward: | Devonshire | | |
| Grid Reference: | E: 561511, N: 98975 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | |
| | Within 800m Open Space: | Within 800m Play Space: | |
| | YES | NO | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | YES | |
| | Area (Hectares): | 0.17 | |
| | Prev. Developed: | BF | |
| Suitability: | Suitable (Housing/Employment) | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 65 | Density Area: | Very High Density |
| Density (dph): | 380.41 | Delivery Period: | 6-10 Years |
| Conclusion: | Developable (Housing/Employment) | | |
| Justification: | <p>The site is a vacant 4-storey retail building (former department store), located within the designated town centre shopping area and immediately adjacent to a conservation area. The size and layout of the existing building means that it is unlikely to be reused for retail use as it currently is. As a previously developed site within a sustainable location, the site would be suitable for residential development, with employment (retail/leisure) on the ground floor frontage. The site is subject to a current planning application, therefore is considered available. As a sustainable location, the site could support a high density development and the size of the site and location could provide potential for the site to accommodate tall buildings. On this basis, it is considered that the site could accommodate 65 flats and around 700sqm of retail/leisure floorspace on the ground floor.</p> | | |


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|--|--|--------------------------------|-------------------|--|
| Site Ref: | TO124 | | | |
| Site Name: | Land adjacent to 83 Tideswell Road | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Town Centre | | | |
| Ward: | Devonshire | | | |
| Grid Reference: | E: 561402, N: 99153 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.01 | | |
| Prev. Developed: | BF | | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 2 | Density Area: | Very High Density | |
| Density (dph): | 101.76 | Delivery Period: | 11+ Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>The site is an area of parking located adjacent to a 3-storey dwelling and adjacent to the predominantly residential area. The site was subject to a planning permission for a new building containing two flats, which has since lapsed. Therefore the site is considered to be suitable for residential development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. The site is considered appropriate for the development of two flats as previously permitted. Given the application history, the site is considered available.</p> | | | |


| | | | |
|--|---|--------------------------------|-------------------|
| Site Ref: | TO127 | | |
| Site Name: | Garages adjacent to 35 Wish Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Town Centre | | |
| Ward: | Meads | | |
| Grid Reference: | E: 561221, N: 98546 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | |
| | Within 800m Open Space: | Within 800m Play Space: | |
| | YES | NO | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | YES | |
| | Area (Hectares): | 0.02 | |
| Prev. Developed: | BF | | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Potentially Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 1 | Density Area: | Very High Density |
| Density (dph): | 42.86 | Delivery Period: | 11+ Years |
| Conclusion: | Potentially Developable (Housing) | | |
| Justification: | <p>The site is a small block of garages located adjacent to a recently development row of three 2-storey houses and to the rear of a 8-storey purpose-built block of flats, within the predominantly residential area. The site does not appear to be used for off-street parking. A further dwelling on this site would not be out of keeping considering the recent development to the north, and therefore the site would be considered suitable for development. However availability has not been confirmed so the site is considered potentially available and further efforts to confirm availability will be made. It is considered that the site would be able to accommodate 1 additional dwelling,</p> | | |


| | | | | |
|--|--|--------------------------------|--------------|--|
| Site Ref: | TO129 | | | |
| Site Name: | Land to rear of Hardwick House, 6 Hardwick Road | | | |
| Source: | Planning application | | | |
| Neighbourhood: | Town Centre | | | |
| Ward: | Meads | | | |
| Grid Reference: | E: 561168, N: 98715 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | NO | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.02 | | |
| | Prev. Developed: | BF | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 2 | Density Area: | High Density | |
| Density (dph): | 100.2 | Delivery Period: | 1-5 Years | |
| Conclusion: | Deliverable (Housing) | | | |
| Justification: | <p>The site is a car parking area to the rear of the existing 4 storey building, a now closed retirement home, fronting Hardwick Road. The site is located in a sustainable town centre location, and is therefore suitable for residential development in principle. The site is subject to a current application for planning permission for residential development of 2 dwellings therefore the site is available.</p> | | | |

| | | | |
|--|--|--------------------------------|-------------------|
| Site Ref: | TO23 | | |
| Site Name: | 60a Ashford Square | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Town Centre | | |
| Ward: | Devonshire | | |
| Grid Reference: | E: 561329, N: 99381 | | |
|  | Designated Open Space: | NO | |
| | Within 800m Open Space: | Within 800m Play Space: | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.15 | |
| Prev. Developed: | BF | | |
| Suitability: | Suitable (Housing/Employment) | | |
| Availability: | Potentially Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 11 | Density Area: | Very High Density |
| Density (dph): | 69.62 | Delivery Period: | 6-10 Years |
| Conclusion: | Potentially Developable (Housing) | | |
| Justification: | <p>The site consists of a small mews of single-storey commercial buildings to the rear of 2-storey residential, located adjacent to the predominantly residential area. The site could be considered to be suitable for residential development. It is unlikely to be able to provide a net gain in employment space. Availability has not been confirmed so the site is considered potentially available and further efforts to confirm availability will be made. It is considered that the site could be able to accommodate a mews of 11 houses.</p> | | |

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| | | | | |
|--|---|--------------------------------|-------------------|--|
| Site Ref: | TO24 | | | |
| Site Name: | 111a Ashford Road | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Town Centre | | | |
| Ward: | Devonshire | | | |
| Grid Reference: | E: 561417, N: 99335 | | | |
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| | Within 800m Open Space: | Within 800m Play Space: | YES | |
| | Flood Zone: | Flood Zone 1 | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.18 | | |
| | Prev. Developed: | BF | | |
| | Suitability: | Suitable (Housing/Employment) | | |
| | Availability: | Potentially Available | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 20 | Density Area: | Very High Density | |
| Density (dph): | 105.84 | Delivery Period: | 11+ Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>The site consists of a 3-storey commercial building (warehouse) located to the rear of existing 3-storey residential buildings, adjacent to the predominantly residential area. The site is within Flood Zone 3. As a previously developed site within a sustainable location, the site would be considered to be suitable for residential development in principle. The site is unlikely to be able to provide a net gain in employment land. Landowner confirmed that land is potentially available for development, but the existing commercial use which would require relocation, for which arrangements are not in place. The flood zone restricts ground-floor only accommodation and the height of any development would be restricted by its surroundings, so it is considered that the site could accommodate 20 dwellings as a mix of houses and flats with undercroft parking.</p> | | | |


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|--|---|--------------------------------|-------------------|
| Site Ref: | TO29 | | |
| Site Name: | 85a Ashford Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Town Centre | | |
| Ward: | Devonshire | | |
| Grid Reference: | E: 561317, N: 99251 | | |
|  | Designated Open Space: | NO | |
| | Within 800m Open Space: | Within 800m Play Space: | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.05 | |
| | Prev. Developed: | BF | |
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| Suitability: | Suitable (Housing/Employment) | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 4 | Density Area: | Very High Density |
| Density (dph): | 72.49 | Delivery Period: | 6-10 Years |
| Conclusion: | Developable (Housing) | | |
| Justification: | <p>The site consists of a small mews of single-storey commercial buildings to the rear of 2-storey residential, located adjacent to the predominantly residential area. The site could be considered to be suitable for residential development. It is unlikely to be able to provide a net gain in employment space. The landowner has confirmed the site could be available during the plan period. It is considered that the site could be able to accommodate a mews of 4 houses.</p> | | |

| | | | | |
|--|---|--------------------------------|-------------------|--|
| Site Ref: | TO32 | | | |
| Site Name: | Land at Rear of 1-17 Elms Avenue | | | |
| Source: | Lapsed permission | | | |
| Neighbourhood: | Town Centre | | | |
| Ward: | Devonshire | | | |
| Grid Reference: | E: 561666, N: 98973 | | | |
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| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | NO | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | YES | | |
| | Area (Hectares): | 0.06 | | |
| Prev. Developed: | GF | | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 2 | Density Area: | Very High Density | |
| Density (dph): | 33.34 | Delivery Period: | 11+ Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>The site consists of a vacant and now grassed area to the rear of 3- and 4-storey residential buildings, located within the tourist accommodation area, within a conservation area and adjacent to a listed building. The site was subject to a planning permission for residential development (now lapsed), so the site is considered to be suitable for residential development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. Given the application history, the site is considered available. It is considered that the site could accommodate a block of 2 additional houses.</p> | | | |


| | | | |
|---|---|--------------------------------|-------------------|
| Site Ref: | TO36 | | |
| Site Name: | 37a Ceylon Place | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Town Centre | | |
| Ward: | Devonshire | | |
| Grid Reference: | E: 561779, N: 99171 | | |
|  | Designated Open Space: | NO | |
| | Within 800m Open Space: | Within 800m Play Space: | |
| | YES | NO | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | YES | |
| | Area (Hectares): | 0.03 | |
| Prev. Developed: | BF | | |
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| Suitability: | Suitable (Housing/Employment) | | |
| Availability: | Potentially Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 3 | Density Area: | Very High Density |
| Density (dph): | 81.60 | Delivery Period: | 11+ Years |
| Conclusion: | Potentially Developable (Housing) | | |
| Justification: | <p>The site is a 2-storey building in commercial use (workshop) located to the rear of 3-storey residential buildings converted to flats, located within the predominantly residential area. The site is also within a conservation area and adjacent to a listed building. As it is within the predominantly residential area the site is considered suitable for residential development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. Availability has not been confirmed so the site is considered potentially available and further efforts to confirm availability will be made. It is considered that the site could accommodate a small mews of 3 houses.</p> | | |

| | | | |
|--|--|--------------------------------|-------------------|
| Site Ref: | TO44 | | |
| Site Name: | 56 Langney Road | | |
| Source: | Pre-application advice | | |
| Neighbourhood: | Town Centre | | |
| Ward: | Devonshire | | |
| Grid Reference: | E: 561588, N: 99187 | | |
|  | Designated Open Space: | NO | |
| | Within 800m Open Space: | Within 800m Play Space: | |
| | YES | NO | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | YES | |
| | Area (Hectares): | 0.05 | |
| Prev. Developed: | BF | | |
| Suitability: | Suitable (Housing/Employment) | | |
| Availability: | Available | | |
| Achievability: | Potentially Achievable | | |
| Housing Capacity: | 47 | Density Area: | Very High Density |
| Density (dph): | 783.3 | Delivery Period: | 11+ Years |
| Conclusion: | Developable (Housing) | | |
| Justification: | <p>The site is a 2-storey retail unit and rear parking area, located outside of any designated shopping area and adjacent to the predominately residential area containing 3-storey houses and and 4-storey block of flats. Part of the site is also located within a Conservation Area. The site is considered to be suitable for residential redevelopment subject to design to reflect the proximity to Conservation Area. The site is unlikely to provide in net gain in employment floorspace. The landowner has indicated that the site could be available for redevelopment in the plan period. It is considered that the site could accommodate a block of flats containing 47 dwellings. A Tall Building Study will assess the possibility of tall buildings in the Town Centre and their impact on the wider landscape of the Town. Viability of tall buildings is also being investigated through a Viability Study. These study's will both inform the potential capacity of the site.</p> | | |


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| | | | |
|--|---|--------------------------------|-------------------|
| Site Ref: | TO45 | | |
| Site Name: | 22a/b/c Commercial Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Town Centre | | |
| Ward: | Upperton | | |
| Grid Reference: | E: 561163, N: 99394 | | |
|  | Designated Open Space: | NO | |
| | Within 800m Open Space: | Within 800m Play Space: | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.08 | |
| Prev. Developed: | BF | | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Potentially Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 12 | Density Area: | Very High Density |
| Density (dph): | 148.78 | Delivery Period: | 11+ Years |
| Conclusion: | Potentially Developable (Housing) | | |
| Justification: | <p>The site is a small commercial mews consisting of a mix of single and 2-storey units, located to the rear of existing 2-storey dwellings within the predominantly residential area. The site is in a sustainable location close to the town centre and railway station, and if the employment use were to relocate or the site was no longer required, the site would be considered suitable for residential development. It is unlikely that there could be any net gain in employment space from this site. Availability has not been confirmed so the site is considered potentially available and further efforts to confirm availability will be made. It is considered that the site would be able to accommodate a small block of 12 flats with undercroft parking.</p> | | |

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| | | | |
|--|--|--------------------------------|-------------------|
| Site Ref: | TO48 | | |
| Site Name: | 21-23 Langney Road | | |
| Source: | Pre-application advice | | |
| Neighbourhood: | Town Centre | | |
| Ward: | Devonshire | | |
| Grid Reference: | E: 561401, N: 99131 | | |
|  | Designated Open Space: | NO | |
| | Within 800m Open Space: | Within 800m Play Space: | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.04 | |
| Prev. Developed: | BF | | |
| Suitability: | Suitable (Housing/Employment) | | |
| Availability: | Available | | |
| Achievability: | Potentially Achievable | | |
| Housing Capacity: | 12 | Density Area: | Very High Density |
| Density (dph): | 266.29 | Delivery Period: | 6-10 Years |
| Conclusion: | Developable (Housing) | | |
| Justification: | <p>The site consists of a retail unit and car parking area to the rear, located within the Town Centre between a designated shopping area and the predominantly residential area. As a previously developed and under-utilised site within a sustainable location, the site is considered to be suitable for residential development. The proximity to other commercial uses means that the site could also be suitable for some form of employment generating development. The landowner has indicated that the site could potentially become available within the plan period. It is considered that the site could accommodate 12 units in a flatted development.</p> | | |

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| | | | |
|--|--|--------------------------------|-------------------|
| Site Ref: | TO51 | | |
| Site Name: | 3-5 Susans Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Town Centre | | |
| Ward: | Devonshire | | |
| Grid Reference: | E: 561604, N: 99040 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | |
| | Within 800m Open Space: | Within 800m Play Space: | |
| | YES | NO | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | YES | |
| | Area (Hectares): | 0.04 | |
| | Prev. Developed: | BF | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 6 | Density Area: | Very High Density |
| Density (dph): | 135.40 | Delivery Period: | 1-5 years |
| Conclusion: | Deliverable (Housing) | | |
| Justification: | <p>The site is to the rear of an existing building with commercial at ground floor with residential above, fronting Susans Road. The site has vehicular access from Susans Road by passing through the existing frontage building, the existing accesses are secured by roller shutters in the frontage. As a previously developed and under-utilised site within a sustainable location, the site is considered to be suitable for residential development. The site is subject to an application for redevelopment to provide 6 two storey dwellings, therefore the site is available.</p> | | |

| | | | | |
|--|---|--------------------------------|--------------|--|
| Site Ref: | TO52 | | | |
| Site Name: | Eastbourne Law Courts, Old Orchard Road | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Town Centre | | | |
| Ward: | Upperton | | | |
| Grid Reference: | E: 560716, N: 98904 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | YES | |
| | Flood Zone: | Flood Zone 1 | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.24 | | |
| | Prev. Developed: | BF | | |
| | Suitability: | Suitable (Housing) | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 35 | Density Area: | High Density | |
| Density (dph): | 142.53 | Delivery Period: | 6-10 Years | |
| Conclusion: | Developable (Housing) | | | |
| Justification: | <p>The site consists of a derelict former magistrates court building of 2-storeys, adjacent to 3-storey buildings converted to flats and offices, located adjacent to the predominantly residential area and within the town centre neighbourhood. The site is considered to be suitable for residential development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. An application for redevelopment of the site has recently been submitted and the landowner has confirmed that the site is available for development. It is considered that the site could accommodate 35 flats in a 5-storey block as per the current application.</p> | | | |


| | | | | |
|--|--|--------------------------------|-------------------|--|
| Site Ref: | TO55 | | | |
| Site Name: | Land adjoining the Railway Station and the Enterprise Centre | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Town Centre | | | |
| Ward: | Upperton | | | |
| Grid Reference: | E: 560990, N: 99226 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 1.83 | | |
| Prev. Developed: | BF | | | |
| Suitability: | Suitable (Housing/Employment) | | | |
| Availability: | Potentially Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 192 | Density Area: | Very High Density | |
| Density (dph): | 145.56 | Delivery Period: | 11+ Years | |
| Conclusion: | Developable (Housing/Employment) | | | |
| Justification: | <p>The site consists of a 2-storey indoor shopping centre (the Enterprise Centre) and a surface car park serving the Enterprise Centre and the adjacent Eastbourne Railway Station, which is a listed building. An agreement with Network Rail means that the existing parking provision needs to be retained. It is considered that the site is suitable for a mixed retail/office and residential development, subject to the parking being re-provided. The site is in multiple ownership (two landowners) who are willing to work together to bring the development forward. It is considered that the site could accommodate around 5,000sqm of retail space and 3,000sqm as an extension to the Enterprise Centre, and around 192 flats. A Tall Building Study will assess the possibility of tall buildings in the Town Centre and their impact on the wider landscape of the Town.</p> | | | |


| | | | |
|--|--|--------------------------------|-------------------|
| Site Ref: | TO67 | | |
| Site Name: | 54-56 Cavendish Place | | |
| Source: | Lapsed permission | | |
| Neighbourhood: | Town Centre | | |
| Ward: | Devonshire | | |
| Grid Reference: | E: 561561, N: 99235 | | |
|  | Designated Open Space: | NO | |
| | Within 800m Open Space: | Within 800m Play Space: | |
| | YES | NO | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.06 | |
| Prev. Developed: | BF | | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Potentially Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 3 | Density Area: | Very High Density |
| Density (dph): | 525.13 | Delivery Period: | 11+ Years |
| Conclusion: | Potentially Developable (Housing) | | |
| Justification: | <p>The site is a derelict site located between two rows of 2-storey buildings with retail on ground floor and flats above, within the predominantly residential area. The site was subject to a planning permission (now lapsed) for 3 flats, and is therefore considered to be suitable for residential development. However availability has not been confirmed so the site is considered potentially available and further efforts to confirm availability will be made. It is considered that the site could accommodate 3 flats as per the lapsed permission.</p> | | |


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| | | | |
|---|---|--------------------------------|-------------------|
| Site Ref: | TO82 | | |
| Site Name: | Garages between 15 and 16 Lushington Lane | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Town Centre | | |
| Ward: | Meads | | |
| Grid Reference: | E: 561082, N: 98825 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879. 2022</p> | Designated Open Space: | NO | |
| | Within 800m Open Space: | Within 800m Play Space: | |
| | YES | NO | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | YES | |
| | Area (Hectares): | 0.01 | |
| | Prev. Developed: | BF | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Potentially Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 3 | Density Area: | Very High Density |
| Density (dph): | 235.54 | Delivery Period: | 11+ Years |
| Conclusion: | Potentially Developable (Housing) | | |
| Justification: | <p>The site consists of a small row of garages located between two rows of 2- and 3-storey residential buildings, within the predominantly residential area. This is the only set of garages remaining on this side of Lushington Lane, therefore development of the site would not be out of character. The site is considered to be suitable for residential, but not suitable for employment due to proximity to existing residential. However availability has not been confirmed so the site is considered potentially available and further efforts to confirm availability will be made. It is considered that the site would be able to accommodate three dwellings to match the adjacent rows.</p> | | |


Upperton

| | | | |
|--|---|--------------------------------|--------------|
| Site Ref: | UP29 | | |
| Site Name: | Leaf Hospital, St Annes Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Upperton | | |
| Ward: | Upperton | | |
| Grid Reference: | E: 560548, N: 99631 | | |
|  | Designated Open Space: | NO | |
| | Within 800m Open Space: | Within 800m Play Space: | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.34 | |
| Prev. Developed: | BF | | |
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| Suitability: | Suitable (Housing) | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 40 | Density Area: | High Density |
| Density (dph): | 114.51 | Delivery Period: | 6-10 Years |
| Conclusion: | Developable (Housing) | | |
| Justification: | <p>The site is part of the University of Brighton campus comprising a 3-storey building used for medical and training purposes. It is located adjacent to the predominantly residential area featuring 2-storey dwellings and 5-storey purpose-built blocks of flats. The University of Brighton have confirmed their intention to relocate their Eastbourne facilities to Brighton therefore this site could become available. As a previously developed site within the built-up area, the site would be considered suitable for residential development. It is considered that the site could accommodate 40 flats, based on the density of the adjacent block of purpose-built flats.</p> | | |


| | | | |
|--|---|--------------------------------|-------------|
| Site Ref: | UP37 | | |
| Site Name: | 2 Mill Road | | |
| Source: | Planning application | | |
| Neighbourhood: | Upperton | | |
| Ward: | Upperton | | |
| Grid Reference: | E: 560253, N: 99953 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | |
| | Within 800m Open Space: | Within 800m Play Space: | |
| | YES | NO | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.12 | |
| | Prev. Developed: | Mixed (mainly GF) | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 14 | Density Area: | Low Density |
| Density (dph): | 110.23 | Delivery Period: | 1-5 years |
| Conclusion: | Deliverable (Housing) | | |
| Justification: | <p>The site is a 3-storey former care home and land within its curtilage, located within the predominantly residential area. As the care facility has relocated, the site is considered suitable for residential redevelopment. The site is not considered suitable for employment due to proximity to existing residential. The landowner has indicated that the site is available for development. It is considered that the site could accommodate a 3-storey block of 14 flats.</p> | | |

| | | | | |
|--|--|--------------------------------|-------------|--|
| Site Ref: | UP39 | | | |
| Site Name: | Land within curtilage of 28 Prideaux Road | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Upperton | | | |
| Ward: | Upperton | | | |
| Grid Reference: | E: 560240, N: 100175 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | NO | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.07 | | |
| Prev. Developed: | GF | | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Potentially Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 1 | Density Area: | Low Density | |
| Density (dph): | 13.54 | Delivery Period: | 11+ Years | |
| Conclusion: | Potentially Developable (Housing) | | | |
| Justification: | <p>The site consists of residential garden land to the side of an existing 2-storey dwelling within the predominantly residential area. The development of the site would not be out of character with the overall pattern of development, and would be considered suitable for residential. The site would not be considered suitable for employment due to proximity to existing residential. However availability has not been confirmed so the site is considered potentially available and further efforts to confirm availability will be made. It is considered that the site would be able to accommodate one additional dwelling.</p> | | | |

| | | | | |
|--|--|--------------------------------|-------------------|--|
| Site Ref: | UP44 | | | |
| Site Name: | Garages to rear of 2 Hartfield Lane | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Upperton | | | |
| Ward: | Upperton | | | |
| Grid Reference: | E: 560971, N: 99616 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | YES | | |
| | Area (Hectares): | 0.09 | | |
| | Prev. Developed: | BF | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Potentially Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 12 | Density Area: | Very High Density | |
| Density (dph): | 130.64 | Delivery Period: | 11+ Years | |
| Conclusion: | Potentially Developable (Housing) | | | |
| Justification: | <p>The site consists of a large garage block located to the rear of 2- and 3-storey dwellings and located within the predominantly residential area. The irregular shape of the site means that there is little space for off-street parking provision on site, and many of the adjacent properties appear to have their own provision, which means that the site would be suitable for residential development. The site is not considered suitable for employment due to proximity to existing residential. However availability has not been confirmed so the site is considered potentially available and further efforts to confirm availability will be made. Capacity is constrained by the curving nature of the site, but it is considered that it could accommodate a block of 12 flats.</p> | | | |


| | | | | |
|--|---|--------------------------------|---------------------|--|
| Site Ref: | UP45 | | | |
| Site Name: | 2-26 Willingdon Road | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Upperton | | | |
| Ward: | Upperton | | | |
| Grid Reference: | E: 559895, N: 99857 | | | |
|  | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.087 | | |
| Prev. Developed: | BF | | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Potentially Available | | | |
| Achievability: | Potentially Achievable | | | |
| Housing Capacity: | 5 | Density Area: | Medium-High Density | |
| Density (dph): | 57.18 | Delivery Period: | 11+ Years | |
| Conclusion: | Potentially Developable (Housing) | | | |
| Justification: | <p>The site consists of a number of single storey retail units located within the predominantly residential area. A number of the units are vacant, however some are occupied. The site is an under utilised brown field site therefore suitable for redevelopment. However the site is under multiple ownership, and availability has not been confirmed, as some units are occupied a holistic redevelopment is potentially unachievable, further efforts to confirm availability will be made.</p> | | | |

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| | | | |
|--|---|--------------------------------|----------------|
| Site Ref: | UP46 | | |
| Site Name: | Beverley Court, 11 Upper Avenue | | |
| Source: | Planning Application | | |
| Neighbourhood: | Upperton | | |
| Ward: | Upperton | | |
| Grid Reference: | E: 561185, N: 99650 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | |
| | Within 800m Open Space: | Within 800m Play Space: | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.06 | |
| | Prev. Developed: | GF | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Available | | |
| Achievability: | Acheivable | | |
| Housing Capacity: | 1 | Density Area: | Medium Density |
| Density (dph): | 15.04 | Delivery Period: | 1-5 Years |
| Conclusion: | Deliverable (Housing) | | |
| Justification: | <p>The site is garden land to the rear of a three storey building, converted into flats located within the predominantly residential area. As it is within the predominantly residential area the site is considered suitable for residential development. Not suitable for employment development given the residential uses surroundings. Current application for planning permission for 1 additional dwelling therefore the site is considered available.</p> | | |


Details of Positively Assessed Sites for Employment

Eastbourne Park

| | | | |
|--|---|-------------------------------|------------|
| Site Ref: | EP19 | | |
| Site Name: | Land north of Hammonds Drive, Lottbridge Drive | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Outside Built Up Area (Eastbourne Park) | | |
| Ward: | St Anthony's | | |
| Grid Reference: | E: 561855, N: 101473 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | NO | |
| | Flood Zone: | | |
| | Majority 3a, partially 3b | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 1.60 | |
| | Prev. Developed: | GF | |
| Suitability: | Potentially Suitable (Employment) | | |
| Availability: | Available | | |
| Achievability: | Potentially Achievable | | |
| Employment Type: | Industrial/Warehouse | | |
| Floorspace Capacity: | 3,000 sqm | Delivery Period: | 6-10 Years |
| Conclusion: | Potentially Developable (Employment) | | |
| Justification: | <p>The site is located outside of current built-up area boundary; and within current Eastbourne Park designation. It is located immediately adjacent to a designated industrial estate. The site is within Flood Zone 3a, and partly within the functional flood plain (FZ3b). The site is located within the Eastbourne Park LWS and Eastbourne Marshes Biodiversity Opportunity Area. The site is classified as coastal floodplain grazing marsh (CFGM), which is a Habitat of Principal Importance under section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. As a LWS and a priority habitat, it could be expected to form a core part of a Nature Recovery Network in any forthcoming Local Nature Recovery Strategy. There are multiple records of protected and notable species including reptiles, birds (including Schedule 1 Barn Owl) and invertebrates, and it is within the red and amber zones of the Great Crested Newts impact risk maps indicating Great Crested Newts are likely to be present. The proximity to industrial uses would mean that residential use would not be appropriate in this</p> | | |


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located due to impact on the residential amenity of future occupiers. The site has been actively promoted for B use class, and it is considered that industrial and warehouse employment uses would be the most appropriate use of the site. However, further evidence is required to establish the suitability of the site, particularly in relation to flood risk and the biodiversity impacts. The site has also has a high risk in relation to prehistoric archaeological waterlogged remains that could impact achievability. The site has the potential to come forward as part of a larger employment development with EP30 and EP31. The landowner has confirmed that the site would be available for development in the plan period. Based on the potential need for the site to provide SuDS, landscape mitigation, ecology mitigation and biodiversity net gain, as well as maintain adequate buffers from existing watercourse, the capacity of the site is considered to be around 3,000 sqm of industrial/warehouse floorspace.

| | | | |
|--|--|-------------------------------|------------|
| Site Ref: | EP30 | | |
| Site Name: | Land off Lottbridge Drive, Southbourne | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Outside Built Up Area (Eastbourne Park) | | |
| Ward: | St Anthony's | | |
| Grid Reference: | E: 561725, N: 101562 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | NO | |
| | Flood Zone: | | |
| | Majority 3a, partially 3b | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 4.00 | |
| Prev. Developed: | GF | | |
| Suitability: | Potentially Suitable (Employment) | | |
| Availability: | Available | | |
| Achievability: | Potentially Achievable | | |
| Employment Type: | Industrial/Warehouse | | |
| Floorspace Capacity: | 7,000 sqm | Delivery Period: | 6-10 Years |
| Conclusion: | Potentially Developable (Employment) | | |
| Justification: | <p>The site is located outside of current built-up area boundary; and within current Eastbourne Park designation. Majority of the site is within Flood Zone 3a and partly within Flood Zone 3b. The site is located within the Eastbourne Park LWS and Eastbourne Marshes Biodiversity Opportunity Area. The site is classified as coastal floodplain grazing marsh (CFGM), which is a Habitat of Principal Importance under section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. As a LWS and a priority habitat, it could be expected to form a core part of a Nature Recovery Network in any forthcoming Local Nature Recovery Strategy. There are multiple records of protected and notable species including reptiles, birds (including Schedule 1 Barn Owl) and invertebrates, and it is within the red and amber zones of the Great Crested Newts impact risk maps indicating Great Crested Newts are likely to be present. The site has been actively promoted for B use class, and it is considered that industrial and warehouse employment uses would be the most appropriate use of the site. It is considered that the site would need to come forward as part of an employment development with EP19, and therefore would be unsuitable for residential due to residential amenity impacts on future occupiers. However, further evidence is required to establish the suitability of the site, particularly with regards to flooding and the biodiversity impacts. The site also has a high risk in relation to prehistoric archaeological waterlogged remains that could impact achievability.</p> | | |


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The landowner has confirmed that the site would be available for development in the plan period. Based on the potential need for the site to provide SuDS, landscape mitigation, ecology mitigation and biodiversity net gain, as well as maintain adequate buffers from existing watercourse, the capacity of the site is considered to be around 6,000 sqm of industrial/warehouse floorspace.

| | | | | |
|--|--|-------------------------------|------------|--|
| Site Ref: | EP31 | | | |
| Site Name: | Land in Southbourne | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Outside Built Up Area (Eastbourne Park) | | | |
| Ward: | St Anthony's | | | |
| Grid Reference: | E: 561645, N: 101344 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | NO | |
| | YES | NO | | |
| | Flood Zone: | | | |
| | Majority 3a, partially 3b | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 8.06 | | |
| Prev. Developed: | GF | | | |
| Suitability: | Potentially Suitable (Employment) | | | |
| Availability: | Available | | | |
| Achievability: | Potentially Achievable | | | |
| Employment Type: | Industrial/Warehouse | | | |
| Floorspace Capacity: | 20,000 sqm | Delivery Period: | 6-10 Years | |
| Conclusion: | Potentially Developable (Employment) | | | |
| Justification: | <p>The site is located outside of current built-up area boundary; and within current Eastbourne Park designation. It is located close to a designated industrial estate, and adjacent to EP19 and EP30, which would be considered to be most appropriate for employment use. The allotments (EP11) to the south provide a buffer to the existing residential area. The majority of the site is within Flood Zone 3a, and a small part is functional floodplain (FZ3b). The site is located within the Eastbourne Park LWS and Eastbourne Marshes Biodiversity Opportunity Area. The site is classified as coastal floodplain grazing marsh (CFGM), which is a Habitat of Principal Importance under section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. As a LWS and a priority habitat, it could be expected to form a core part of a Nature Recovery Network in any forthcoming Local Nature Recovery Strategy. There are multiple records of protected and notable species including reptiles, birds (including Schedule 1 Barn Owl) and invertebrates, and it is within the red and amber zones of the Great Crested Newts impact risk maps indicating Great Crested Newts are likely to be present. The site has been actively promoted for B use class, and it is considered that industrial and warehouse employment uses would be the most appropriate use of the site. It is considered that the site would need to come forward as part of an employment development with EP19, and therefore would be unsuitable for residential due to residential amenity impacts on</p> | | | |


future occupiers. However, further evidence is required to establish the suitability of the site, particularly in relation to flood risk and the biodiversity impacts. The site has also has a high risk in relation to prehistoric archaeological waterlogged remains that could impact achievability. The landowner has confirmed that the site would be available for development in the plan period. Based on the potential need for the site to provide SuDS, landscape mitigation, ecology mitigation and biodiversity net gain, as well as maintain adequate buffers from existing watercourse, the capacity of the site is considered to be around 16,000 sqm of industrial/warehouse floorspace.

Hampden Park


| | | | |
|--|---|-------------------------------|-----------|
| Site Ref: | HA03 | | |
| Site Name: | Open Space off Brampton Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Hampden Park | | |
| Ward: | Hampden Park | | |
| Grid Reference: | E: 560840, N: 101964 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.70 | |
| | Prev. Developed: | GF | |
| Suitability: | Suitable (Employment) | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Employment Type: | Industrial/Warehouse | | |
| Floorspace Capacity: | 5000 sqm | Delivery Period: | 1-5 years |
| Conclusion: | Deliverable (Employment) | | |
| Justification: | <p>The site consists of incidental open space and car parking for the adjacent factory that has recently ceased use, located within a designated industrial estate and adjacent to other industrial and warehouse uses. The site is not considered suitable for residential use due to its location within a designated industrial estate and close proximity to industrial and warehouse uses that would create a harmful impact on residential amenity on future occupiers. However the site is considered suitable for employment development. The landowner has indicated that the site should be available for development. It is considered that the site could accommodate around 5,000sqm of industrial and warehouse uses.</p> | | |

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Roselands & Bridgemere


| | | | |
|--|--|-------------------------------|-----------|
| Site Ref: | RO25 | | |
| Site Name: | Land to the north of Britland Industrial Estate | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Roselands & Bridgemere | | |
| Ward: | St Anthonys | | |
| Grid Reference: | E: 562033, N: 101071 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Majority 1, partially 2 and 3a | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.48 | |
| Prev. Developed: | GF | | |
| Suitability: | Suitable (Employment) | | |
| Availability: | Available | | |
| Achievability: | Potentially Achievable | | |
| Employment Type: | Industrial/Warehouse | | |
| Floorspace Capacity: | 2,000 sqm | Delivery Period: | 11+ Years |
| Conclusion: | Developable (Employment) | | |
| Justification: | <p>The site consists of an area of scrubland located to the north of a designated industrial estate containing single-storey industrial/warehouse buildings and adjacent to a former gasworks. It is also adjacent to 2-storey residential development located within the predominantly residential area. The site is not considered suitable for residential development given the access through the industrial estate without pedestrian footpaths linking with the existing residential area which are unlikely to be achievable. The site surrounded by industrial uses would also fail to provide an acceptable standard of residential amenity for future occupiers. However the site would be considered suitable for a standalone employment development accessed via the industrial area to the south, or as part of a larger development on RO31. It is considered that the site could accommodate around 2,000 sqm of industrial/warehouse floorspace.</p> | | |


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| | | | |
|--|---|-------------------------------|-----------|
| Site Ref: | RO31 | | |
| Site Name: | Former Gas Works, Land East of Finmere Road and North of Britland Estate | | |
| Source: | Call for Sites | | |
| Neighbourhood: | Roselands & Bridgemere | | |
| Ward: | St Anthonys | | |
| Grid Reference: | E: 562186, N: 101046 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Majority 1, partially 2 and 3a | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 3.72 | |
| | Prev. Developed: | BF | |
| Suitability: | Suitable (Employment) | | |
| Availability: | Available | | |
| Achievability: | Potentially Achievable | | |
| Employment Type: | 0 | | |
| Floorspace Capacity: | 8,000 sqm | Delivery Period: | 11+ Years |
| Conclusion: | Developable (Employment) | | |
| Justification: | <p>The site is a former gasworks that contains 2 gasholders and supporting equipment including 6 gas “bullets”/“pigs” which are still present on the Site. The site is located within a designated industrial estate, and is surrounded single and 2-storey industrial and warehouse buildings to the south and west, and a service yard to the rear of a retail park to the east. The site is separated from the predominantly residential area to the west by a row of single-storey industrial buildings, and access to the site is provided via the industrial area to the south. The site is a previously developed site within the built-up area, and therefore should be considered suitable for development. The site is not considered suitable for residential development given the access through the industrial estate without pedestrian footpaths linking with the existing residential area which are unlikely to be achievable. The site, surrounded by industrial uses would also fail to provide an acceptable standard of residential amenity for future occupiers. However the site would be considered suitable for employment development accessed via the industrial area to the south. The site requires demolition, decontamination and remediation, which may impact on its achievability and impact the viability of development. The landowner has confirmed that the site is likely to be available within the plan period.</p> | | |

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Sovereign Harbour

| | | | |
|--|---|-------------------------------|------------|
| Site Ref: | SO07 | | |
| Site Name: | Sovereign Harbour Site 6 | | |
| Source: | Borough Plan allocation | | |
| Neighbourhood: | Sovereign Harbour | | |
| Ward: | Sovereign | | |
| Grid Reference: | E: 563967, N: 102420 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Majority 3a | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 3.77 | |
| Prev. Developed: | BF | | |
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| Suitability: | Suitable (Employment) | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Employment Type: | Office | | |
| Floorspace Capacity: | 10,000 sqm | Delivery Period: | 6-10 Years |
| Conclusion: | Developable (Employment) | | |
| Justification: | <p>The site consists of shingle and scrubland and is allocated through the Employment Land Local Plan (2016) for the provision of new office floorspace. It is located adjacent to the A259, and in close proximity to a designated shopping area. Part of the site has already been developed and provides around 3,000sqm of office floorspace and a community centre. The site is considered suitable for employment development. There are legal restrictions on the uses of the site which would rule out residential, but the landowner has confirmed that the site is available for employment development. It is considered that the site could accommodate around 10,000sqm of additional office floorspace.</p> | | |


| | | | |
|--|--|-------------------------------|-----------|
| Site Ref: | SO14 | | |
| Site Name: | Land within Sovereign Harbour Retail Park | | |
| Source: | Lapsed permission | | |
| Neighbourhood: | Sovereign Harbour | | |
| Ward: | Sovereign | | |
| Grid Reference: | E: 563858, N: 101993 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 3a | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.48 | |
| Prev. Developed: | BF | | |
| Suitability: | Suitable (Employment) | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Employment Type: | Retail / Leisure | | |
| Floorspace Capacity: | 3,000 sqm | Delivery Period: | 11+ Years |
| Conclusion: | Potentially Developable (Employment) | | |
| Justification: | <p>The site consists of a gym building and service yard associated with retail buildings within a retail park that is designated as a District Shopping Centre. The site was previously granted permission for the erection of new commercial units (which has now lapsed), so the site is considered suitable for employment development. The site is not considered suitable for residential due to its location within a retail park. The landowner has not responded to contact regarding availability so it is considered the site is not available. It is considered that the site could accommodate around 3,000 sqm of class E retail space as per the lapsed permission</p> | | |

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St Anthony's & Langney Point

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|--|--|-------------------------------|-----------|--|
| Site Ref: | ST13 | | | |
| Site Name: | Land within Admiral Retail Park, Lottbridge Drive | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | St Anthonys & Langney Point | | | |
| Ward: | St Anthonys | | | |
| Grid Reference: | E: 562636, N: 101002 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 3a | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.24 | | |
| | Prev. Developed: | BF | | |
| Suitability: | Suitable (Employment) | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Employment Type: | Retail / Leisure | | | |
| Floorspace Capacity: | 350 sqm | Delivery Period: | 11+ Years | |
| Conclusion: | Developable (Employment) | | | |
| Justification: | The site consists of a car park and click-and-collect point located within a retail park. The sites location within a retail park means that it is not considered suitable for residential. A planning application has been submitted for the development of two drive-through takeaways, and the site is considered suitable and available for this retail use. | | | |


Town Centre


| | | | |
|--|---|-------------------------------|------------|
| Site Ref: | TO128 | | |
| Site Name: | Claremont Hotel, Grand Parade | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Town Centre | | |
| Ward: | Devonshire | | |
| Grid Reference: | E: 561708, N: 98907 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | NO | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | YES | |
| | Area (Hectares): | 0.10 | |
| Prev. Developed: | BF | | |
| Suitability: | Suitable (Other) | | |
| Availability: | Available | | |
| Achievability: | Potentially Achievable | | |
| Employment Type: | Hotel | | |
| Floorspace Capacity: | 3,000 sqm | Delivery Period: | 6-10 Years |
| Conclusion: | Developable (Employment) | | |
| Justification: | <p>The site previously accommodated a 4-storey hotel building that was destroyed by fire in 2019. The building was a Grade II listed building located within the tourist accommodation area in a prominent location on the seafront and opposite the pier and carpet gardens. The location of the site in a prominent location in the tourist accommodation area means that the site would not be considered suitable for residential development. The site would be considered suitable for tourist accommodation. The landowner has indicated that the site is available for development for tourist accommodation.</p> | | |

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Details of Positively Assessed Sites for Other Uses


Meads

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|--|--|-------------------------------|-----------|--|
| Site Ref: | ME63 | | | |
| Site Name: | The Maintenance Yard, Blackwater Road | | | |
| Source: | Call for Sites | | | |
| Neighbourhood: | Meads | | | |
| Ward: | Meads | | | |
| Grid Reference: | E: 560851, N: 98563 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | NO | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.18 | | |
| Prev. Developed: | BF | | | |
| Suitability: | Suitable (Other) | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Employment Type: | Educational Facilities | | | |
| Floorspace Capacity: | Unknown | Delivery Period: | 11+ Years | |
| Conclusion: | Developable (Other) | | | |
| Justification: | The site is a maintenance yard associated with Eastbourne College consisting of a series of single storey buildings located adjacent to 2-storey residential development that it located within the predominantly residential area. The landowner has indicated that the site could be made available for development of educational facilities. | | | |

| | | | |
|--|---|-------------------------------|-----------|
| Site Ref: | ME64 | | |
| Site Name: | The Old Dining Hall, Grassington Road | | |
| Source: | Call for Sites | | |
| Neighbourhood: | Meads | | |
| Ward: | Meads | | |
| Grid Reference: | E: 560727, N: 98340 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | NO | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | YES | |
| | Area (Hectares): | 0.44 | |
| | Prev. Developed: | BF | |
| Suitability: | Suitable (Other) | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Employment Type: | Educational Facilities | | |
| Floorspace Capacity: | Unknown | Delivery Period: | 11+ Years |
| Conclusion: | Developable (Other) | | |
| Justification: | <p>The site consists of facilities associated with Eastbourne College including a medical centre, two flats and unused dining hall. Buildings consist of single storey buildings to the rear, and Tulloch House a three-storey building at the corner of Carlisle Road and Grassington Road located within the predominantly residential area. The landowner has indicated that the site could be made available for development of educational facilities.</p> | | |


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Ocklynge & Rodmill


| | | | |
|---|---|-------------------------------|-----------|
| Site Ref: | OC09 | | |
| Site Name: | Eastbourne District General Hospital, Kings Drive | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Ocklynge & Rodmill | | |
| Ward: | Ratton | | |
| Grid Reference: | E: 560210, N: 100972 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 6.25 | |
| | Prev. Developed: | BF | |
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| Suitability: | Suitable (Other) | | |
| Availability: | Potentially Available | | |
| Achievability: | Potentially Achievable | | |
| Employment Type: | Health Infrastructure (Hospital) | | |
| Floorspace Capacity: | n/a | Delivery Period: | 11+ Years |
| Conclusion: | Developable (Other) | | |
| Justification: | <p>The site contains the District General Hospital which comprises a number of buildings of different shapes and sizes between single and 5-storey and in different uses relating to the hospital and a surface car park. Many of the industrial processes associated with the hospital previously accommodated on-site are now carried out off-site, and many of these hospital buildings have been identified as being in need of significant refurbishment, improvement and replacement. Eastbourne DGH is part of the £3.7 billion Health Infrastructure Plan to build and transform 40 hospitals, announced by the Government October 2020. This could involve refurbishment or redevelopment which may include additional floorspace, enhanced services or surplus land. A decision on how the Infrastructure Plan will proceed is yet to be confirmed.</p> | | |

Details of Sites Assessed as Undevelopable


Eastbourne Park

| | | | |
|--|---|-------------------------------|--|
| Site Ref: | EP11 | | |
| Site Name: | Churchdale Road Allotments | | |
| Source: | Borough Plan allocation | | |
| Neighbourhood: | Outside Built Up Area (Eastbourne Park) | | |
| Ward: | St Anthony's | | |
| Grid Reference: | E: 561840, N: 101215 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | NO | |
| | Flood Zone: | | |
| | Majority 3a, partially within Flood Zone 3b | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 4.07 | |
| | Prev. Developed: | GF | |
| Suitability: | Not Suitable | | |
| Availability: | Not Available | | |
| Achievability: | Potentially Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site is located outside of current built-up area boundary; and within current Eastbourne Park designation. The site provides a buffer between a 2-storey residential area and a designated industrial estate. The site is within Flood zone 3a and part of site within functional floodplain (FZ3b). Part of the site is within the buffer zone from a high pressure gas pipeline. The site is statutory allotment land, and there is no evidence of surplus of allotments. The current use as allotments means that the site is unsuitable and unavailable for development.</p> | | |


| | | | |
|--|--|-------------------------------|--|
| Site Ref: | EP13 | | |
| Site Name: | Marchants Field Allotments, Tutts Barn Lane | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Outside Built Up Area (Eastbourne Park) | | |
| Ward: | Upperton | | |
| Grid Reference: | E: 560818, N: 100331 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | NO | |
| | Flood Zone: | | |
| | Majority Flood Zone 1, Partially within Flood Zone 3a and 3b | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 3.40 | |
| Prev. Developed: | GF | | |
| Suitability: | Not Suitable | | |
| Availability: | Not Available | | |
| Achievability: | Potentially Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | The site is located outside of current built-up area boundary; and within current Eastbourne Park designation. The site is located adjacent to a school and accessed via a single-lane unmade road. Parts of the site are within Flood Zone 3a, and within functional floodplain (FZ3b). The site is statutory allotment land, and there is no evidence of surplus of allotments. The current use as allotments means that the site is unsuitable and unavailable for development. | | |


| | | | |
|--|---|-------------------------------|--|
| Site Ref: | EP14 | | |
| Site Name: | Tutts Barn Allotments | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Outside Built Up Area (Eastbourne Park) | | |
| Ward: | Upperton | | |
| Grid Reference: | E: 560954, N: 100111 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Majority 2, partially 3a | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 1.10 | |
| | Prev. Developed: | GF | |
| Suitability: | Not Suitable | | |
| Availability: | Not Available | | |
| Achievability: | Potentially Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site is located outside of current built-up area boundary; and within current Eastbourne Park designation. The site is adjacent to 2-storey residential development located on slightly higher ground, and is surrounded by other allotments. The site is entirely within Flood Zone 2 and 3a. The site is statutory allotment land, and there is no evidence of surplus of allotments. The current use as allotments means that the site is unsuitable and unavailable for development.</p> | | |


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|--|---|-------------------------------|--|
| Site Ref: | EP15 | | |
| Site Name: | Gorringe Road Allotments | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Outside Built Up Area (Eastbourne Park) | | |
| Ward: | Upperton | | |
| Grid Reference: | E: 561146, N: 100092 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Majority 3a | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 5.34 | |
| | Prev. Developed: | GF | |
| Suitability: | Not Suitable | | |
| Availability: | Not Available | | |
| Achievability: | Potentially Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site is located outside of current built-up area boundary; and within current Eastbourne Park designation. The site is adjacent to 2-storey residential development located on slightly higher ground, and is surrounded by other allotments. The whole of the site is within Flood zone 3a. The site is statutory allotment land, and there is no evidence of surplus of allotments. The current use as allotments means that the site is unsuitable and unavailable for development.</p> | | |


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|--|---|-------------------------------|--|--|
| Site Ref: | EP16 | | | |
| Site Name: | Summerdale Allotments, Gorringe Road | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Outside Built Up Area (Eastbourne Park) | | | |
| Ward: | Upperton | | | |
| Grid Reference: | E: 561200, N: 99942 | | | |
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| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Majority 3a | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 1.14 | | |
| | Prev. Developed: | GF | | |
| Suitability: | Not Suitable | | | |
| Availability: | Not Available | | | |
| Achievability: | Potentially Achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | <p>The site is located outside of current built-up area boundary; and within current Eastbourne Park designation. The site is adjacent to 2-storey residential development located on slightly higher ground, and between other allotments and a residential development site with an extant permission. The whole of the site is within Flood zone 3a. The site is statutory allotment land, and there is no evidence of surplus of allotments. The current use as allotments means that the site is unsuitable and unavailable for development.</p> | | | |


| | | | | |
|--|---|-------------------------------|--|--|
| Site Ref: | EP17 | | | |
| Site Name: | Land at Larkspur Drive | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Outside Built Up Area (Eastbourne Park) | | | |
| Ward: | Langney | | | |
| Grid Reference: | E: 561852, N: 102901 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Partially Within Flood Zone 3a and 3b | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.36 | | |
| | Prev. Developed: | GF | | |
| Suitability: | Not Suitable | | | |
| Availability: | Available | | | |
| Achievability: | Potentially Achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | <p>The site is located outside of current built-up area boundary; and within current Eastbourne Park designation. The site is adjacent to a day nursery, pub and hotel and opposite 2-storey residential development. Access is achievable from Larkspur Drive. There is a also small sub-station on site. Parts of the site are within Flood Zone 3a, and within functional floodplain (FZ3b). The site is also a prominent site in Eastbourne Park and the open flat levels are very sensitive to change. The site is located within the Eastbourne Park LWS and Eastbourne Marshes Biodiversity Opportunity Area. The site is classified as coastal floodplain grazing marsh (CFGM), which is a Habitat of Principal Importance under section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. As a LWS and a priority habitat, it could be expected to form a core part of a Nature Recovery Network in any forthcoming Local Nature Recovery Strategy. There are multiple records of protected and notable species including reptiles, birds (including Schedule 1 Barn Owl) and invertebrates, and it is within the red and amber zones of the Great Crested Newts impact risk maps indicating Great Crested Newts are likely to be present. The site is adjacent to a scheduled monument and there is a high risk in relation to prehistoric waterlogged remains that may impact on achievability. The site has been subject to previous applications that have been refused and dismissed on appeal despite the absence of a five-year housing land supply, on the basis of landscape impact, restrictings views into the open flat landscape and bring an intrusive feature into the landscape. Therefore the site is not considered to be suitable for development.</p> | | | |

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|--|---|-------------------------------|--|--|
| Site Ref: | EP23 | | | |
| Site Name: | Land off Sevenoaks Road, Eastbourne | | | |
| Source: | Call for Sites | | | |
| Neighbourhood: | Outside Built Up Area (Eastbourne Park) | | | |
| Ward: | Langney | | | |
| Grid Reference: | E: 562212, N: 102551 | | | |
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| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Majority 3b | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.57 | | |
| Prev. Developed: | GF | | | |
| Suitability: | Not Suitable | | | |
| Availability: | Available | | | |
| Achievability: | Potentially Achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | <p>The site is located outside of current built-up area boundary; and within current Eastbourne Park designation. It is adjacent to single and 2-storey residential development, and is bounded by the Willingdon and West Langney Sewer. The majority of the site is within the functional flood plain (FZ3b) where non-water compatible development is not considered appropriate. Surface water and groundwater flooding could also be significant risk on this site. The site is a prominent site in Eastbourne Park and the open flat levels are very sensitive to change. The site is located within the Eastbourne Park LWS and Eastbourne Marshes Biodiversity Opportunity Area. The site is classified as coastal floodplain grazing marsh (CFGM), which is a Habitat of Principal Importance under section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. As a LWS and a priority habitat, it could be expected to form a core part of a Nature Recovery Network in any forthcoming Local Nature Recovery Strategy. There are multiple records of protected and notable species including reptiles, birds (including Schedule 1 Barn Owl) and invertebrates, and it is within the red and amber zones of the Great Crested Newts impact risk maps indicating Great Crested Newts are likely to be present. There is also has a high risk in relation to prehistoric archaeological waterlogged remains that could impact achievability. The development of this site would cause significant and unacceptable landscape impact and this would be difficult to mitigate due to the open and exposed character of the area. Therefore it is considered that this site would not suitable for development.</p> | | | |


| | | | |
|--|--|-------------------------------|--|
| Site Ref: | EP25 | | |
| Site Name: | Land off Willingdon Drove and Sevenoaks Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Outside Built Up Area (Eastbourne Park) | | |
| Ward: | St Anthonys | | |
| Grid Reference: | E: 562002, N: 102498 | | |
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| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Majority 3b | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 9.15 | |
| Prev. Developed: | GF | | |
| Suitability: | Not Suitable | | |
| Availability: | Unknown | | |
| Achievability: | Potentially Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site is located outside of current built-up area boundary; and within current Eastbourne Park designation. It is located adjacent to 2-storey residential development that is within the predominantly residential area, but is separately by a road. This is a very prominent site in Eastbourne Park and the open flat levels are very sensitive to change. The majority of the site is within Flood Zone 3b, where non-water compatible development is not considered appropriate. The site is located within the Eastbourne Park LWS and Eastbourne Marshes Biodiversity Opportunity Area. The site is classified as coastal floodplain grazing marsh (CFGM), which is a Habitat of Principal Importance under section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. As a LWS and a priority habitat, it could be expected to form a core part of a Nature Recovery Network in any forthcoming Local Nature Recovery Strategy. There are multiple records of protected and notable species including reptiles, birds (including Schedule 1 Barn Owl) and invertebrates, and it is within the red and amber zones of the Great Crested Newts impact risk maps indicating Great Crested Newts are likely to be present. There is also has a high risk in relation to prehistoric archaeological waterlogged remains that could impact achievability. The development of this site would cause significant and unacceptable landscape impact and this would be difficult to mitigate due to the open and exposed character of the area. Therefore it is considered that this site would not suitable for development.</p> | | |


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|--|--|-------------------------------|--|
| Site Ref: | EP26 | | |
| Site Name: | Land off Highfield Link | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Outside Built Up Area (Eastbourne Park) | | |
| Ward: | St Anthonys | | |
| Grid Reference: | E: 561684, N: 102141 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | NO | |
| | Flood Zone: | | |
| | Majority 3b | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 9.45 | |
| | Prev. Developed: | GF | |
| Suitability: | Not Suitable | | |
| Availability: | Unknown | | |
| Achievability: | Potentially Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site is located outside of current built-up area boundary; and within current Eastbourne Park designation. It is located adjacent to a designated industrial estate, but separately by an A road. This is a very prominent site in Eastbourne Park and the open flat levels are very sensitive to change. The majority of the site is within Flood Zone 3b, where non-water compatible development is not considered appropriate. The site is located within the Eastbourne Park LWS and Eastbourne Marshes Biodiversity Opportunity Area. The site is classified as coastal floodplain grazing marsh (CFGM), which is a Habitat of Principal Importance under section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. As a LWS and a priority habitat, it could be expected to form a core part of a Nature Recovery Network in any forthcoming Local Nature Recovery Strategy. There are multiple records of protected and notable species including reptiles, birds (including Schedule 1 Barn Owl) and invertebrates, and it is within the red and amber zones of the Great Crested Newts impact risk maps indicating Great Crested Newts are likely to be present. There are overhead powerlines cross part of the site, and there is also has a high risk in relation to prehistoric archaeological waterlogged remains that could impact achievability. The development of this site would cause significant and unacceptable landscape impact and this would be difficult to mitigate due to the open and exposed character of the area. Therefore it is considered that this site would not suitable for development.</p> | | |

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|--|--|-------------------------------|--|
| Site Ref: | EP28 | | |
| Site Name: | Land at centre of West Langney Levels Eastbourne Park | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Outside Built Up Area (Eastbourne Park) | | |
| Ward: | St Anthonys | | |
| Grid Reference: | E: 562160, N: 101874 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Majority 3a, partially 3b | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 5.26 | |
| | Prev. Developed: | GF | |
| Suitability: | Not Suitable | | |
| Availability: | Unknown | | |
| Achievability: | Unlikely to be Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site is located outside of current built-up area boundary; and within current Eastbourne Park designation. It is located in the centre of Eastbourne Park and there is no obvious access to the site without the development of adjacent sites as it is isolated from built up area. This is a very prominent site in Eastbourne Park and the open flat levels are very sensitive to change. Site is within Flood Zone 3a, and also partly within Flood Zone 3b. The site is located within the Eastbourne Park LWS and Eastbourne Marshes Biodiversity Opportunity Area. The site is classified as coastal floodplain grazing marsh (CFGM), which is a Habitat of Principal Importance under section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. As a LWS and a priority habitat, it could be expected to form a core part of a Nature Recovery Network in any forthcoming Local Nature Recovery Strategy. There are multiple records of protected and notable species including reptiles, birds (including Schedule 1 Barn Owl) and invertebrates, and it is within the red and amber zones of the Great Crested Newts impact risk maps indicating Great Crested Newts are likely to be present. The site also has a high risk in relation to prehistoric archaeological waterlogged remains that could impact achievability. The development of this site would cause significant and unacceptable landscape impact and this would be difficult to mitigate due to the open and exposed character of the area. Therefore it is considered that this site would not be suitable for development.</p> | | |

| | | | |
|--|--|-------------------------------|--|
| Site Ref: | EP29 | | |
| Site Name: | Land in West Langney Levels | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Outside Built Up Area (Eastbourne Park) | | |
| Ward: | St Anthonys | | |
| Grid Reference: | E: 562262, N: 101787 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Majority 3b | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 36.10 | |
| | Prev. Developed: | GF | |
| Suitability: | Not Suitable | | |
| Availability: | Unknown | | |
| Achievability: | Unlikely to be Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>Located outside of current built-up area boundary; and within current Eastbourne Park designation. The majority of the site is within Flood Zone 3b, where non-water compatible development is not considered appropriate. The site is located within the Eastbourne Park LWS and Eastbourne Marshes Biodiversity Opportunity Area. The site is classified as coastal floodplain grazing marsh (CFGM), which is a Habitat of Principal Importance under section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. As a LWS and a priority habitat, it could be expected to form a core part of a Nature Recovery Network in any forthcoming Local Nature Recovery Strategy. This is a very prominent site in Eastbourne Park and development would cause significant and unacceptable landscape impact therefore the site is not suitable for development.</p> | | |


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|--|---|-------------------------------|--|
| Site Ref: | EP34 | | |
| Site Name: | Land off Badlesmere Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Outside Built Up Area (Eastbourne Park) | | |
| Ward: | St Anthonys | | |
| Grid Reference: | E: 561267, N: 100891 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | NO | |
| | Flood Zone: | | |
| | Majority 3a, partially 3b | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 10.96 | |
| | Prev. Developed: | GF | |
| Suitability: | Not Suitable | | |
| Availability: | Unknown | | |
| Achievability: | n/a | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site is located outside of current built-up area boundary; and within current Eastbourne Park designation. It is adjacent to a school and existing 2-storey residential development that is located within the predominantly residential area. The majority of the site is within Flood Zone 3a, but part is functional floodplain (FZ3b) where non-water compatible development is not considered appropriate. The site is located within the Eastbourne Park LWS and Eastbourne Marshes Biodiversity Opportunity Area. The site is classified as coastal floodplain grazing marsh (CFGM), which is a Habitat of Principal Importance under section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. As a LWS and a priority habitat, it could be expected to form a core part of a Nature Recovery Network in any forthcoming Local Nature Recovery Strategy. There are multiple records of protected and notable species including reptiles, birds (including Schedule 1 Barn Owl) and invertebrates, and it is within the red and amber zones of the Great Crested Newts impact risk maps indicating Great Crested Newts are likely to be present. The site also has a high risk in relation to prehistoric archaeological waterlogged remains that could impact achievability. This is a very prominent site in Eastbourne Park and development would cause significant and unacceptable landscape impact therefore the site is not suitable for development.</p> | | |


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|--|--|-------------------------------|--|--|
| Site Ref: | EP37 | | | |
| Site Name: | Land in Broadwater | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Outside Built Up Area (Eastbourne Park) | | | |
| Ward: | Upperton | | | |
| Grid Reference: | E: 560664, N: 100999 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Within Flood Zones 3a and 3b | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 55.55 | | |
| | Prev. Developed: | GF | | |
| Suitability: | Not Suitable | | | |
| Availability: | Unknown | | | |
| Achievability: | Potentially Achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | <p>The site is located outside of current built-up area boundary; and within current Eastbourne Park designation. It comprises a significant part of the Broadwater sector of Eastbourne Park, and is separated from the built-up area by an A road (Cross Levels Way). This is a very prominent site in Eastbourne Park and the open flat levels are very sensitive to change. The site is entirely within Flood Zone 3a and part of the site is within flood zone 3b, where non-water compatible development is not considered appropriate. The site is located within the Eastbourne Park LWS and Eastbourne Marshes Biodiversity Opportunity Area. The site is classified as coastal floodplain grazing marsh (CFGM), which is a Habitat of Principal Importance under section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. As a LWS and a priority habitat, it could be expected to form a core part of a Nature Recovery Network in any forthcoming Local Nature Recovery Strategy. There are multiple records of protected and notable species including reptiles, birds (including Schedule 1 Barn Owl) and invertebrates, and it is within the red and amber zones of the Great Crested Newts impact risk maps indicating Great Crested Newts are likely to be present. There is also a high risk in relation to prehistoric archaeological waterlogged remains that could impact achievability. The development of this site would cause significant and unacceptable landscape impact and this would be difficult to mitigate due to the open and exposed character of the area. The biodiversity, flooding and landscape impacts mean that this site would not suitable for development.</p> | | | |

| | | | |
|--|---|-------------------------------|--|
| Site Ref: | EP38 | | |
| Site Name: | Land off Cross Levels Way | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Outside Built Up Area (Eastbourne Park) | | |
| Ward: | Upperton | | |
| Grid Reference: | E: 560451, N: 101321 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Majority 1, partially 2 and 3a | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 1.31 | |
| | Prev. Developed: | GF | |
| Suitability: | Not Suitable | | |
| Availability: | Unknown | | |
| Achievability: | Potentially Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site is located outside of current built-up area boundary; and within current Eastbourne Park designation. It is a small site separated from the built-up area by an A road (Cross Levels Way). This is a prominent site in Eastbourne Park and the open flat levels are very sensitive to change. Majority of the site is flood zone 1, with parts in flood zone 2 and 3a. The site is located within the Eastbourne Park LWS and Eastbourne Marshes Biodiversity Opportunity Area. The site is classified as coastal floodplain grazing marsh (CFGM), which is a Habitat of Principal Importance under section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. As a LWS and a priority habitat, it could be expected to form a core part of a Nature Recovery Network in any forthcoming Local Nature Recovery Strategy. There are multiple records of protected and notable species including reptiles, birds (including Schedule 1 Barn Owl) and invertebrates, and it is within the red and amber zones of the Great Crested Newts impact risk maps indicating Great Crested Newts are likely to be present. There is also a high risk in relation to prehistoric archaeological waterlogged remains that could impact achievability. The development of this site would cause significant and unacceptable landscape impact and this would be difficult to mitigate due to the open and exposed character of the area. Therefore the site is not considered to be suitable for development.</p> | | |


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|--|---|-------------------------------|--|--|
| Site Ref: | EP41 | | | |
| Site Name: | Land north of Tutts Barn Lane | | | |
| Source: | Outside Built Up Area (Eastbourne Park) | | | |
| Neighbourhood: | Eastbourne Park | | | |
| Ward: | Upperton | | | |
| Grid Reference: | E: 560927, N: 100587 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | NO | | |
| | Flood Zone: | | | |
| | Majority 3a, partially 3b | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 14.43 | | |
| | Prev. Developed: | GF | | |
| Suitability: | Not Suitable | | | |
| Availability: | Unknown | | | |
| Achievability: | Potentially Achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | <p>The site is located outside of current built-up area boundary; and within current Eastbourne Park designation. It is a large site in the centre of the Broadwater sector of Eastbourne Park, and contains the farm and yard that services the surrounding agricultural land. This is a very prominent site in Eastbourne Park and the open flat levels are very sensitive to change. The site is entirely within Flood Zone 3a and part of the site is within flood zone 3b, where non-water compatible development is not considered appropriate. The site is located within the Eastbourne Park LWS and Eastbourne Marshes Biodiversity Opportunity Area. The site is classified as coastal floodplain grazing marsh (CFGM), which is a Habitat of Principal Importance under section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. As a LWS and a priority habitat, it could be expected to form a core part of a Nature Recovery Network in any forthcoming Local Nature Recovery Strategy. There are multiple records of protected and notable species including reptiles, birds (including Schedule 1 Barn Owl) and invertebrates, and it is within the red and amber zones of the Great Crested Newts impact risk maps indicating Great Crested Newts are likely to be present. There is also has a high risk in relation to prehistoric archaeological waterlogged remains that could impact achievability. The development of this site would cause significant and unacceptable landscape impact and this would be difficult to mitigate due to the open and exposed character of the area. The biodiversity, flooding and landscape impacts mean that this site would not be suitable for development.</p> | | | |

| | | | |
|--|--|-------------------------------|--|
| Site Ref: | EP42 | | |
| Site Name: | Land north of Kings Drive | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Outside Built Up Area (Eastbourne Park) | | |
| Ward: | Upperton | | |
| Grid Reference: | E: 560598, N: 100497 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | NO | |
| | Flood Zone: | | |
| | Majority 3a, partially 3b | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 3.10 | |
| | Prev. Developed: | GF | |
| Suitability: | Not Suitable | | |
| Availability: | Available | | |
| Achievability: | Potentially Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site is located outside of current built-up area boundary; and within current Eastbourne Park designation. It is located on the fringe of Eastbourne Park adjacent to 2-storey residential development that is within the predominantly residential area. However there is no appropriate access to the site. This is a prominent site in Eastbourne Park and the open flat levels are very sensitive to change. The site is entirely within Flood Zone 3a with part of the site also within flood zone 3b. The site is located within the Eastbourne Park LWS and Eastbourne Marshes Biodiversity Opportunity Area. The site is classified as coastal floodplain grazing marsh (CFGM), which is a Habitat of Principal Importance under section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. As a LWS and a priority habitat, it could be expected to form a core part of a Nature Recovery Network in any forthcoming Local Nature Recovery Strategy. There are multiple records of protected and notable species including reptiles, birds (including Schedule 1 Barn Owl) and invertebrates, and it is within the red and amber zones of the Great Crested Newts impact risk maps indicating Great Crested Newts are likely to be present. There is also has a high risk in relation to prehistoric archaeological waterlogged remains that could impact achievability. The development of this site would cause significant and unacceptable landscape impact and this would be difficult to mitigate due to the open and exposed character of the area. The biodiversity and landscape impacts and access issues mean that this site would not be suitable for development.</p> | | |


| | | | |
|--|--|-------------------------------|--|
| Site Ref: | EP46 | | |
| Site Name: | Sevenoaks Road Recreation Ground | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Outside Built Up Area (Eastbourne Park) | | |
| Ward: | St Anthonys | | |
| Grid Reference: | E: 562617, N: 102334 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | YES | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Majority 1, partially 2, 3a and 3b | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 6.25 | |
| | Prev. Developed: | GF | |
| Suitability: | Not Suitable | | |
| Availability: | Not Available | | |
| Achievability: | Potentially Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site consists of playing pitches located outside of current built-up area boundary; and within current Eastbourne Park designation. It is adjacent to 2-storey residential development that is located within the predominantly residential area. Parts of the site are within Flood Zone 3a, with a small part in flood zone 3b. Current policy resists the loss of playing fields, and there is no evidence of a surplus of playing fields, so the site is not considered to be suitable for development.</p> | | |


Hampden Park

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|--|---|-------------------------------|--|
| Site Ref: | HA09 | | |
| Site Name: | Garages adjacent to 31 Pinewood Close | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Hampden Park | | |
| Ward: | Ratton | | |
| Grid Reference: | E: 559535, N: 102728 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | NO | NO | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.08 | |
| | Prev. Developed: | BF | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Available | | |
| Justification: | <p>The site is a garage block located to the rear of single-storey dwelling within the predominantly residential area. On-street parking is available for existing and future occupants so the site is considered suitable for residential development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. Each individual garage is privately owned by the owners of the adjacent properties, so it is considered unlikely that the site will be available for development in the plan period.</p> | | |


| | | |
|--|---|-------------------------------|
| Site Ref: | HA10 | |
| Site Name: | Garages adjacent 22 Elderwood Close | |
| Source: | EBC Identified | |
| Neighbourhood: | Hampden Park | |
| Ward: | Ratton | |
| Grid Reference: | E: 559738, N: 102849 | |
|  | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.15 |
| | Prev. Developed: | BF |
| Suitability: | Suitable (Housing) | |
| Availability: | Not Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Available | |
| Justification: | <p>The site is a garage block located between single-storey residential and 2-storey residential, within the predominantly residential area. On-street parking is available for existing and future occupants so the site is considered suitable for residential development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. Each individual garage is privately owned by the owners of the adjacent properties, so it is considered unlikely that the site will be available for development in the plan period.</p> | |


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| | | |
|--|---|-------------------------------|
| Site Ref: | HA100 | |
| Site Name: | Garages adjacent to 375 Hazelwood Avenue | |
| Source: | EBC Identified | |
| Neighbourhood: | Hampden Park | |
| Ward: | Hampden Park | |
| Grid Reference: | E: 560490, N: 102915 | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.07 |
| | Prev. Developed: | BF |
| Suitability: | Suitable (Housing) | |
| Availability: | Not Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Available | |
| Justification: | <p>The site consists of a small garage court and incidental open space, located within the predominantly residential area. The sites contains significant mature trees on the grassed areas, but the garage court area would be suitable for residential. However, each individual garage is privately owned by the owners of the adjacent properties, so it is considered unlikely that the site will be available for development in the plan period.</p> | |


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|--|--|-------------------------------|--|
| Site Ref: | HA101 | | |
| Site Name: | Former BMX land off Cross Levels Way | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Hampden Park | | |
| Ward: | Hampden Park | | |
| Grid Reference: | E: 560402, N: 101486 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.50 | |
| | Prev. Developed: | GF | |
| Suitability: | Not Suitable | | |
| Availability: | Unknown | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site is scrubland that was formerly used as a BMX track prior to this facility being moved to a more central location in Hampden Park. The site is adjacent to St Wilfrids Hospice, which occupies a single-storey building to the north-east, and is adjacent to a site that has an extant planning permission for construction of a new school. Its relatively isolated position to the north of Cross Levels Way and difficulties achieving access to the site means that it is not considered to be suitable for residential or employment development.</p> | | |


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|--|--|-------------------------------|
| Site Ref: | HA103 | |
| Site Name: | Land within curtilage of 20 Pinewood Close | |
| Source: | Pre-application advice | |
| Neighbourhood: | Hampden Park | |
| Ward: | Ratton | |
| Grid Reference: | E: 559565, N: 102764 | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | NO |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.01 |
| | Prev. Developed: | GF |
| Suitability: | Not Suitable | |
| Availability: | Available | |
| Achievability: | Acheivable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | The site forms part of an amenity green space which characterises this area of Pinewood Close, its loss would be detrimental to the character of the area and the amenity of the adjacent residential properties. Therefore the site is considered not suitable for development. | |


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|--|--|-------------------------------|
| Site Ref: | HA104 | |
| Site Name: | Land adjacent to Spring Lodge, Edgeland Terrace | |
| Source: | Refused/withdrawn | |
| Neighbourhood: | Hampden Park | |
| Ward: | Hampden Park | |
| Grid Reference: | E: 560665, N: 102087 | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.03 |
| | Prev. Developed: | BF |
| Suitability: | Not Suitable | |
| Availability: | Available | |
| Achievability: | Acheivable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | Site required by condition of development of adjacent building to be retained as a turning space for vehicles given limited turning space on Edgeland Terrace, therefore the site is not suitable for development. | |


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|--|--|-------------------------------|--|--|
| Site Ref: | HA15 | | | |
| Site Name: | Land adjacent 1 and 2 Kirkstall Close | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Hampden Park | | | |
| Ward: | Hampden Park | | | |
| Grid Reference: | E: 560117, N: 103440 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.05 | | |
| | Prev. Developed: | BF | | |
| Suitability: | Not Suitable | | | |
| Availability: | Unknown | | | |
| Achievability: | Achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | <p>The site is a parking area located adjacent to 2-storey dwellings within the predominantly residential area. There is a general lack of on-street parking in the area, so the site could only be suitable if the existing car parking provision is replaced and there is limited opportunity to do this in the area. Therefore the site is considered to be unsuitable for development.</p> | | | |


| | | | | |
|--|--|-------------------------------|--|--|
| Site Ref: | HA17 | | | |
| Site Name: | Fletching Road Allotments | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Hampden Park | | | |
| Ward: | Hampden Park | | | |
| Grid Reference: | E: 561223, N: 102821 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Majority 1, partially 2, 3a and 3b | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.71 | | |
| | Prev. Developed: | GF | | |
| Suitability: | Not Suitable | | | |
| Availability: | Not Available | | | |
| Achievability: | Potentially Achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | The site is located outside of current built-up area boundary; and within current Eastbourne Park designation. The site is statutory allotment land, and there is no evidence of surplus of allotments. There would be limited opportunities for access to the site without adjacent sites being developed. The current use as allotments means that the site is unsuitable and unavailable for development. | | | |


| | | | | |
|--|---|-------------------------------|--|--|
| Site Ref: | HA21 | | | |
| Site Name: | Land Adjacent to Winkney Rec | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Hampden Park | | | |
| Ward: | Hampden Park | | | |
| Grid Reference: | E: 560879, N: 102848 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Majority 3b | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.19 | | |
| | Prev. Developed: | Mixed (mainly GF) | | |
| Suitability: | Not Suitable | | | |
| Availability: | Unknown | | | |
| Achievability: | Achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | The site is an overgrown tree-covered area that is located outside of current built up area boundary adjacent to 2-storey residential, but within the current Eastbourne Park designation. There is no current access to the site; and no way to create an access. The site is heavily constrained so is not considered suitable for development. | | | |

| | | | |
|--|---|-------------------------------|--|
| Site Ref: | HA28 | | |
| Site Name: | Midhurst Road Allotments | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Hampden Park | | |
| Ward: | Hampden Park | | |
| Grid Reference: | E: 561117, N: 102935 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Majority 1, partially 2, 3a and 3b | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.61 | |
| | Prev. Developed: | GF | |
| Suitability: | Not Suitable | | |
| Availability: | Not Available | | |
| Achievability: | Potentially Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | The site is located outside of current built-up area boundary; and within current Eastbourne Park designation. The site is statutory allotment land, and there is no evidence of surplus of allotments. There would be limited opportunities for access to the site without adjacent sites being development. However, the current use as allotments means that the site is unsuitable and unavailable for development. | | |


| | | | |
|--|---|-------------------------------|--|
| Site Ref: | HA31 | | |
| Site Name: | Garages adjacent to 11 Binsted Close | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Hampden Park | | |
| Ward: | Hampden Park | | |
| Grid Reference: | E: 560105, N: 102537 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | NO | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.03 | |
| | Prev. Developed: | BF | |
| Suitability: | Not Suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | The site is a garage block located between 2-storey houses and a 4-storey block of flats, within the predominantly residential area. On-street parking is available for existing and future occupants, however the small size and irregular shape of the site and the narrow access means that it is not considered suitable for development. | | |

| | | | |
|--|--|-------------------------------|--|
| Site Ref: | HA32 | | |
| Site Name: | Garages adjacent to 8 Bodiam Crescent | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Hampden Park | | |
| Ward: | Hampden Park | | |
| Grid Reference: | E: 561136, N: 102882 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.02 | |
| | Prev. Developed: | BF | |
| Suitability: | Not Suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site is a single garage and incidental open space located adjacent to single-storey residential development within the predominantly residential area. The site is surrounded by single-storey development so taller buildings would not be considered appropriate. Given the confines of the site and as the adjacent properties are single storey it is not considered that a development could be designed without significant harm on the existing residential properties. The site is considered to be unsuitable for employment use due to close proximity to existing residential.</p> | | |


| | | | | |
|--|--|-------------------------------|--|--|
| Site Ref: | HA33 | | | |
| Site Name: | Garages adjacent to 24 Bodiam Crescent | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Hampden Park | | | |
| Ward: | Hampden Park | | | |
| Grid Reference: | E: 561160, N: 102849 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.03 | | |
| | Prev. Developed: | BF | | |
| Suitability: | Not Suitable | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | <p>The site consists of three garages and incidental open space located adjacent to single-storey residential development within the predominantly residential area. The site is surrounded by single-storey development so taller buildings would not be considered appropriate. Given the confines of the site and as the adjacent properties are single storey it is not considered that a development could be designed without significant harm on the existing residential properties. Therefore the site is not considered to be suitable for residential development. The site is considered to be unsuitable for employment use due to close proximity to existing residential.</p> | | | |

| | | |
|--|---|-------------------------------|
| Site Ref: | HA35 | |
| Site Name: | Garages to the rear of 11 Cade Street | |
| Source: | EBC Identified | |
| Neighbourhood: | Hampden Park | |
| Ward: | Hampden Park | |
| Grid Reference: | E: 560988, N: 102804 | |
|  | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.05 |
| | Prev. Developed: | BF |
| Suitability: | Not Suitable | |
| Availability: | Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | <p>The site is a garage court located between 2-storey dwellings and a 4-storey block of flats, within the predominantly residential area. However the close proximity of a four-storey block of flats means that the site would be overlooked and development of the site would create an unacceptable impact on residential amenity. Therefore the site is not considered suitable for development.</p> | |


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| | | | |
|--|---|-------------------------------|--|
| Site Ref: | HA36 | | |
| Site Name: | Garages adjacent to 8 Iden Street | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Hampden Park | | |
| Ward: | Hampden Park | | |
| Grid Reference: | E: 561038, N: 102826 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.04 | |
| Prev. Developed: | BF | | |
| Suitability: | Not Suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | The site is a garage block located immediately adjacent to a 4-storey block of flats within the predominantly residential area. However narrow depth of the site and the close proximity of a four-storey block of flats means that the site would be overlooked and development of the site would create an unacceptable impact on residential amenity. Therefore the site is not considered suitable for development. | | |


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| | | | |
|--|---|-------------------------------|--|
| Site Ref: | HA37 | | |
| Site Name: | Garages adjacent to 51 Kingston Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Hampden Park | | |
| Ward: | Hampden Park | | |
| Grid Reference: | E: 560912, N: 102801 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.02 | |
| | Prev. Developed: | BF | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Available | | |
| Achievability: | Unlikely to be Achievable | | |
| Conclusion: | Undevelopable - Not Achievable | | |
| Justification: | <p>The site is a small garage block located between 2-storey residential development within the predominantly residential area. There is no off-street parking provided on the site so it would be considered suitable for development. However, the site has two sewer lines running through across it where any building would likely be located, and the cost involved in relocating these is considered likely to make the site unachievable.</p> | | |


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| | | | |
|--|--|-------------------------------|--|
| Site Ref: | HA38 | | |
| Site Name: | Garages to the rear of 20 Midhurst Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Hampden Park | | |
| Ward: | Hampden Park | | |
| Grid Reference: | E: 560987, N: 102856 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.03 | |
| | Prev. Developed: | BF | |
| Suitability: | Not Suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site is a garage court located to the rear of 2-storey houses within the predominantly residential area. However the close proximity of a four-storey block of flats means that the site would be overlooked and sufficient separation distances could not be achieved meaning the development of the site would create an unacceptable impact on residential amenity. Therefore the site is not considered suitable for development.</p> | | |


| | | |
|--|---|-------------------------------|
| Site Ref: | HA47 | |
| Site Name: | 22 Rosebery Avenue | |
| Source: | Pre-application advice | |
| Neighbourhood: | Hampden Park | |
| Ward: | Hampden Park | |
| Grid Reference: | E: 560454, N: 102007 | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Majority 1, partially 2 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.10 |
| Prev. Developed: | BF | |
| Suitability: | Not Suitable | |
| Availability: | Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | The site is a residential garden to the rear of an existing 2-storey dwelling within the predominantly residential area. There is no access to the site so it is not considered suitable for development. | |


| | | | | |
|--|--|-------------------------------|--|--|
| Site Ref: | HA49 | | | |
| Site Name: | Land off Fletching Road | | | |
| Source: | Borough Plan allocation | | | |
| Neighbourhood: | Hampden Park | | | |
| Ward: | Hampden Park | | | |
| Grid Reference: | E: 561310, N: 102755 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Majority 3b | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 3.35 | | |
| | Prev. Developed: | GF | | |
| Suitability: | Not suitable | | | |
| Availability: | Available | | | |
| Achievability: | Potentially Achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | <p>The site is located outside of current built-up area boundary; and within current Eastbourne Park designation. It is located adjacent to predominantly 2-storey dwellings within the predominantly residential area, although there is an adjacent allotment that would provide a buffer. The site is entirely within Flood Zone 3a with significant areas of the site also within Flood Zone 3b, where non-water compatible development is not considered appropriate. The site is located within the Eastbourne Park LWS and Eastbourne Marshes Biodiversity Opportunity Area. The site is classified as coastal floodplain grazing marsh (CFGM), which is a Habitat of Principal Importance under section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. As a LWS and a priority habitat, it could be expected to form a core part of a Nature Recovery Network in any forthcoming Local Nature Recovery Strategy. There are multiple records of protected and notable species including reptiles, birds (including Schedule 1 Barn Owl) and invertebrates, and it is within the red and amber zones of the Great Crested Newts impact risk maps indicating Great Crested Newts are likely to be present. There are overhead powerlines cross part of the site, and there is a high risk in relation to prehistoric archaeological waterlogged remains that could impact achievability. The extent of the site within the functional floodplain and the biodiversity impacts of development would mean that the site is not considered to be suitable for development.</p> | | | |

| | | |
|--|--|-------------------------------|
| Site Ref: | HA53 | |
| Site Name: | 33 Meadowlands Avenue | |
| Source: | Refused/withdrawn | |
| Neighbourhood: | Hampden Park | |
| Ward: | Ratton | |
| Grid Reference: | E: 559658, N: 102453 | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | NO |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.02 |
| | Prev. Developed: | GF |
| Suitability: | Not Suitable | |
| Availability: | Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | The site is an area of residential garden to the side of an existing 2-storey dwelling, located within the predominantly residential area. The development of the site would be out of character with the surroundings and would appear incongruous within the streetscene. Therefore the site is not considered to be suitable for residential development. | |


| | | | | |
|--|--|-------------------------------|--|--|
| Site Ref: | HA54 | | | |
| Site Name: | 40 Kingston Road | | | |
| Source: | Refused/withdrawn | | | |
| Neighbourhood: | Hampden Park | | | |
| Ward: | Hampden Park | | | |
| Grid Reference: | E: 560816, N: 102678 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Majority within Flood Zone 2 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.02 | | |
| | Prev. Developed: | GF | | |
| Suitability: | Not Suitable | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | The site is an area of residential garden to the side of an existing 2-storey dwelling, located within the predominantly residential area. The narrow nature of the site means that it could not accommodate a dwelling without a significant impact on the residential amenity of the existing and future occupiers. Therefore the site is not considered to be suitable for development. | | | |

| | | | |
|--|---|-------------------------------|--|
| Site Ref: | HA58 | | |
| Site Name: | 13 Percival Crescent | | |
| Source: | Pre-application advice | | |
| Neighbourhood: | Hampden Park | | |
| Ward: | Hampden Park | | |
| Grid Reference: | E: 560568, N: 103246 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.02 | |
| | Prev. Developed: | GF | |
| Suitability: | Not Suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site is a incidental amenity space adjacent to an existing single-storey dwelling within the predominantly residential area. The site is surrounded by single-storey development so taller buildings would not be considered appropriate. There are a number of mature trees spread over the site, which would have to be removed to facilitate development, the grass verge between the site and the road would also be lost. Development of the site would have a detrimental impact on the character of the area. Given the location of the adjacent dwellings facing onto the site, development of the site would also be considered to have an unacceptable impact on the residential amenity of the adjacent dwellings. Therefore the site is not considered to be suitable for development.</p> | | |


| | | | |
|--|---|-------------------------------|--|
| Site Ref: | HA59 | | |
| Site Name: | Manor Road Allotments | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Hampden Park | | |
| Ward: | Hampden Park | | |
| Grid Reference: | E: 561202, N: 102681 | | |
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| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Majority 1, partially 2 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 1.42 | |
| | Prev. Developed: | GF | |
| Suitability: | Not Suitable | | |
| Availability: | Not Available | | |
| Achievability: | Potentially Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | The site is located outside of current built-up area boundary; and within current Eastbourne Park designation. The site is statutory allotment land, and there is no evidence of surplus of allotments. However, the current use as allotments means that the site is unsuitable and unavailable for development. | | |

| | | | | |
|--|--|-------------------------------|--|--|
| Site Ref: | HA64 | | | |
| Site Name: | Land rear of Lothian Court, Midhurst Road | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Hampden Park | | | |
| Ward: | Hampden Park | | | |
| Grid Reference: | E: 560998, N: 102945 | | | |
|  | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Majority 1 and 2, partially 3a and 3b | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.21 | | |
| Prev. Developed: | GF | | | |
| Suitability: | Not suitable | | | |
| Availability: | Available | | | |
| Achievability: | Potentially Achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | The site is scrubland outside of the built-up area boundary and within current Eastbourne Park designation. The development of the site would require the removal of a number of mature trees, and the extension outside of the built-up area would not form a natural extension into the park given the layout of existing development to the south. Therefore it is considered that this site is not suitable for development. | | | |


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| | | | |
|--|--|-------------------------------|--|
| Site Ref: | HA65 | | |
| Site Name: | Garages to the rear of 10-20 Iden Street | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Hampden Park | | |
| Ward: | Hampden Park | | |
| Grid Reference: | E: 561071, N: 102724 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.06 | |
| Prev. Developed: | BF | | |
| Suitability: | Not suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site consists of a block of garages, located within the predominantly residential area. The access would not be appropriate to serve development, being too narrow at 2.7m in width and too long at over 30m in length. The site is also narrow and overlooked on three sides, so it is considered unlikely that a layout could be designed to provide an appropriate level of amenity for future occupiers whilst maintaining amenity of existing residential properties surrounding given the width of the site. Therefore it is considered that this site would not be suitable for development.</p> | | |


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| | | | |
|--|---|-------------------------------|--|
| Site Ref: | HA66 | | |
| Site Name: | Garages to the rear of 2-12 Otham Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Hampden Park | | |
| Ward: | Hampden Park | | |
| Grid Reference: | E: 561069, N: 102854 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.07 | |
| | Prev. Developed: | BF | |
| Suitability: | Not suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site consists of a garage court and off-street parking. The site is narrow and overlooked on three sides, so it is considered unlikely that a layout could be designed to provide an appropriate level of amenity for future occupiers whilst maintaining amenity of existing residential properties surrounding given the width of the site. Therefore it is considered that this site would not be suitable for development.</p> | | |


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| | | | |
|--|---|-------------------------------|--|
| Site Ref: | HA68 | | |
| Site Name: | Land adjacent to 80 Ashington Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Hampden Park | | |
| Ward: | Hampden Park | | |
| Grid Reference: | E: 561325, N: 102591 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Majority 1, partially 2 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.04 | |
| | Prev. Developed: | GF | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Available | | |
| Achievability: | Unlikely to be achievable | | |
| Conclusion: | Undevelopable - Not Achievable | | |
| Justification: | The site is an incidental open space within the predominantly residential area so the site is considered suitable for residential development. However there are electricity cables to a pylon immediately adjacent the site and the cost involved in relocation of these is considered likely to make the site unachievable. | | |


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| | | |
|--|---|-------------------------------|
| Site Ref: | HA69 | |
| Site Name: | Land adjacent to 2 Ashington Road | |
| Source: | EBC Identified | |
| Neighbourhood: | Hampden Park | |
| Ward: | Hampden Park | |
| Grid Reference: | E: 561243, N: 102337 | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Majority within Flood Zone 2 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.03 |
| | Prev. Developed: | GF |
| Suitability: | Not suitable | |
| Availability: | Available | |
| Achievability: | Unlikely to be achievable | |
| Conclusion: | Undevelopable - Not Achievable | |
| Justification: | <p>The site is an incidental open space within the predominantly residential area, so is considered to be suitable for development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. The landowner has confirmed that the site could be available for development in the plan period. The site has a sewer running through the part of the site where any building should be located, and the cost involved in relocating these is considered likely to make the site unachievable.</p> | |


| | | |
|--|--|-------------------------------|
| Site Ref: | HA70 | |
| Site Name: | Land adjacent to 59 Ash Close | |
| Source: | EBC Identified | |
| Neighbourhood: | Hampden Park | |
| Ward: | Hampden Park | |
| Grid Reference: | E: 560315, N: 103318 | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.03 |
| | Prev. Developed: | GF |
| Suitability: | Not suitable | |
| Availability: | Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | The site is an incidental open space within the predominantly residential area. There are number of mature trees on site that would be required to be moved to enable development to take place, and therefore it is considered that the site is not suitable for development. | |


| | | |
|--|--|-------------------------------|
| Site Ref: | HA71 | |
| Site Name: | Land adjacent to 41 Ash Close | |
| Source: | EBC Identified | |
| Neighbourhood: | Hampden Park | |
| Ward: | Hampden Park | |
| Grid Reference: | E: 560253, N: 103266 | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.03 |
| | Prev. Developed: | GF |
| Suitability: | Not suitable | |
| Availability: | Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | The site is an incidental open space within the predominantly residential area. There are number of mature trees on site that would be required to be moved to enable development to take place, and therefore it is considered that the site is not suitable for development. | |


| | | |
|--|--|-------------------------------|
| Site Ref: | HA72 | |
| Site Name: | Land between 38 and 59 Ash Close | |
| Source: | EBC Identified | |
| Neighbourhood: | Hampden Park | |
| Ward: | Hampden Park | |
| Grid Reference: | E: 560321, N: 103288 | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.07 |
| | Prev. Developed: | GF |
| Suitability: | Suitable (Other) | |
| Availability: | Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | <p>The site consists of an incidental open space located between two rows of 2-storey dwellings, within the predominantly residential area. It is considered that the development of this site would be out of character with the existing layout and would have an adverse impact on residential amenity due to existing dwellings facing into the site. Therefore the site is not considered to be suitable for development.</p> | |


| | | |
|--|--|-------------------------------|
| Site Ref: | HA73 | |
| Site Name: | Land between 16 and 28 Ash Close | |
| Source: | EBC Identified | |
| Neighbourhood: | Hampden Park | |
| Ward: | Hampden Park | |
| Grid Reference: | E: 560332, N: 103240 | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.08 |
| | Prev. Developed: | GF |
| Suitability: | Suitable (Other) | |
| Availability: | Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | <p>The site consists of an incidental open space located between two rows of 2-storey dwellings, within the predominantly residential area. It is considered that the development of this site would be out of character with the existing layout and would have an adverse impact on residential amenity due to the narrow nature of the site and existing dwellings facing into the site. Therefore the site is not considered to be suitable for development.</p> | |


| | | | | |
|--|--|-------------------------------|--|--|
| Site Ref: | HA74 | | | |
| Site Name: | Land between 2 Ash Close and 203 Maywood Avenue | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Hampden Park | | | |
| Ward: | Hampden Park | | | |
| Grid Reference: | E: 560364, N: 103208 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.04 | | |
| | Prev. Developed: | GF | | |
| Suitability: | Suitable (Other) | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | <p>The site consists of an incidental open space located between two rows of 2-storey dwellings, within the predominantly residential area. It is considered that the development of this site would be out of character with the existing layout and would have an adverse impact on residential amenity due to existing dwellings facing into the site. Therefore the site is not considered to be suitable for development.</p> | | | |

| | | |
|--|--|-------------------------------|
| Site Ref: | HA75 | |
| Site Name: | Land adjacent to 2 Linden Close | |
| Source: | EBC Identified | |
| Neighbourhood: | Hampden Park | |
| Ward: | Hampden Park | |
| Grid Reference: | E: 560254, N: 103100 | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.02 |
| | Prev. Developed: | GF |
| Suitability: | Not suitable | |
| Availability: | Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | The site is an incidental open space within the predominantly residential area. However the size of the site means that it is unlikely to be wide enough to accommodate an additional dwelling. Therefore the site is not considered suitable for residential development. | |


| | | | | |
|--|--|-------------------------------|--|--|
| Site Ref: | HA78 | | | |
| Site Name: | Land adjacent to 99 Linden Close | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Hampden Park | | | |
| Ward: | Hampden Park | | | |
| Grid Reference: | E: 560421, N: 102894 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.02 | | |
| | Prev. Developed: | GF | | |
| Suitability: | Not suitable | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | <p>The site is an incidental open space within the predominantly residential area. However the size of the site means that it is unlikely to be wide enough to accommodate an additional dwelling, there is a sewer adjacent the site within the footpath area and this may reduce the width further. Therefore the site is not considered suitable for residential development.</p> | | | |


| | | |
|--|---|-------------------------------|
| Site Ref: | HA79 | |
| Site Name: | Land adjacent to 2 and 12 Sumach Close | |
| Source: | EBC Identified | |
| Neighbourhood: | Hampden Park | |
| Ward: | Hampden Park | |
| Grid Reference: | E: 560177, N: 102954 | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.04 |
| | Prev. Developed: | GF |
| Suitability: | Not suitable | |
| Availability: | Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | The site is an incidental open space alongside the highway, located within the predominantly residential area. Taking into account the adjacent development and the presence of a medium pressure gas pipeline through the site, the site is not considered to be wide enough to accommodate additional dwelling and is therefore not suitable for development. | |


| | | | | |
|--|--|-------------------------------|--|--|
| Site Ref: | HA81 | | | |
| Site Name: | Land adjacent to 19 Woburn Way | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Hampden Park | | | |
| Ward: | Hampden Park | | | |
| Grid Reference: | E: 559920, N: 103470 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.05 | | |
| Prev. Developed: | GF | | | |
| Suitability: | Not suitable | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | The site is an incidental open space within the predominantly residential area. There are a number of mature trees on site that would be required to be moved to enable development to take place, and therefore it is considered that the site is not suitable for development. | | | |

| | | | |
|--|---|-------------------------------|--|
| Site Ref: | HA84 | | |
| Site Name: | Land adjacent to 22 Lindfield Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Hampden Park | | |
| Ward: | Ratton | | |
| Grid Reference: | E: 559797, N: 102549 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | NO | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0,02 | |
| | Prev. Developed: | GF | |
| Suitability: | Not suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | The site is an incidental open space within the predominantly residential area. However, the development of the site would result in the loss of 2 mature trees and would create issues of overlooking and an unacceptable impact on residential amenity. Therefore, the site is not considered to be suitable for development. | | |


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| | | | |
|--|--|-------------------------------|--|
| Site Ref: | HA85 | | |
| Site Name: | Land adjacent to 39 Parkfield Avenue | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Hampden Park | | |
| Ward: | Hampden Park | | |
| Grid Reference: | E: 560090, N: 102395 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.02 | |
| | Prev. Developed: | GF | |
| Suitability: | Not suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | The site is a residential garden to the side of an existing dwelling. The development of the site would be out of character of the existing layout of the surrounding properties as any building would be wholly forward of the building line of the adjacent properties. Therefore it is considered that this site would not be suitable for development. | | |


| | | | | |
|--|--|-------------------------------|--|--|
| Site Ref: | HA86 | | | |
| Site Name: | Land adjacent to 1 Pulborough Avenue | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Hampden Park | | | |
| Ward: | Hampden Park | | | |
| Grid Reference: | E: 560507, N: 102699 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.04 | | |
| | Prev. Developed: | GF | | |
| Suitability: | Not suitable | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | The site is an incidental open space within the predominantly residential area. However, the development of the site would create issues of overlooking and an unacceptable impact on residential amenity. Therefore, the site is not considered to be suitable for development. | | | |

| | | | |
|--|---|-------------------------------|--|
| Site Ref: | HA87 | | |
| Site Name: | Land adjacent to 25 Mallard Close | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Hampden Park | | |
| Ward: | Hampden Park | | |
| Grid Reference: | E: 560710, N: 101996 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.02 | |
| | Prev. Developed: | Mixed (mainly GF) | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Unlikely to be achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site is a parking area adjacent to 2-storey dwellings, located within the predominantly residential area. The parking is specific allocated provision for the adjacent dwellings, so it is not considered that the site would be suitable for development. The site also has a sewer running through the part of the site where any building would be located, and the cost involved in relocating these is considered likely to make the site unachievable.</p> | | |


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| | | | | |
|--|--|-------------------------------|--|--|
| Site Ref: | HA88 | | | |
| Site Name: | Garages between 75 and 77 Percival Crescent | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Hampden Park | | | |
| Ward: | Hampden Park | | | |
| Grid Reference: | E: 560686, N: 103332 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.05 | | |
| | Prev. Developed: | BF | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Not Available | | | |
| Achievability: | Achievable | | | |
| Conclusion: | Undevelopable - Not Available | | | |
| Justification: | <p>The site is a garage court located adjacent and to the rear of 2-storey dwellings, within the predominantly residential area and on the edge of Eastbourne Park. The site is opposite another garage court that has also been identified (HA19). The site does appear to be used for off-street parking in an area where there is little on-street provision, so the site would only be suitable for development if parking compensation could be made. However, each individual garage is privately owned by the owners of the adjacent properties, so it is considered unlikely that the site will be available for development in the plan period.</p> | | | |

| | | |
|--|---|-------------------------------|
| Site Ref: | HA89 | |
| Site Name: | Land within curtilage of 3 Kingston Road | |
| Source: | EBC Identified | |
| Neighbourhood: | Hampden Park | |
| Ward: | Hampden Park | |
| Grid Reference: | E: 560723, N: 102611 | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.02 |
| | Prev. Developed: | GF |
| Suitability: | Not suitable | |
| Availability: | Available | |
| Achievability: | Unlikely to be achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | <p>The site is a residential garden to the side of an existing dwelling within the predominantly residential area. The irregular shape of the site means that it would not be possible to accommodate a new dwelling that would not be out of character with the surrounding layout, so the site is not considered to be suitable for development. There are also sewers running adjacent the existing property where any building would be located, and the cost involved in relocating this is considered likely to make the site unachievable.</p> | |


| | | |
|--|--|-------------------------------|
| Site Ref: | HA90 | |
| Site Name: | Garages between 26 and 28 Lakelands Close | |
| Source: | EBC Identified | |
| Neighbourhood: | Hampden Park | |
| Ward: | Hampden Park | |
| Grid Reference: | E: 561367, N: 102536 | |
|  | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Majority within Flood Zone 2 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.04 |
| Prev. Developed: | BF | |
| Suitability: | Not suitable | |
| Availability: | Not Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | The site is a small garage court located between 2-storey dwellings within the predominantly residential area. The site does appear to be used for off-street parking, but there is existing on-street provision. However there is overhead powerlines directly above the site, and therefore it is considered that the site is unlikely to be suitable for development. | |


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| | | | |
|--|---|-------------------------------|--|
| Site Ref: | HA91 | | |
| Site Name: | Garages adjacent to 13 Lakelands Close | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Hampden Park | | |
| Ward: | Hampden Park | | |
| Grid Reference: | E: 561303, N: 102466 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.04 | |
| | Prev. Developed: | BF | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Available | | |
| Justification: | <p>The site consists of a garage court, located within the predominantly residential area so the site is considered suitable for residential development. The site narrows so could accommodate two dwellings and retain some off street car parking. However, the garages are individually owned, so it is considered unlikely that the site will be available for development in the plan period.</p> | | |


| | | | |
|--|---|-------------------------------|--|
| Site Ref: | HA92 | | |
| Site Name: | Parking to rear of Bute Court, Midhurst Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Hampden Park | | |
| Ward: | Hampden Park | | |
| Grid Reference: | E: 560973, N: 102825 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.07 | |
| | Prev. Developed: | BF | |
| Suitability: | Not suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | The site consists of a parking area, located between a 4 storey block of flats and two storey dwellings, within the predominantly residential area. The site is the only parking for the flats, and scale of adjacent buildings means it is unlikely to accommodate additional residential with sufficient amenity value, and would likely significantly impact existing residents, therefore unsuitable. | | |


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| | | |
|--|--|-------------------------------|
| Site Ref: | HA93 | |
| Site Name: | Garages adjacent to 4 Frenchgate Close | |
| Source: | EBC Identified | |
| Neighbourhood: | Hampden Park | |
| Ward: | Hampden Park | |
| Grid Reference: | E: 560777, N: 102564 | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Flood Zone 2 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.03 |
| | Prev. Developed: | BF |
| Suitability: | Suitable (Housing) | |
| Availability: | Not Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Available | |
| Justification: | The site consists of a garage court, located within the predominantly residential area so the site is suitable for residential development. However the garages are individually owned, so it is considered unlikely that the site will be available for development in the plan period. | |

| | | | |
|--|---|-------------------------------|--|
| Site Ref: | HA94 | | |
| Site Name: | Garages adjacent to 16 Elderwood Close | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Hampden Park | | |
| Ward: | Ratton | | |
| Grid Reference: | E: 559714, N: 102951 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.06 | |
| | Prev. Developed: | BF | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Available | | |
| Justification: | <p>The site consists of a garage court, located within the predominantly residential area so the site is suitable for residential development. Surrounding properties are chalet bungalow style so scale would need to reflect that character to avoid significant impacts. Narrowness of the site means development would likely only be possible E/W so capacity of 3 dwellings, adjacent electrical substation would need to be considered in layout. However the garages are individually owned, so it is considered unlikely that the site will be available for development in the plan period.</p> | | |


| | | | |
|--|---|-------------------------------|--|
| Site Ref: | HA95 | | |
| Site Name: | Garages adjacent to 28 Larch Gardens | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Hampden Park | | |
| Ward: | Ratton | | |
| Grid Reference: | E: 559637, N: 103153 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.03 | |
| | Prev. Developed: | BF | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Not Available | | |
| Achievability: | Unlikely to be achievable | | |
| Conclusion: | Undevelopable - Not Available | | |
| Justification: | The site consists of a garage court, located within the predominantly residential area so the site is suitable for residential development. However, location of electrical substation where development would be located makes the site unachievable. The garages are also independently owned, so it is considered unlikely that the site will be available for development in the plan period. | | |

| | | | | |
|--|---|-------------------------------|--|--|
| Site Ref: | HA96 | | | |
| Site Name: | Garages to rear of 72-78 Maywood Avenue | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Hampden Park | | | |
| Ward: | Ratton | | | |
| Grid Reference: | E: 559956, N: 102848 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.05 | | |
| | Prev. Developed: | BF | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Not Available | | | |
| Achievability: | Achievable | | | |
| Conclusion: | Undevelopable - Not Available | | | |
| Justification: | The site consists of a garage court, located within the predominantly residential area, so the site is suitable for residential development. However, the garages are independently owned, so it is considered unlikely that the site will be available for development in the plan period. | | | |

| | | | |
|--|---|-------------------------------|--|
| Site Ref: | HA97 | | |
| Site Name: | Garages adjacent to 13 Acacia Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Hampden Park | | |
| Ward: | Ratton | | |
| Grid Reference: | E: 560010, N: 102874 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.04 | |
| | Prev. Developed: | BF | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Available | | |
| Justification: | The site consists of a garage court, located within the predominantly residential area, so the site is suitable for residential development. However, the garages are independently owned, so it is considered unlikely that the site will be available for development in the plan period. | | |


| | | | | |
|--|---|-------------------------------|--|--|
| Site Ref: | HA98 | | | |
| Site Name: | Land adjacent to 157 Croxden Way | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Hampden Park | | | |
| Ward: | Hampden Park | | | |
| Grid Reference: | E: 559712, N: 103257 | | | |
|  | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.17 | | |
| Prev. Developed: | GF | | | |
| Suitability: | Not suitable | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | The site consists of a vehicle turning space, parking area and an incidental open space, located at the end of a cul-de-sac of two storey terrace properties, within the predominantly residential area. Development of the site would result in the loss of mature trees therefore, the site is not considered to be suitable for development. | | | |

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| | | |
|--|---|-------------------------------|
| Site Ref: | HA99 | |
| Site Name: | Land adjacent to 37 Rowan Avenue | |
| Source: | EBC Identified | |
| Neighbourhood: | Hampden Park | |
| Ward: | Ratton | |
| Grid Reference: | E: 559827, N: 103161 | |
|  | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.04 |
| | Prev. Developed: | GF |
| Suitability: | Suitable (Housing) | |
| Availability: | Potentially Available | |
| Achievability: | Unlikely to be achievable | |
| Conclusion: | Undevelopable - Not Achievable | |
| Justification: | The site consists of an incidental open space surrounded by two storey terrace properties, within the predominantly residential area and is therefore considered suitable for development. However, there are sewers running on the north-eastern boundary which would restrict the site such that it could not accommodate a single dwelling house, the cost involved in relocating this is considered likely to make the site unachievable. | |

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Langney


| | | |
|--|---|-------------------------------|
| Site Ref: | LA07 | |
| Site Name: | Land adjacent to Wiltshire Court, Etchingam Road | |
| Source: | EBC Identified | |
| Neighbourhood: | Langney | |
| Ward: | St Anthony's | |
| Grid Reference: | E: 563169, N: 102229 | |
|  | Designated Open Space | YES |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Majority 1, partially 2 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.32 |
| | Prev. Developed: | GF |
| Suitability: | Not Suitable | |
| Availability: | Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | The site is a designated amenity open space located adjacent to a 3-storey block of flats within the predominantly residential area. The site provides the last remaining view of the Grade II listed Langney Priory building so the development of this site would be considered to have an unacceptable impact on the setting of a listed building. It is therefore considered that the site is unsuitable for development. | |

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|--|--|-------------------------------|--|--|
| Site Ref: | LA08 | | | |
| Site Name: | Faversham Road Play Area | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Langney | | | |
| Ward: | Langney | | | |
| Grid Reference: | E: 562713, N: 102591 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.13 | | |
| | Prev. Developed: | GF | | |
| Suitability: | Not Suitable | | | |
| Availability: | Not Available | | | |
| Achievability: | Achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | <p>The site is a former play area (equipment has been removed) located adjacent to 2-storey dwellings within the predominantly residential area. The site has recently been landscaped and planted as an amenity area. The site slopes down towards the adjacent dwellings to the north, which means that any development on this site is likely to be overbearing and create an unacceptable impact on residential amenity. Therefore it is considered that the site would not be suitable for development.</p> | | | |

| | | |
|--|---|-------------------------------|
| Site Ref: | LA10 | |
| Site Name: | Garages adjacent to 20 Woodpecker road | |
| Source: | EBC Identified | |
| Neighbourhood: | Langney | |
| Ward: | Langney | |
| Grid Reference: | E: 562027, N: 102829 | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.02 |
| | Prev. Developed: | BF |
| Suitability: | Suitable (Housing) | |
| Availability: | Not Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Available | |
| Justification: | <p>The site is a garage block located adjacent to single-storey residential development within the predominantly residential area. On-street parking is available for existing and future occupants so the site is considered suitable for residential development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. Each individual garage is privately owned by the owners of the adjacent properties, so it is considered unlikely that the site will be available for development in the plan period.</p> | |


| | | | |
|--|---|-------------------------------|--|
| Site Ref: | LA100 | | |
| Site Name: | Land adjacent to 9 Marsden Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Langney | | |
| Ward: | Langney | | |
| Grid Reference: | E: 563085, N: 102459 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.02 | |
| | Prev. Developed: | GF | |
| Suitability: | Not suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site consists of an incidental open space adjacent to two, two storey terrace properties within the predominantly residential area. Both adjacent properties have a number of side windows overlooking the site, so it is considered unlikely that a layout could be designed to provide an appropriate level of amenity for future occupiers whilst maintaining amenity of existing residential properties. Given the side driveway to the existing property, development would be pushed further to the edge of Marsden Road forward of existing properties and wholly out of character with the existing pattern of development. Therefore it is considered that this site would not be suitable for development.</p> | | |


| | | | | |
|--|---|-------------------------------|--|--|
| Site Ref: | LA101 | | | |
| Site Name: | Land adjacent to 7 Marsden Road | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Langney | | | |
| Ward: | Langney | | | |
| Grid Reference: | E: 563054, N: 102452 | | | |
|  | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.01 | | |
| Prev. Developed: | BF | | | |
| Suitability: | Not suitable | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | <p>The site consists of a parking area adjacent to two, two storey terrace properties within the predominantly residential area. Both adjacent properties have a number of side windows overlooking the site, so it is considered unlikely that a layout could be designed to provide an appropriate level of amenity for future occupiers whilst maintaining amenity of existing residential properties. Given the wide side access to the existing property development would be pushed further to the edge of Marsden Road forward of existing properties and wholly out of character with the existing pattern of development. Therefore it is considered that this site would not be suitable for development.</p> | | | |

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| | | | |
|--|--|-------------------------------|--|
| Site Ref: | LA102 | | |
| Site Name: | Land adjacent to 1 Chailey Close | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Langney | | |
| Ward: | Langney | | |
| Grid Reference: | E: 563152, N: 102387 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Majority 2, partially 3a | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.02 | |
| Prev. Developed: | GF | | |
| Suitability: | Not suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site consists of an incidental open space adjacent to two, two storey terrace properties within the predominantly residential area. Both adjacent properties have a number of side windows overlooking the site, so it is considered unlikely that a layout could be designed to provide an appropriate level of amenity for future occupiers whilst maintaining amenity of existing residential properties. Given the wide side access to the existing property, development would be pushed further to the edge of Etchingam Road forward of existing properties and wholly out of character with the existing pattern of development. Therefore it is considered that this site would not be suitable for development.</p> | | |

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|--|--|-------------------------------|--|--|
| Site Ref: | LA103 | | | |
| Site Name: | Open Space at Saxby Close | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Langney | | | |
| Ward: | Langney | | | |
| Grid Reference: | E: 563260, N: 102309 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | YES | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Majority 3a, partially 3b | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 1.17 | | |
| | Prev. Developed: | GF | | |
| Suitability: | Not Suitable | | | |
| Availability: | Not Available | | | |
| Achievability: | Achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | The site consists of designated playing pitches located between 2-storey residential development and 3-storey purpose-built blocks of flats, adjacent to the predominantly residential area. Current policy resists the loss of playing fields, and there is no evidence of a surplus of playing fields, so the site is not considered to be suitable for development. | | | |

| | | |
|--|--|-------------------------------|
| Site Ref: | LA104 | |
| Site Name: | Garages adjacent to 13 Tennyson Walk | |
| Source: | EBC Identified | |
| Neighbourhood: | Langney | |
| Ward: | Langney | |
| Grid Reference: | E: 563342, N: 103052 | |
|  | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Flood Zone 3a | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.04 |
| Prev. Developed: | BF | |
| Suitability: | Not suitable | |
| Availability: | Not Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | <p>The site consists of a garage court, located within the predominantly residential area. The site is surrounded by single storey bungalows so development would need to respect this character. However the site is situated within Flood Zone 3 and as such single storey development is not supported on flood risk grounds. Therefore the site is unsuitable. The garages are also individually owned, so it is considered unlikely that the site will be available for development in the plan period.</p> | |


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| | | |
|--|--|-------------------------------|
| Site Ref: | LA12 | |
| Site Name: | Garages between 35-37 Gainsborough Crescent | |
| Source: | EBC Identified | |
| Neighbourhood: | Langney | |
| Ward: | St Anthonys | |
| Grid Reference: | E: 562909, N: 102361 | |
|  | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.05 |
| | Prev. Developed: | BF |
| Suitability: | Suitable (Housing) | |
| Availability: | Not Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Available | |
| Justification: | <p>The site is a garage block located between rows of 2-storey dwellings within the predominantly residential area. The site does not appear to provide off-street parking and there is on-street parking available for existing residents so the site is considered suitable for residential development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. Each individual garage is privately owned by the owners of the adjacent properties, so it is considered unlikely that the site will be available for development in the plan period.</p> | |

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| | | | |
|--|--|-------------------------------|--|
| Site Ref: | LA13 | | |
| Site Name: | Garages adjacent 15 Hogarth Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Langney | | |
| Ward: | St Anthonys | | |
| Grid Reference: | E: 562902, N: 102227 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.02 | |
| Prev. Developed: | BF | | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Available | | |
| Justification: | <p>The site is a garage block located between 2-storey residential development within the predominantly residential area. The site does not appear to provide off-street parking and there is on-street parking available for existing residents so the site is considered suitable for residential development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. Each individual garage is privately owned by the owners of the adjacent properties, so it is considered unlikely that the site will be available for development in the plan period.</p> | | |


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| | | |
|--|---|-------------------------------|
| Site Ref: | LA14 | |
| Site Name: | Garages adjacent 101 Gainsborough Crescent | |
| Source: | EBC Identified | |
| Neighbourhood: | Langney | |
| Ward: | St Anthonys | |
| Grid Reference: | E: 562993, N: 102226 | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.04 |
| | Prev. Developed: | BF |
| Suitability: | Suitable (Housing) | |
| Availability: | Not Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Available | |
| Justification: | <p>The site is a garage block located between single-storey and 2-storey dwellings within the predominantly residential area. The site does appear to provide off-street parking, however there is on-street parking available for existing residents so the site is considered suitable for residential development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. Each individual garage is privately owned by the owners of the adjacent properties, so it is considered unlikely that the site will be available for development in the plan period.</p> | |


| | | | |
|--|---|-------------------------------|--|
| Site Ref: | LA15 | | |
| Site Name: | Land adjacent 80 Great Cliffe Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Langney | | |
| Ward: | St Anthony's | | |
| Grid Reference: | E: 563405, N: 102230 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 3a | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.03 | |
| Prev. Developed: | GF | | |
| Suitability: | Not Suitable | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site consists to residential garden land to the rear of existing 2-storey dwellings. The site contains an electricity substation, which would mean that any development would be out of line with existing buildings and therefore considered to be out of character. As the site consists of rear gardens to privately owned dwellings, the site is in multiple private ownerships so it is considered unlikely that the site will be available for development in the plan period.</p> | | |

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| | | | | |
|--|---|-------------------------------|--|--|
| Site Ref: | LA17 | | | |
| Site Name: | Ashgate Road Allotments East | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Langney | | | |
| Ward: | St Anthony's | | | |
| Grid Reference: | E: 563158, N: 102634 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Majority 3a | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.23 | | |
| | Prev. Developed: | GF | | |
| Suitability: | Not Suitable | | | |
| Availability: | Not Available | | | |
| Achievability: | Achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | The site is statutory allotment land within the build-up area. There is no evidence of surplus of allotments and the current use as allotments means that the site is unsuitable and unavailable for development. | | | |

| | | | |
|--|---|-------------------------------|--|
| Site Ref: | LA18 | | |
| Site Name: | Priory Road Allotments | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Langney | | |
| Ward: | St Anthony's | | |
| Grid Reference: | E: 563586, N: 102524 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.97 | |
| | Prev. Developed: | GF | |
| Suitability: | Not Suitable | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | The site is statutory allotment land within the build-up area. There is no evidence of surplus of allotments and the current use as allotments means that the site is unsuitable and unavailable for development. | | |


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| | | |
|--|--|-------------------------------|
| Site Ref: | LA20 | |
| Site Name: | Martello pub and Car Mechanics 106 Langney Rise | |
| Source: | EBC Identified | |
| Neighbourhood: | Langney | |
| Ward: | St Anthonys | |
| Grid Reference: | E: 563048, N: 102305 | |
|  | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.26 |
| Prev. Developed: | BF | |
| Suitability: | Suitable (Housing) | |
| Availability: | Not Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Available | |
| Justification: | <p>The site consists of a 2-storey public house and a single-storey commercial building (motor repair workshop), located adjacent to 3-storey purpose-built blocks of flats and 2-storey dwellings, located within the predominantly residential area. The site is considered to be suitable for residential development. However, the site is on a long term lease that runs past the end of the plan period, which means that the site is not available for redevelopment.</p> | |


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| | | | |
|--|---|-------------------------------|--|
| Site Ref: | LA24 | | |
| Site Name: | Garages behind Hampshire Court | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Langney | | |
| Ward: | St Anthony's | | |
| Grid Reference: | E: 563076, N: 102292 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.05 | |
| | Prev. Developed: | BF | |
| Suitability: | Not Suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site consists a row of garages to the rear of a commercial building and adjacent to a 3-storey block of flats, within the predominantly residential area. However the narrow shape and small size of the site means that it is not considered suitable for development on its own. It would only be considered suitable for development as part of a larger development incorporating the adjacent site LA20 which is not available for redevelopment.</p> | | |


| | | |
|--|--|-------------------------------|
| Site Ref: | LA28 | |
| Site Name: | Garages adjacent to 22 Hawkhurst Close | |
| Source: | EBC Identified | |
| Neighbourhood: | Langney | |
| Ward: | Langney | |
| Grid Reference: | E: 562525, N: 102650 | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Majority 1, partially 2 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.06 |
| | Prev. Developed: | BF |
| Suitability: | Not Suitable | |
| Availability: | Available | |
| Achievability: | Unlikely to be Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | <p>The site is a small garage block located between two rows of 2-storey dwellings within the predominantly residential area so it would be considered suitable for development. The landowner has confirmed that the site could be available for development in the plan period. The small size of the site would limit capacity to 3 additional houses. However the site has two sewer lines running through the site, and the cost involved in relocating these is considered likely to make the site unachievable.</p> | |


| | | | |
|--|---|-------------------------------|--|
| Site Ref: | LA33 | | |
| Site Name: | Land adjacent 2 Sevenoaks Road | | |
| Source: | Pre-application advice | | |
| Neighbourhood: | Langney | | |
| Ward: | St Anthony's | | |
| Grid Reference: | E: 563112, N: 101982 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Majority 2, partially 3a | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.01 | |
| | Prev. Developed: | BF | |
| Suitability: | Not Suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | The site is a residential garden to the side of an existing 2-storey dwelling within the predominantly residential area. However the site is considered to be too small to accommodate an additional dwelling without unacceptable impact on residential amenity. Therefore the site is not suitable. | | |

| | | | |
|--|---|-------------------------------|--|
| Site Ref: | LA34 | | |
| Site Name: | Land within curtilage of 77 Wordsworth Drive | | |
| Source: | Pre-application advice | | |
| Neighbourhood: | Langney | | |
| Ward: | St Anthony's | | |
| Grid Reference: | E: 563234, N: 102701 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 3a | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.02 | |
| | Prev. Developed: | BF | |
| Suitability: | Not Suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | The site is a residential garden to the side of an existing 2-storey dwelling within the predominantly residential area. However the site is considered to be too small to accommodate an additional dwelling without unacceptable impact on residential amenity. Therefore the site is not suitable. | | |


| | | | | |
|--|--|-------------------------------|--|--|
| Site Ref: | LA42 | | | |
| Site Name: | Land adjacent to Langney Sports, Priory Road | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Outside Built Up Area (East Langney Levels) | | | |
| Ward: | St Anthonys | | | |
| Grid Reference: | E: 563622, N: 103006 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | YES | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Majority 3a, partially 3b | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 3.92 | | |
| | Prev. Developed: | GF | | |
| Suitability: | Not Suitable | | | |
| Availability: | Not Available | | | |
| Achievability: | Potentially Achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | <p>The site consists of playing pitches located between a football stadium and single storey residential development. The site is adjacent to the predominantly residential area and is bordered by a local wildlife site, and the eastern part of the site is located within the functional floodplain. Current policy resists the loss of playing fields, and there is no evidence of a surplus of playing fields, so the site is not considered to be suitable for development.</p> | | | |


| | | | | |
|--|--|-------------------------------|--|--|
| Site Ref: | LA43 | | | |
| Site Name: | Land at East Langney Level to the south of the B2191 | | | |
| Source: | Call for Sites | | | |
| Neighbourhood: | Outside Built Up Area (East Langney Levels) | | | |
| Ward: | St Anthonys | | | |
| Grid Reference: | E: 563824, N: 103254 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Majority 3a, partially 3b | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 8.06 | | |
| Prev. Developed: | GF | | | |
| Suitability: | Not suitable | | | |
| Availability: | Available | | | |
| Achievability: | Potentially Achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | <p>The site is agricultural land located outside of the current built-up area boundary within the Mounthey Levels; adjacent to an existing sports stadium. A large part of the site is within Fluvial Flood Zone 3b where non-water compatible development is not considered appropriate. The Langney Levels LWS follows the boundary edge to the west, south and eastern edges of the site which is designated for its network of drainage ditches rich in scarce waterside plants and clean water within an area of unimproved pasture and a broad water channel with rich flora, of note is the presence of red data species Sharp-leaved Pondweed. The site is classified as coastal floodplain grazing marsh (CFGM), which is a Habitat of Principal Importance under section 41 of the Natural Environment and Rural Communities (NERC) Act 2006, and is also adjacent to Pevensey Levels Biodiversity Opportunity Area. Multiple records of protected and notable species including bats, birds (include Schedule 1 species Cetti's warbler), and reptiles. The site also has a high risk in relation to prehistoric archaeological waterlogged remains that could impact achievability. The site is unsuitable for development as has poor proximity to services / facilities and not contiguous with the urban edge. Development of the site would likely cause significant harm to the open landscape in the location.</p> | | | |

| | | | | |
|--|--|-------------------------------|--|--|
| Site Ref: | LA47 | | | |
| Site Name: | Langney Priory, Etchingham Road | | | |
| Source: | Refused/withdrawn | | | |
| Neighbourhood: | Langney | | | |
| Ward: | St Anthonys | | | |
| Grid Reference: | E: 563237, N: 102241 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Majority 3a | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.25 | | |
| | Prev. Developed: | GF | | |
| Suitability: | Not Suitable | | | |
| Availability: | Not Available | | | |
| Achievability: | Achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | <p>The site consists of residential garden land to the rear of Langney Priory, which consists of a collection of single and 2-storey building that are Grade II listed. The site is located within the predominantly residential area, adjacent to a 3-storey purpose-built block of flats and a playing field/amenity area, and contains a significant number of mature trees. The impact on the setting of the listing building mean that the site is not considered to be suitable for development.</p> | | | |


| | | |
|--|--|-------------------------------|
| Site Ref: | LA50 | |
| Site Name: | Land between 4 and 11 Freshford Close | |
| Source: | EBC Identified | |
| Neighbourhood: | Langney | |
| Ward: | Langney | |
| Grid Reference: | E: 562796, N: 102831 | |
|  | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.02 |
| | Prev. Developed: | GF |
| Suitability: | Not suitable | |
| Availability: | Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | <p>The site is an incidental open space within the predominantly residential area, between two rows of two storey dwelling houses. The landowner has confirmed that the site could be available for development in the plan period. However, the development of the site would result in the loss of mature trees. Therefore, the site is not considered to be suitable for development.</p> | |

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| | | | | |
|--|---|-------------------------------|--|--|
| Site Ref: | LA52 | | | |
| Site Name: | 1 Wordsworth Drive | | | |
| Source: | Pre-application advice | | | |
| Neighbourhood: | Langney | | | |
| Ward: | St Anthonys | | | |
| Grid Reference: | E: 563000, N: 102810 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.02 | | |
| | Prev. Developed: | GF | | |
| Suitability: | Not Suitable | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | The site is a residential garden to the side of an existing 2-storey dwelling within the predominantly residential area. However the site is considered to be too small to accommodate an additional dwelling without unacceptable impact on residential amenity. Therefore, the site is not considered to be suitable for development. | | | |


| | | | | |
|--|---|-------------------------------|--|--|
| Site Ref: | LA53 | | | |
| Site Name: | 22 Marsden Road | | | |
| Source: | Pre-application advice | | | |
| Neighbourhood: | Langney | | | |
| Ward: | St Anthony's | | | |
| Grid Reference: | E: 563133, N: 102455 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.02 | | |
| | Prev. Developed: | BF | | |
| Suitability: | Not Suitable | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | The site is a residential garden to the side of an existing 2-storey dwelling within the predominantly residential area. However the site could not be developed without unacceptable impact on the residential amenity of adjacent properties, and is therefore not considered to be suitable for development. | | | |


| | | | |
|--|---|-------------------------------|--|
| Site Ref: | LA55 | | |
| Site Name: | Garages adjacent to 200 Sevenoaks Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Langney | | |
| Ward: | Langney | | |
| Grid Reference: | E: 562290, N: 102606 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 3a | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.04 | |
| | Prev. Developed: | BF | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Available | | |
| Justification: | <p>The site is a garage block located to the side and rear of existing 2-storey dwellings within the predominantly residential area. On-street parking is available for existing and future occupants so the site is considered suitable for residential development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. Each individual garage is privately owned by the owners of the adjacent properties, so it is considered unlikely that the site will be available for development in the plan period.</p> | | |

| | | | |
|--|--|-------------------------------|--|
| Site Ref: | LA57 | | |
| Site Name: | Land adjacent to 2 Barming Close | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Langney | | |
| Ward: | Langney | | |
| Grid Reference: | E: 562686, N: 102654 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.04 | |
| | Prev. Developed: | GF | |
| Suitability: | Not suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | The site is an incidental open space within the predominantly residential area, adjacent to a terrace of two storey dwellings. Development of the site would result in the loss of two mature trees therefore, the site is not considered to be suitable for development. There is also a low pressure gas pipeline within the adjacent footpath area which could reduce capacity within the site. | | |


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| | | |
|--|---|-------------------------------|
| Site Ref: | LA60 | |
| Site Name: | Land adjacent to 24 Barming Close | |
| Source: | EBC Identified | |
| Neighbourhood: | Langney | |
| Ward: | Langney | |
| Grid Reference: | E: 562604, N: 102607 | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.03 |
| | Prev. Developed: | GF |
| Suitability: | Suitable (Housing) | |
| Availability: | Available | |
| Achievability: | Unlikely to be achievable | |
| Conclusion: | Undevelopable - Not Achievable | |
| Justification: | <p>The site is an incidental open space within the predominantly residential area, adjacent to a terrace of two storey dwellings so the site is considered suitable for residential development. The landowner has confirmed that the site could be available for development in the plan period. However a low pressure gas pipeline runs through the middle of the site where any building would be located, and the cost involved in relocating this is considered likely to make the site unachievable.</p> | |


| | | | | |
|--|---|-------------------------------|--|--|
| Site Ref: | LA62 | | | |
| Site Name: | Land adjacent to 15 Lydd Close | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Langney | | | |
| Ward: | Langney | | | |
| Grid Reference: | E: 562727, N: 102746 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.04 | | |
| | Prev. Developed: | GF | | |
| Suitability: | Not suitable | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | <p>The site is an incidental open space and vehicle turning space within the predominantly residential area, adjacent to a terrace of two storey dwellings. Development of the site would result in the loss of the vehicle turning space which is required given the road is a dead end. Therefore, the site is not considered to be suitable for development.</p> | | | |

| | | | |
|--|---|-------------------------------|--|
| Site Ref: | LA63 | | |
| Site Name: | Land adjacent to 23 Hever Close | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Langney | | |
| Ward: | Langney | | |
| Grid Reference: | E: 562786, N: 102708 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.03 | |
| | Prev. Developed: | GF | |
| Suitability: | Not suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site is an incidental open space and vehicle turning space within the predominantly residential area, adjacent to a terrace of two storey dwellings. Development of the site would result in the loss of the vehicle turning space which is required given the road is a dead end. Therefore, the site is not considered to be suitable for development.</p> | | |

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| | | |
|--|--|-------------------------------|
| Site Ref: | LA64 | |
| Site Name: | Land adjacent to 64 Sevenoaks Road | |
| Source: | EBC Identified | |
| Neighbourhood: | Langney | |
| Ward: | St Anthony's | |
| Grid Reference: | E: 562905, N: 102035 | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Majority 1, partially 2 and 3a | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.03 |
| | Prev. Developed: | GF |
| Suitability: | Not suitable | |
| Availability: | Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | <p>The site is an incidental open space within the predominantly residential area, adjacent to a terrace of two storey dwellings. Given the site narrows at the south, it is not considered the site can accommodate a dwelling adjacent the existing terrace. The layout of the adjacent properties mean it is unlikely that a layout could be designed to provide an appropriate level of amenity for future occupiers whilst maintaining amenity of existing residential properties. Therefore the site is not suitable for residential development and is not considered suitable for employment due to proximity to existing residential.</p> | |

| | | | |
|--|--|-------------------------------|--|
| Site Ref: | LA66 | | |
| Site Name: | Land to the rear of Wiltshire Court, Etchingam Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Langney | | |
| Ward: | St Anthony's | | |
| Grid Reference: | E: 563196, N: 102323 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 3a | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.10 | |
| | Prev. Developed: | BF | |
| Suitability: | Not Suitable | | |
| Availability: | Available | | |
| Achievability: | Potentially Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site is a garage court and parking area for the adjacent 4 storey block of flats, within the predominantly residential area. Given the scale and the layout of the adjacent blocks it is unlikely that a layout could be designed to provide an appropriate level of amenity for future occupiers whilst maintaining amenity of existing residential properties. Therefore the site is not suitable for residential development and is not considered suitable for employment due to proximity to existing residential.</p> | | |


| | | | |
|--|---|-------------------------------|--|
| Site Ref: | LA67 | | |
| Site Name: | Garages adjacent to 20 Magpie Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Langney | | |
| Ward: | Langney | | |
| Grid Reference: | E: 562281, N: 103059 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.02 | |
| | Prev. Developed: | BF | |
| Suitability: | Not suitable | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site is a garage court, to the side/rear of single storey bungalows, within the predominantly residential area. Given the layout of the adjacent bungalows it is unlikely that a layout could be designed to provide an appropriate level of amenity for future occupiers whilst maintaining amenity of existing residential properties. Therefore the site is not suitable for residential development. The site is not considered suitable for employment due to proximity to existing residential.</p> <p>The garages are independantly owned, so it is considered unlikely that the site will be available for development in the plan period.</p> | | |


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| | | |
|--|---|-------------------------------|
| Site Ref: | LA68 | |
| Site Name: | Garages adajcent to 10 Robin Close | |
| Source: | EBC Identified | |
| Neighbourhood: | Langney | |
| Ward: | Langney | |
| Grid Reference: | E: 562175, N: 102888 | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.04 |
| | Prev. Developed: | BF |
| Suitability: | Suitable (Housing) | |
| Availability: | Not Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Available | |
| Justification: | <p>The site is a garage court, to the side/rear of single storey bungalows, within the predominantly residential area, therefore the site is suitable. The development would need to respect the adjacent character and be single storey to avoid amenity issues with neighbouring properties such as overlooking. The garages are independantly owned, and it appears that a garage in an adjacent garden NO.1 Nuthatch has access over the garage court, so it is considered unlikely that the site will be available for development in the plan period.</p> | |


| | | | |
|--|---|-------------------------------|--|
| Site Ref: | LA69 | | |
| Site Name: | Land at Heron Close | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Langney | | |
| Ward: | Langney | | |
| Grid Reference: | E: 562204, N: 102823 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Majority 1, partially 2 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.12 | |
| | Prev. Developed: | GF | |
| Suitability: | Not suitable | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | The site is an incidental open space within the predominantly residential area, surrounded by single storey residential properties. Development of the site would result in the loss of the amenity space and a significant amount of mature trees therefore the site is not considered to be suitable for development. | | |

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| | | |
|--|---|-------------------------------|
| Site Ref: | LA70 | |
| Site Name: | Garages to rear of 10 Nightingale Close | |
| Source: | EBC Identified | |
| Neighbourhood: | Langney | |
| Ward: | Langney | |
| Grid Reference: | E: 562095, N: 102827 | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.04 |
| Prev. Developed: | BF | |
| Suitability: | Suitable (Housing) | |
| Availability: | Not Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Available | |
| Justification: | <p>The site consists of a garage court, located within the predominantly residential area so the site is considered suitable for residential development. The site is surrounded by single storey dwellings so development would need to respect that character to minimise overlooking given the confines of the site. The site narrows but could accommodate 2 dwellings south facing. However, the majority of the garages are privately owned, so it is considered unlikely that the site will be available for development in the plan period.</p> | |


| | | | |
|--|---|-------------------------------|--|
| Site Ref: | LA71 | | |
| Site Name: | Garages adjacent to 46 Woodpecker Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Langney | | |
| Ward: | Langney | | |
| Grid Reference: | E: 562041, N: 102876 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.04 | |
| | Prev. Developed: | BF | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Available | | |
| Justification: | <p>The site consists of a garage court, located within the predominantly residential area so the site is considered suitable for residential development. The site is surrounded by single storey dwellings so development would need to respect that character to minimise overlooking given the confines of the site. The site is narrow but could accommodate 1 dwelling. However, the majority of the garages are privately owned, so it is considered unlikely that the site will be available for development in the plan period.</p> | | |


| | | | |
|--|---|-------------------------------|--|
| Site Ref: | LA72 | | |
| Site Name: | Garages adjacent to 26 Swallow Close | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Langney | | |
| Ward: | Langney | | |
| Grid Reference: | E: 561973, N: 102706 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.07 | |
| | Prev. Developed: | BF | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Available | | |
| Justification: | <p>The site consists of a garage court, located within the predominantly residential area so the site is considered suitable for residential development. The site is surrounded by two storey and single storey dwellings and could accommodate 3, two storey dwellings. However, the garages are individually owned, so it is considered unlikely that the site will be available for development in the plan period.</p> | | |


| | | | |
|--|--|-------------------------------|--|
| Site Ref: | LA73 | | |
| Site Name: | Garages adjacent to 14 Swallow Close | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Langney | | |
| Ward: | Langney | | |
| Grid Reference: | E: 561989, N: 102645 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.04 | |
| | Prev. Developed: | BF | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Available | | |
| Justification: | The site consists of a garage court, located within the predominantly residential area so the site is considered suitable for residential development. The site is surrounded by two storey and single storey dwellings and could accommodate 3, two storey dwellings. However, the garages are individually owned, so it is considered unlikely that the site will be available for development in the plan period. | | |

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| | | | | |
|--|---|-------------------------------|--|--|
| Site Ref: | LA74 | | | |
| Site Name: | Garages adjacent to 5 Swallow Close | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Langney | | | |
| Ward: | Langney | | | |
| Grid Reference: | E: 562088, N: 102630 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.08 | | |
| | Prev. Developed: | BF | | |
| Suitability: | Not suitable | | | |
| Availability: | Not Available | | | |
| Achievability: | Achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | <p>The site consists of a garage court, surrounded by single and two storey dwellings, within the predominantly residential area. The size of the garage court and the layout of the surrounding dwellings means it is unlikely to accommodate additional residential properties with sufficient amenity value, and would likely significantly impact existing residents, therefore the site is unsuitable. The site is not considered suitable for employment due to proximity to existing residential. The garages are individually owned, so it is considered unlikely that the site will be available for development in the plan period.</p> | | | |


| | | | |
|--|--|-------------------------------|--|
| Site Ref: | LA75 | | |
| Site Name: | Car Park adjacent to 116 Sevenoaks Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Langney | | |
| Ward: | St Anthony's | | |
| Grid Reference: | E: 562814, N: 102331 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 3a | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.02 | |
| | Prev. Developed: | BF | |
| Suitability: | Not suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site consists of a parking area, located within the predominantly residential area. The site does appear to be used for off-street parking in an area where there is little on-street provision given the layout of properties, so the site would only be suitable for development if parking compensation could be made which is unlikely given the size of the site. The landowner has confirmed that the site could be available for development in the plan period.</p> | | |


| | | | |
|--|--|-------------------------------|--|
| Site Ref: | LA76 | | |
| Site Name: | Garages to rear of 15 Gainsborough Crescent | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Langney | | |
| Ward: | St Anthonys | | |
| Grid Reference: | E: 562833, N: 102315 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Majority 2, partially 3a | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.05 | |
| | Prev. Developed: | BF | |
| Suitability: | Not suitable | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site is a garage court within the predominantly residential area, surrounded by two storey dwellings. The site is narrow and the layout of the adjacent properties mean it is unlikely that a layout could be designed to provide an appropriate level of amenity for future occupiers whilst maintaining amenity of existing residential properties. Development would also likely result in the loss of mature trees on the northern boundary. Therefore the site is unsuitable. The garages are individually owned, so it is considered unlikely that the site will be available for development in the plan period.</p> | | |

| | | | |
|--|---|-------------------------------|--|
| Site Ref: | LA77 | | |
| Site Name: | Land adjacent to 8 Gainsborough Crescent | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Langney | | |
| Ward: | St Anthony's | | |
| Grid Reference: | E: 562884, N: 102319 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.02 | |
| | Prev. Developed: | GF | |
| Suitability: | Not suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | The site consists of an incidental open space surrounded by single and two storey properties, within the predominantly residential area. The site is too small to accommodate a unit in keeping with the existing surrounding development given the existing layout, whilst maintaining residential amenity. Development for the site would also likely require removal of 3 mature trees, therefore development of the site is unsuitable. | | |


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| | | | |
|--|---|-------------------------------|--|
| Site Ref: | LA78 | | |
| Site Name: | Land adjacent to 22 Gainsborough Crescent | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Langney | | |
| Ward: | St Anthonys | | |
| Grid Reference: | E: 562939, N: 102335 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.02 | |
| | Prev. Developed: | GF | |
| Suitability: | Not suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | The site consists of an incidental open space surrounded by two storey properties, within the predominantly residential area. Development of the site would require removal of 3 mature trees, therefore development of the site is unsuitable. | | |

| | | | |
|--|---|-------------------------------|--|
| Site Ref: | LA79 | | |
| Site Name: | Garages adajcent to 12 Lawrence Close | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Langney | | |
| Ward: | St Anthonys | | |
| Grid Reference: | E: 562895, N: 102295 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.04 | |
| | Prev. Developed: | BF | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Available | | |
| Justification: | <p>The site is a garage court within the predominantly residential area, and is therefore suitable for residential development. Adjacent the site to the East are two storey dwellings, to the west single storey bungalows. The site could accommodate 2, two storey dwellings. The garages are individually owned, so it is considered unlikely that the site will be available for development in the plan period.</p> | | |


| | | | |
|--|---|-------------------------------|--|
| Site Ref: | LA80 | | |
| Site Name: | Garages to rear of 18-24 Hogarth Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Langney | | |
| Ward: | St Anthonys | | |
| Grid Reference: | E: 562868, N: 102150 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.09 | |
| | Prev. Developed: | BF | |
| Suitability: | Not suitable | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site is a garage court located to the rear of single and 2-storey dwellings, located within the predominantly residential area. The site does provide some off-street parking, but the majority of surrounding dwellings have driveways and there is some on-street parking available also. The residential properties to the rear are on a lower ground level and small gardens of the surrounding mean development would likely be significantly detrimental to the amenity of the existing properties and future occupiers. Therefore it is considered that the site is not suitable for development.</p> | | |

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|--|--|-------------------------------|--|--|
| Site Ref: | LA81 | | | |
| Site Name: | Garages between 45 and 47 Reynolds Road | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Langney | | | |
| Ward: | St Anthony's | | | |
| Grid Reference: | E: 563029, N: 102187 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.03 | | |
| | Prev. Developed: | BF | | |
| Suitability: | Not suitable | | | |
| Availability: | Not Available | | | |
| Achievability: | Achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | <p>The site consists of a parking area and garage court, located within the predominantly residential area. Given the layout of the surrounding properties many do not have any off street parking abilities and there is very limited on street parking in the area. Therefore the site is not suitable for development. The garages are individually owned, so it is considered unlikely that the site will be available for development in the plan period.</p> | | | |

| | | | |
|--|---|-------------------------------|--|
| Site Ref: | LA82 | | |
| Site Name: | Garages to rear of 6-8 Constable Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Langney | | |
| Ward: | St Anthony's | | |
| Grid Reference: | E: 562919, N: 102067 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.06 | |
| | Prev. Developed: | BF | |
| Suitability: | Not suitable | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site consists of a garage court, surrounded by two storey dwellings, within the predominantly residential area. The layout of the surrounding dwellings, with small gardens, and the size of the garage court means it is unlikely to accommodate additional residential with sufficient amenity value, and would likely significantly impact existing residents, therefore the site is unsuitable for development. The garages are individually owned, so it is considered unlikely that the site will be available for development in the plan period.</p> | | |


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| | | | |
|--|---|-------------------------------|--|
| Site Ref: | LA83 | | |
| Site Name: | Garages adjacent to 9 Turner Close | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Langney | | |
| Ward: | St Anthony's | | |
| Grid Reference: | E: 562987, N: 102026 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Majority within Flood Zone 2 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.06 | |
| | Prev. Developed: | BF | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Available | | |
| Justification: | <p>The site is a garage court within the predominantly residential area, and is therefore suitable for residential development. The site is surrounded by two storey, terraced or semi detached dwellings, and could accommodate 3, two storey dwellings. However, the garages are individually owned, so it is considered unlikely that the site will be available for development in the plan period.</p> | | |


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| | | | |
|--|---|-------------------------------|--|
| Site Ref: | LA84 | | |
| Site Name: | Garages adjacent to 2 Reynolds Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Langney | | |
| Ward: | St Anthony's | | |
| Grid Reference: | E: 563072, N: 102033 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Majority Within Flood Zone 1, Partially within Flood Zone 2 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.10 | |
| | Prev. Developed: | BF | |
| Suitability: | Not suitable | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | The site consists of a garage court, located within the predominantly residential area. There is insufficient space to accommodate additional residential with sufficient amenity value when considered in context with the permissions on the land to the east adjacent Langney Rise. The garages are individually owned, so it is considered unlikely that the site will be available for development in the plan period. | | |


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| | | |
|--|--|-------------------------------|
| Site Ref: | LA85 | |
| Site Name: | Garages rear of 19-25 The Rising | |
| Source: | EBC Identified | |
| Neighbourhood: | Langney | |
| Ward: | Langney | |
| Grid Reference: | E: 562940, N: 102796 | |
|  | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.05 |
| Prev. Developed: | BF | |
| Suitability: | Not suitable | |
| Availability: | Not Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | <p>The site consists of a garage court, located within the predominantly residential area. There is insufficient space to accommodate additional residential with sufficient amenity value given the proximity of the surrounding properties. The garages are individually owned, so it is considered unlikely that the site will be available for development in the plan period.</p> | |


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| | | |
|--|---|-------------------------------|
| Site Ref: | LA86 | |
| Site Name: | Garages at end of Close One | |
| Source: | EBC Identified | |
| Neighbourhood: | Langney | |
| Ward: | Langney | |
| Grid Reference: | E: 562987, N: 102919 | |
|  | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.04 |
| | Prev. Developed: | BF |
| Suitability: | Not suitable | |
| Availability: | Not Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | <p>The site consists of a garage court, located within the predominantly residential area. There is insufficient space to accommodate additional residential development given size/shape of the site and need to retain the existing footpath to the north-east. Development would also require removal of a mature tree, therefore site is unsuitable. The garages are individually owned, so it is considered unlikely that the site will be available for development in the plan period.</p> | |


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| | | | |
|--|---|-------------------------------|--|
| Site Ref: | LA87 | | |
| Site Name: | Garages to rear of 87-93 The Rising | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Langney | | |
| Ward: | Langney | | |
| Grid Reference: | E: 563051, N: 103006 | | |
|  | Designated Open Space | YES | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.07 | |
| | Prev. Developed: | BF | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Available | | |
| Justification: | <p>The site consists of a garage court, located within the predominantly residential area, and is therefore suitable for residential development. The site is situated between Langney Cemetery and single storey semi detached dwellings, development would need to be single storey to respect this character and to avoid significant amenity impacts on existing properties. The site can accommodate 2 single storey dwellings to match the adjacent properties. However, the garages are individually owned, so it is considered unlikely that the site will be available for development in the plan period.</p> | | |

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| | | |
|--|--|-------------------------------|
| Site Ref: | LA88 | |
| Site Name: | Garages between 19-20 Thackeray Close | |
| Source: | EBC Identified | |
| Neighbourhood: | Langney | |
| Ward: | Langney | |
| Grid Reference: | E: 563138, N: 103141 | |
|  | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Flood Zone 3a | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.05 |
| | Prev. Developed: | BF |
| Suitability: | Suitable (Housing) | |
| Availability: | Not Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Available | |
| Justification: | <p>The site consists of a car parking area, garage court, and a small incidental amenity space located within the predominantly residential area, and is therefore suitable for residential development. The site is situated between a terrace of two storey dwellings, and row of single storey dwellings. However, the garages are individually owned, so it is considered unlikely that the site will be available for development in the plan period.</p> | |


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| | | | |
|--|--|-------------------------------|--|
| Site Ref: | LA89 | | |
| Site Name: | Garages adjacent to 175 Priory Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Langney | | |
| Ward: | Langney | | |
| Grid Reference: | E: 563273, N: 103230 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 3a | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.03 | |
| | Prev. Developed: | BF | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Available | | |
| Justification: | <p>The site consists of a garage court, located within the predominantly residential area. Whilst the site is between two terraces of two storey properties, to the north are single storey dwellings. The small site means it could accommodate a single storey dwelling to match the existing facing east, rather than two storey facing south. This would respect the character of the adjacent and limit the impact on the adjacent single storey dwelling. However the site is situated within Flood Zone 3 and as such single storey development is not supported on flood risk grounds. Therefore the site is unsuitable for development. The garages are also individually owned, so it is considered unlikely that the site will be available for development in the plan period.</p> | | |


| | | | |
|--|---|-------------------------------|--|
| Site Ref: | LA90 | | |
| Site Name: | Garages adjacent to 6 Stevenson Close | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Langney | | |
| Ward: | Langney | | |
| Grid Reference: | E: 563242, N: 103284 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 3a | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.02 | |
| | Prev. Developed: | BF | |
| Suitability: | Not suitable | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site consists of a garage court, located within the predominantly residential area, surrounded by two storey semi detached properties. The site is too small in depth to accommodate residential development and is not considered suitable for employment due to proximity to existing residential. The garages are also individually owned, so it is considered unlikely that the site will be available for development in the plan period.</p> | | |


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| | | | |
|--|--|-------------------------------|--|
| Site Ref: | LA91 | | |
| Site Name: | Garages adjacent to 205 Priory Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Langney | | |
| Ward: | Langney | | |
| Grid Reference: | E: 563209, N: 103311 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 3a | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.09 | |
| | Prev. Developed: | BF | |
| Suitability: | Not suitable | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site consists of two garage blocks and a turning area, located to the rear of 2-storey dwellings within the predominantly residential area. The site is used for off-street and on-street parking for dwellings on 'walks' without direct access to the highway. The small rear gardens of adjacent properties and the irregular shape of the site means that it is unlikely that development could be accommodated without an adverse impact on the residential amenity of existing and future occupiers. Therefore the site is not considered to be suitable for development. The garages are also individually owned, so it is considered unlikely that the site will be available for development in the plan period.</p> | | |


| | | | |
|--|--|-------------------------------|--|
| Site Ref: | LA92 | | |
| Site Name: | Garages adjacent to 18 Dickens Way | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Langney | | |
| Ward: | Langney | | |
| Grid Reference: | E: 563157, N: 103382 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Majority 3a | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.05 | |
| | Prev. Developed: | BF | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Available | | |
| Justification: | <p>The site consists of a garage court, located within the predominantly residential area and is therefore considered suitable for development. The site is adjacent to a two storey blocks of 4 flats. The site could accommodate a further block of 4 flats on the northern part of the site. Development of the southern part of the site would likely have significant detrimental impacts on the adjacent single storey dwelling to the west given the difference in ground levels. However, the garages are individually owned, so it is considered unlikely that the site will be available for development in the plan period.</p> | | |


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| | | | |
|--|--|-------------------------------|--|
| Site Ref: | LA95 | | |
| Site Name: | Ashgate Road Allotments 2 | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Langney | | |
| Ward: | Langney | | |
| Grid Reference: | E: 563053, N: 102583 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.09 | |
| | Prev. Developed: | GF | |
| Suitability: | Not suitable | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | The site is statutory allotment land within the build-up area. However, there is no evidence of surplus of allotments and the current use as allotments means that the site is unsuitable and unavailable for development. | | |

| | | | |
|--|--|-------------------------------|--|
| Site Ref: | LA96 | | |
| Site Name: | Garages adjacent to 1 The Vineries | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Langney | | |
| Ward: | Langney | | |
| Grid Reference: | E: 562962, N: 102534 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.02 | |
| | Prev. Developed: | BF | |
| Suitability: | Not suitable | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site is a garage court within the predominantly residential area, surrounded by two storey residential properties. There is very limited parking within The Vineries, and limited on street parking outside the development. Development of the site would also result in the loss of a mature tree therefore the site is not considered to be suitable for development. The garages are individually owned, so it is considered unlikely that the site will be available for development in the plan period.</p> | | |

| | | | | |
|--|--|-------------------------------|--|--|
| Site Ref: | LA97 | | | |
| Site Name: | Garages adjacent to 2 The Vineries | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Langney | | | |
| Ward: | Langney | | | |
| Grid Reference: | E: 562976, N: 102502 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.02 | | |
| | Prev. Developed: | BF | | |
| Suitability: | Not suitable | | | |
| Availability: | Not Available | | | |
| Achievability: | Achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | <p>The site is a garage court within the predominantly residential area, surrounded by two storey residential properties. There is very limited parking within The Vineries, and limited on street parking outside the development. Development of the site would also result in the loss of a mature tree therefore the site is not considered to be suitable for development. The garages are individually owned, so it is considered unlikely that the site will be available for development in the plan period.</p> | | | |


| | | | |
|--|---|-------------------------------|--|
| Site Ref: | LA98 | | |
| Site Name: | Garages at end of Spring Lodge Close | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Langney | | |
| Ward: | Langney | | |
| Grid Reference: | E: 563374, N: 102626 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Majority 1, partially 3a | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.08 | |
| | Prev. Developed: | BF | |
| Suitability: | Not suitable | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site is a garage court within the predominantly residential area. Spring Lodge Close consists of terraces of two storey properties. There is very limited parking within Spring Lodge Close, loss of the garage court would reduce parking further. There is a sewer between the garages and No.19 Spring Lodge Close, reducing the developable width of the site and there is also an electrical substation within the site. The garages are individually owned, so it is considered unlikely that the site will be available for development in the plan period.</p> | | |

| | | |
|--|--|-------------------------------|
| Site Ref: | LA99 | |
| Site Name: | Land adjacent to 41 Marsden Road | |
| Source: | EBC Identified | |
| Neighbourhood: | Langney | |
| Ward: | Langney | |
| Grid Reference: | E: 563156, N: 102502 | |
|  | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.02 |
| Prev. Developed: | BF | |
| Suitability: | Not suitable | |
| Availability: | Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | <p>The site consists of a parking area, surrounded by two storey dwellings, within the predominantly residential area. The size of the site, the layout of the surrounding dwellings, and the windows in the existing properties mean it is unlikely to accommodate additional residential development with sufficient amenity value, and would likely significantly impact existing residents, therefore the site is unsuitable. The site is not considered suitable for employment due to proximity to existing residential.</p> | |


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Meads

| | | | |
|--|--|-------------------------------|--|
| Site Ref: | ME01 | | |
| Site Name: | Rear of 44-48 Blackwater Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Meads | | |
| Ward: | Meads | | |
| Grid Reference: | E: 560628, N: 98526 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | NO | NO | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | YES | |
| | Area (Hectares): | 0.10 | |
| | Prev. Developed: | GF | |
| Suitability: | Not Suitable | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site consists of residential garden land to the rear of existing 4-storey buildings covered to flats, located within the predominantly residential area. The site contains a number of significant mature trees that contribute to the character of the Area of High Townscape Value. The height of the buildings along Blackwater Road means that the site is unlikely to be able to accommodate development without overlooking issues and an unacceptable impact on residential amenity, so the site is considered to be unsuitable for development.</p> | | |


| | | | |
|--|--|-------------------------------|--|
| Site Ref: | ME02 | | |
| Site Name: | Land Adjacent 5 Furness Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Meads | | |
| Ward: | Meads | | |
| Grid Reference: | E: 560815, N: 98679 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | NO | NO | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | YES | |
| | Area (Hectares): | 0.09 | |
| | Prev. Developed: | GF | |
| Suitability: | Not Suitable | | |
| Availability: | Unknown | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | The site consists of residential garden land to the side of an existing 2-storey dwelling and adjacent to a 4-storey block of flats, located within the predominantly residential area. The site is considered to be too small accommodate development without overlooking issues and an unacceptable impact on residential amenity, so the site is considered to be unsuitable for development. | | |

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| | | | |
|--|--|-------------------------------|--|
| Site Ref: | ME03 | | |
| Site Name: | Rear of 8/18 Grange Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Meads | | |
| Ward: | Meads | | |
| Grid Reference: | E: 560752, N: 98431 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | NO | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | YES | |
| | Area (Hectares): | 0.21 | |
| | Prev. Developed: | GF | |
| Suitability: | Not Suitable | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site consists of a number of residential gardens to the rear of 3-storey residential buildings, a number of which have been converted to flats. The site is within an area designated as an Area of High Townscape Value. The long narrow shape of the site would not lend itself to accommodate development that would be in character with the surrounding area, and would create unacceptable adverse impacts on the visual and residential amenity of existing and future occupiers. Therefore the site is not considered to be suitable for development.</p> | | |

| | | |
|--|---|-------------------------------|
| Site Ref: | ME06 | |
| Site Name: | Land to the rear of 53 Meads Road | |
| Source: | EBC Identified | |
| Neighbourhood: | Meads | |
| Ward: | Meads | |
| Grid Reference: | E: 560233, N: 97992 | |
|  | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | NO |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.23 |
| | Prev. Developed: | GF |
| Suitability: | Not Suitable | |
| Availability: | Not Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | <p>The site consists of residential garden land to the side and rear of an existing 3-storey listed building that has been converted to flats, located within the predominantly residential area. The adjacent building is a listed building and the site is located within an Area of High Townscape Value. The site contains a number of mature trees, the majority of which are protected by a Tree Preservation Order. Therefore the site is considered to be unsuitable for development.</p> | |

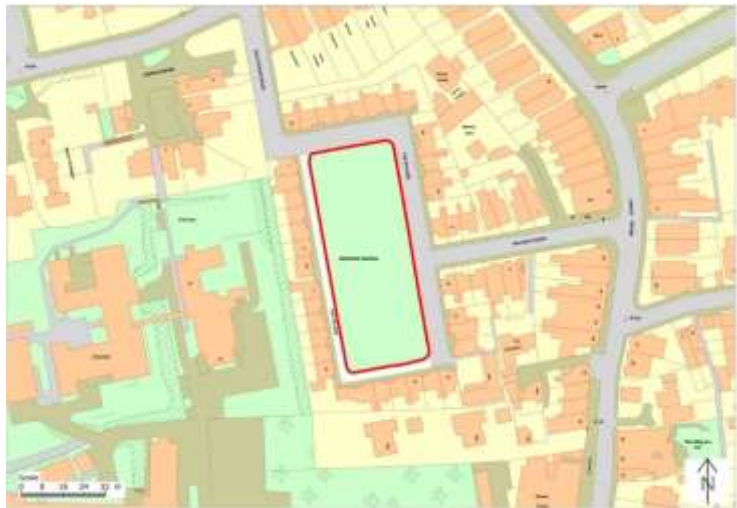
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| | | | |
|--|--|--------------------------------|--------------------|
| Site Ref: | ME09 | | |
| Site Name: | Land at rear of Highmead Manor, Buxton Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Meads | | |
| Ward: | Meads | | |
| Grid Reference: | E: 560469, N: 97746 | | |
|  | Designated Open Space: | NO | |
| | Within 800m Open Space: | Within 800m Play Space: | |
| | YES | NO | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | YES | |
| | Area (Hectares): | 0.14 | |
| Prev. Developed: | GF | | |
| Suitability: | Not Suitable | | |
| Availability: | Unknown | | |
| Achievability: | Potentially Achievable | | |
| Housing Capacity: | 4 | Density Area: | Medium-Low Density |
| Density (dph): | 29.05 | Delivery Period: | 11+ Years |
| Conclusion: | Undevelopable – Not Suitable | | |
| Justification: | <p>The site consists of a residential gardens to the rear of an existing 4-storey residential building converted to flats and adjacent 2-storey houses, located within the predominantly residential area. The site is located within a Conservation Area, and achieving access to the site would involve the demolition of a flint wall and removal of a number of mature trees. Any development would also have overlooking issues and an unacceptable impact on residential amenity. Therefore it is considered that the impact on the Conservation Area and on residential amenity means that this site is not suitable for development.</p> | | |


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| | | | |
|--|--|-------------------------------|--|
| Site Ref: | ME10 | | |
| Site Name: | Garages to rear of 4-10 Cliff Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Meads | | |
| Ward: | Meads | | |
| Grid Reference: | E: 560097, N: 97353 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | NO | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | YES | |
| | Area (Hectares): | 0.15 | |
| | Prev. Developed: | BF | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Available | | |
| Justification: | <p>The site consists of a large garage court, located immediately to the rear of 2-storey dwellings but also adjacent to a 6-storey purpose-built block of flats, for which the garages are provided. The site is also adjacent to and within the setting of a listed building. The site is located within the predominantly residential area, and there is off-street parking provided for the flats, so the site is considered to be suitable for a well-designed residential development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. Each individual garage is privately owned by the owners of the adjacent properties, so it is considered unlikely that the site will be available for development in the plan period.</p> | | |


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| | | | |
|--|---|-------------------------------|--|
| Site Ref: | ME11 | | |
| Site Name: | The Village, Meads | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Meads | | |
| Ward: | Meads | | |
| Grid Reference: | E: 559975, N: 97620 | | |
|  | Designated Open Space | YES | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | YES | |
| | Area (Hectares): | 0.27 | |
| | Prev. Developed: | GF | |
| Suitability: | Not Suitable | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | The site consists of private allotments on a designated amenity space in the centre of a 2-storey residential development in a Conservation Area. The site has also recently been purchased by the Meads Community Association for the purpose of protecting the site from development. It is considered that the site would not be suitable for development nor is the site available. | | |


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| | | | |
|--|--|-------------------------------|--|
| Site Ref: | ME13 | | |
| Site Name: | Rear of 19/25 Upper Carlisle Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Meads | | |
| Ward: | Meads | | |
| Grid Reference: | E: 559427, N: 97776 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | NO | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.31 | |
| | Prev. Developed: | GF | |
| Suitability: | Not Suitable | | |
| Availability: | Unknown | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | The site consists of residential garden land to the rear of two existing 2-storey dwellings, located within the predominantly residential area. There is no way to provide access to the garden land to the rear of the dwellings, so the site is not considered to be suitable for development. | | |


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| | | | | |
|--|--|--------------------------------|--------------|--|
| Site Ref: | ME24 | | | |
| Site Name: | 13 Edensor Road | | | |
| Source: | Refused/withdrawn | | | |
| Neighbourhood: | Meads | | | |
| Ward: | Meads | | | |
| Grid Reference: | E: 559710, N: 97182 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | | |
| | YES | NO | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.05 | | |
| Prev. Developed: | GF | | | |
| Suitability: | Not suitable | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 1 | Density Area: | High Density | |
| Density (dph): | 18.08 | Delivery Period: | 6-10 Years | |
| Conclusion: | Undevelopable – Not Suitable | | | |
| Justification: | <p>The site consists of residential garden land to the rear of an existing 2-storey dwelling, located within the predominantly residential area. The site would need to be access from Upper Dukes Drive which is at a significantly different ground level to the site itself. An application for planning permission was refused, and dismissed on appeal on the grounds that the development of the site was incongruous with the established character and pattern of development in the area, and discordant and dominant within the Upper Dukes Drive Street scene. Therefore the site is considered not suitable for residential development. The site is not suitable for employment due to proximity to existing residential.</p> | | | |

| | | | | |
|--|---|-------------------------------|--|--|
| Site Ref: | ME25 | | | |
| Site Name: | 21 Baslow Road | | | |
| Source: | Refused/withdrawn | | | |
| Neighbourhood: | Meads | | | |
| Ward: | Meads | | | |
| Grid Reference: | E: 559566, N: 97326 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | NO | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.02 | | |
| | Prev. Developed: | GF | | |
| Suitability: | Not Suitable | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | The site consists of residential garden land to the rear of a 2-storey building converted into 3 flats, located within the predominantly residential area. It is considered that the development of this site would be incongruous with the established pattern of development and would cause harm to the character of the area. Therefore, the site is not considered to be suitable for development. | | | |


| | | |
|--|--|-------------------------------|
| Site Ref: | ME26 | |
| Site Name: | 28 Grange Road | |
| Source: | Refused/withdrawn | |
| Neighbourhood: | Meads | |
| Ward: | Meads | |
| Grid Reference: | E: 560791, N: 98187 | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | NO |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | YES |
| | Area (Hectares): | 0.05 |
| | Prev. Developed: | BF |
| Suitability: | Not Suitable | |
| Availability: | Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | <p>The site consists of an area of off-road parking serving a 3-storey flatted development to the front of the site, that itself is a relatively recent development. The development of the site would be considered to be incongruous with the established pattern of development and would cause harm to the character of the area. Therefore the site is not considered to be suitable for development.</p> | |


| | | | |
|--|---|-------------------------------|--|
| Site Ref: | ME28 | | |
| Site Name: | Kempston, 3 Granville Road | | |
| Source: | Pre-application advice | | |
| Neighbourhood: | Meads | | |
| Ward: | Meads | | |
| Grid Reference: | E: 560556, N: 98480 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | NO | NO | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | YES | |
| | Area (Hectares): | 0.12 | |
| | Prev. Developed: | Mixed (mainly BF) | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Not Available | | |
| Achievability: | Potentially Achievable | | |
| Conclusion: | Undevelopable - Not Available | | |
| Justification: | The site is a 3-storey residential building within a Conservation Area and predominantly residential area. The site is subject to an extant permission for demolition and redevelopment, however the landowners have advised that they have no plans to implement the permission. Therefore the site is considered to be not available. | | |


| | | | |
|--|--|-------------------------------|--|
| Site Ref: | ME29 | | |
| Site Name: | Land adjacent to 21 Derwent Road | | |
| Source: | Refused/withdrawn | | |
| Neighbourhood: | Meads | | |
| Ward: | Meads | | |
| Grid Reference: | E: 560147, N: 97521 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | NO | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | YES | |
| | Area (Hectares): | 0.01 | |
| | Prev. Developed: | BF | |
| Suitability: | Not Suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | The site is a small garage block between a 2-storey dwelling and a 4-storey block of flats, located within the predominantly residential area. This site has been subject to a planning application that was refused and dismissed on appeal due to substantial harm to the living conditions of the adjoining occupiers. Therefore it is considered that this site is not suitable for development. | | |


| | | | |
|--|--|-------------------------------|--|
| Site Ref: | ME30 | | |
| Site Name: | West Cliff Mansion, 6 St Johns Road | | |
| Source: | Refused/withdrawn | | |
| Neighbourhood: | Meads | | |
| Ward: | Meads | | |
| Grid Reference: | E: 560935, N: 97994 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | NO | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | YES | |
| | Area (Hectares): | 0.11 | |
| | Prev. Developed: | BF | |
| Suitability: | Not Suitable | | |
| Availability: | Available | | |
| Achievability: | Potentially Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site consists of a garage block and off-street parking area associated with the 9-storey purpose-build block of flats to the front of the site. The site is located adjacent to 3-storey residential, and is located within the predominantly residential area. There is no alternative parking provision for the block of 25 flats so development would create a parking shortfall, and the height of the building to the front would mean that there would be an adverse impact on residential amenity of existing and future occupiers. Therefore the site is not considered to be suitable for development.</p> | | |

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| | | | | |
|--|---|-------------------------------|--|--|
| Site Ref: | ME36 | | | |
| Site Name: | Land to the west of Carlisle Road opposite Moira House School | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Meads | | | |
| Ward: | Meads | | | |
| Grid Reference: | E: 559765, N: 97873 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | YES | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | NO | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | YES | | |
| | Area (Hectares): | 1.73 | | |
| | Prev. Developed: | GF | | |
| Suitability: | Potentially Suitable (Housing) | | | |
| Availability: | Not Available | | | |
| Achievability: | Achievable | | | |
| Conclusion: | Undevelopable - Not Available | | | |
| Justification: | The site consists of a designated playing field, located adjacent to 2-storey residential development within the predominantly residential area. There is no evidence to suggest that there is a surplus of playing fields, and therefore this site would not be considered to be suitable for development. | | | |


| | | | |
|--|--|-------------------------------|--|
| Site Ref: | ME37 | | |
| Site Name: | Land within curtilage of the Pennings, Upper Dukes Drive | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Meads | | |
| Ward: | Meads | | |
| Grid Reference: | E: 559478, N: 97344 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | NO | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.10 | |
| | Prev. Developed: | GF | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | The site is a residential garden, within the predominantly residential area. Development of the site would result in the loss of a significant amount of mature trees therefore the site is not considered to be suitable for development. | | |

| | | | | |
|--|---|-------------------------------|--|--|
| Site Ref: | ME38 | | | |
| Site Name: | Land within curtilage of 12 Baslow Road | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Meads | | | |
| Ward: | Meads | | | |
| Grid Reference: | E: 559520, N: 97401 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | NO | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.14 | | |
| | Prev. Developed: | GF | | |
| Suitability: | Not Suitable | | | |
| Availability: | Unknown | | | |
| Achievability: | Achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | <p>The site is a residential garden, within the predominantly residential area. Previously refused permission (Ref: EB/2005/0565) on grounds of loss of trees (subject of a TPO) and loss of significant section of established boundary, eroding local distinctiveness. Not considered situation has changed since this decision, development of the site would likely lead to the loss of a significant amount of mature trees and the boundary wall, given the lack of existing access and difference in ground levels between the site and the road. Therefore the site is considered not suitable for development.</p> | | | |


| | | | |
|--|---|-------------------------------|--|
| Site Ref: | ME39 | | |
| Site Name: | Land to the rear of 2 Baslow Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Meads | | |
| Ward: | Meads | | |
| Grid Reference: | E: 559721, N: 97520 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | NO | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.06 | |
| | Prev. Developed: | GF | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | The site is a residential garden, within the predominantly residential area. The ground level raises significantly from the road, no access known from Meads Brow to the north. Therefore considered unsuitable for development as unlikely access can be obtained. | | |


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| | | | |
|--|---|-------------------------------|--|
| Site Ref: | ME41 | | |
| Site Name: | Land within curtilage of 6 Paradise Drive | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Meads | | |
| Ward: | Meads | | |
| Grid Reference: | E: 559876, N: 98249 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | NO | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | YES | |
| | Area (Hectares): | 0.09 | |
| | Prev. Developed: | GF | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | The site is a residential garden, to the side of an existing dwelling, within the predominantly residential area. Development would result in a significant number of mature trees, therefore the site is unsuitable for development. | | |

| | | | |
|--|---|-------------------------------|--|
| Site Ref: | ME42 | | |
| Site Name: | Land within curtilage of 4 Paradise Drive | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Meads | | |
| Ward: | Meads | | |
| Grid Reference: | E: 559948, N: 98221 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | NO | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | YES | |
| | Area (Hectares): | 0.09 | |
| | Prev. Developed: | GF | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | The site is a residential garden, to the side of an existing dwelling, within the predominantly residential area. Development would result in the loss of a significant number of mature trees, therefore the site is unsuitable for development. | | |


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| | | | |
|--|---|-------------------------------|--|
| Site Ref: | ME44 | | |
| Site Name: | Garages adjacent to 8 Ascham Place | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Meads | | |
| Ward: | Meads | | |
| Grid Reference: | E: 560206, N: 98161 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | NO | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.05 | |
| | Prev. Developed: | BF | |
| Suitability: | Not suitable | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | The site is a garage court within the predominantly residential area. Due to the layout, a number of properties in Ashcham Place do not have available on or off street parking, therefore the site is unsuitable for development. The garages are individually owned, so it is considered unlikely that the site will be available for development in the plan period. | | |

| | | | |
|--|--|-------------------------------|--|
| Site Ref: | ME45 | | |
| Site Name: | Garages to rear of 32 St Vincents Place | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Meads | | |
| Ward: | Meads | | |
| Grid Reference: | E: 560130, N: 98133 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | NO | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.05 | |
| | Prev. Developed: | BF | |
| Suitability: | Not suitable | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site is a garage court within the predominantly residential area. Due to the layout, a number of properties in St Vincents Place and Ashcham Place do not have available on or off street parking, therefore the site is unsuitable for development. The garages are individually owned, so it is considered unlikely that the site will be available for development in the plan period.</p> | | |


| | | | |
|--|---|-------------------------------|--|
| Site Ref: | ME46 | | |
| Site Name: | Garages adjacent to 17 St Vincents Place | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Meads | | |
| Ward: | Meads | | |
| Grid Reference: | E: 560140, N: 98073 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | NO | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.10 | |
| | Prev. Developed: | BF | |
| Suitability: | Not suitable | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | The site is a garage court within the predominantly residential area. Due to the layout, a number of properties in St Vincents Place do not have available on or off street parking, therefore the site is unsuitable for development. The garages are individually owned, so it is considered unlikely that the site will be available for development in the plan period. | | |

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| | | | | |
|--|---|-------------------------------|--|--|
| Site Ref: | ME47 | | | |
| Site Name: | Garages adjacent to 24 Gaudick Close | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Meads | | | |
| Ward: | Meads | | | |
| Grid Reference: | E: 560153, N: 98022 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | NO | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.02 | | |
| | Prev. Developed: | BF | | |
| Suitability: | Not suitable | | | |
| Availability: | Not Available | | | |
| Achievability: | Achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | The site is a garage block and adjacent parking areas within the predominantly residential area. The garages are individually owned by the adjacent properties who have no off street and limited on street parking, therefore the site is unsuitable for development. The garages are individually owned, so it is considered unlikely that the site will be available for development in the plan period. | | | |


| | | | |
|--|--|-------------------------------|--|
| Site Ref: | ME49 | | |
| Site Name: | Garages adjacent to 7 Naomi Close | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Meads | | |
| Ward: | Meads | | |
| Grid Reference: | E: 560387, N: 98288 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | NO | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.04 | |
| | Prev. Developed: | BF | |
| Suitability: | Not suitable | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site is a garage block and adjacent parking areas within the predominantly residential area. The garages are individually owned by the adjacent properties who have no off street and limited on street parking, therefore the site is unsuitable for development. The garages are individually owned, so it is considered unlikely that the site will be available for development in the plan period.</p> | | |

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| | | | |
|--|---|-------------------------------|--|
| Site Ref: | ME50 | | |
| Site Name: | Garages to rear of 8 Furness Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Meads | | |
| Ward: | Meads | | |
| Grid Reference: | E: 560753, N: 98636 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | NO | NO | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | YES | |
| | Area (Hectares): | 0.03 | |
| | Prev. Developed: | BF | |
| Suitability: | Not suitable | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site is a block of garages with parking to the rear of residential flats, within the predominantly residential area. There is an existing mature tree with TPO in the centre of the site which would need to be removed to facilitate development therefore the site is unsuitable for development. The garages are individually owned, so it is considered unlikely that the site will be available for development in the plan period.</p> | | |


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| | | |
|--|--|-------------------------------|
| Site Ref: | ME51 | |
| Site Name: | Grange Gardens | |
| Source: | EBC Identified | |
| Neighbourhood: | Meads | |
| Ward: | Meads | |
| Grid Reference: | E: 560717, N: 98586 | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | NO |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | YES |
| | Area (Hectares): | 0.80 |
| | Prev. Developed: | GF |
| Suitability: | Not suitable | |
| Availability: | Unknown | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | The site is a private gardens within the College Conservation Area, the trees on site are covered by a TPO. The development of the gardens would be detrimental to the Conservation Area therefore the site is not suitable for development. | |


| | | |
|--|--|-------------------------------|
| Site Ref: | ME52 | |
| Site Name: | Garages to rear of 36-38 Furness Road | |
| Source: | EBC Identified | |
| Neighbourhood: | Meads | |
| Ward: | Meads | |
| Grid Reference: | E: 560714, N: 98709 | |
|  | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | NO |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | YES |
| | Area (Hectares): | 0.06 |
| Prev. Developed: | BF | |
| Suitability: | Not suitable | |
| Availability: | Not Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | <p>The site is a garage block and adjacent parking areas within the predominantly residential area. The garages are individually owned, the adjacent properties have no off street and limited on street parking, therefore the site is unsuitable for development. Given the size of the site and location of adjacent buildings it is also unlikely the site can accommodate additional residential properties with sufficient amenity value, and would likely significantly impact existing residents. The garages are individually owned, so it is considered unlikely that the site will be available for development in the plan period.</p> | |

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| | | | |
|--|--|-------------------------------|--|
| Site Ref: | ME53 | | |
| Site Name: | Land to rear of 45 Blackwater Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Meads | | |
| Ward: | Meads | | |
| Grid Reference: | E: 560635, N: 98424 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | NO | NO | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | YES | |
| | Area (Hectares): | 0.04 | |
| | Prev. Developed: | Mixed (mainly GF) | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | The site is a block of garages with parking to the rear of residential flats, within the predominantly residential area. The site is constrained by the adjacent property, Braeside. Given the location of the adjacent property development of the site would likely have significant detrimental impacts on the amenity of the adjacent property and future occupiers. Therefore the site is not suitable for development. | | |


| | | |
|--|--|-------------------------------|
| Site Ref: | ME54 | |
| Site Name: | Wilmington Gardens | |
| Source: | EBC Identified | |
| Neighbourhood: | Meads | |
| Ward: | Meads | |
| Grid Reference: | E: 561017, N: 98274 | |
|  | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | NO |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | YES |
| | Area (Hectares): | 0.73 |
| | Prev. Developed: | GF |
| Suitability: | Not suitable | |
| Availability: | Unknown | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | The site is a private gardens within the College Conservation Area. The site has an access from Compton Street which is narrow and would require removal of mature trees. The development of the gardens would be detrimental to the Conservation Area therefore the site is not suitable. | |


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| | | |
|--|--|-------------------------------|
| Site Ref: | ME55 | |
| Site Name: | Jevington Gardens | |
| Source: | EBC Identified | |
| Neighbourhood: | Meads | |
| Ward: | Meads | |
| Grid Reference: | E: 560966, N: 98151 | |
|  | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | NO |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | YES |
| | Area (Hectares): | 0.35 |
| Prev. Developed: | GF | |
| Suitability: | Not suitable | |
| Availability: | Unknown | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | The site is a private gardens within the College Conservation Area. The development of the gardens would be detrimental to the Conservation Area therefore the site is not suitable. | |


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| | | | | |
|--|--|-------------------------------|--|--|
| Site Ref: | ME56 | | | |
| Site Name: | Land to rear of 46 St Johns Road | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Meads | | | |
| Ward: | Meads | | | |
| Grid Reference: | E: 560283, N: 97924 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | NO | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | YES | | |
| | Area (Hectares): | 0.05 | | |
| | Prev. Developed: | GF | | |
| Suitability: | Not suitable | | | |
| Availability: | Unknown | | | |
| Achievability: | Achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | <p>The site is a residential garden, to the rear of existing flats, within the predominantly residential area. The site is within the Meads Conservation Area and would result in the loss of the flint boundary wall on Fairfield Road to provide access to the site. Given the scale of the existing building and the level of overlooking to the site, development would likely have significant detrimental impacts on the amenity of the existing and future occupiers. Therefore the site is not suitable for development.</p> | | | |

| | | | | |
|--|---|-------------------------------|--|--|
| Site Ref: | ME57 | | | |
| Site Name: | Garages adjacent to 9 Milnthorpe Gardens | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Meads | | | |
| Ward: | Meads | | | |
| Grid Reference: | E: 560215, N: 97842 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | NO | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | YES | | |
| | Area (Hectares): | 0.03 | | |
| | Prev. Developed: | BF | | |
| Suitability: | Not suitable | | | |
| Availability: | Not Available | | | |
| Achievability: | Achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | The site is a garage court within the predominantly residential area. Due to the layout Milnthorpe Gardens properties do not have available off street parking and there is limited on street parking available, therefore the site is unsuitable for development. The garages are individually owned, so it is considered unlikely that the site will be available for development in the plan period. | | | |


| | | | | |
|--|--|-------------------------------|--|--|
| Site Ref: | ME58 | | | |
| Site Name: | Garages adjacent to 21 Milnthorpe Gardens | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Meads | | | |
| Ward: | Meads | | | |
| Grid Reference: | E: 560208, N: 97784 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | YES | | |
| | Area (Hectares): | 0.06 | | |
| | Prev. Developed: | BF | | |
| Suitability: | Not suitable | | | |
| Availability: | Not Available | | | |
| Achievability: | Achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | <p>The site is a garage court within the predominantly residential area. Due to the layout Milnthorpe Gardens properties do not have available off street parking and there is limited on street parking available, therefore the site is unsuitable for development. The garages are individually owned, so it is considered unlikely that the site will be available for development in the plan period.</p> | | | |

| | | | |
|--|--|-------------------------------|--|
| Site Ref: | ME59 | | |
| Site Name: | Garages rear of Highcombe, Baslow Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Meads | | |
| Ward: | Meads | | |
| Grid Reference: | E: 559713, N: 97375 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | NO | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.08 | |
| | Prev. Developed: | BF | |
| Suitability: | Not suitable | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | The site is a garage court to the rear of an existing purpose built block of flats, within the predominantly residential area. There is limited on street parking for the existing residents, therefore the site is unsuitable for development. The garages are individually owned, so it is considered unlikely that the site will be available for development in the plan period. | | |

| | | | | |
|--|--|--------------------------------|--------------|--|
| Site Ref: | ME60 | | | |
| Site Name: | Land to rear of 14 to 17 Edensor Road | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Meads | | | |
| Ward: | Meads | | | |
| Grid Reference: | E: 559756, N: 97190 | | | |
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| | Within 800m Open Space: | Within 800m Play Space: | NO | |
| | YES | NO | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.25 | | |
| Prev. Developed: | GF | | | |
| Suitability: | Not Suitable | | | |
| Availability: | Not Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 10 | Density Area: | High Density | |
| Density (dph): | 39.77 | Delivery Period: | 11+ Years | |
| Conclusion: | Undevelopable – Not Suitable | | | |
| Justification: | <p>The site consists of residential gardens to the rear of 5 existing detached properties 2 of which are converted to flats 3 appear as single dwellings. The site is at the edge of the predominantly residential area, adjacent the boundary with the South Downs National Park (separated by Upper Dukes Drive). The site would need to be accessed from Upper Dukes Drive which is at a significantly different ground level to the site itself. An application for planning permission on the adjacent site ME24 was refused, and dismissed on appeal on the grounds that the development of the site was incongruous with the established character and pattern of development in the area, and discordant and dominant within the Upper Dukes Drive Street scene. Therefore the site is considered not suitable for residential development. The site is not suitable for employment due to proximity to existing residential. The site is in multiple ownership, and therefore it is considered unlikely that the site will be available for development in the plan period.</p> | | | |

| | | |
|--|---|-------------------------------|
| Site Ref: | ME72 | |
| Site Name: | Public Conveniences on Meads Road | |
| Source: | Call for Sites | |
| Neighbourhood: | Meads | |
| Ward: | Meads | |
| Grid Reference: | E: 560189, N: 98050 | |
|  | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | NO |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.16 |
| | Prev. Developed: | BF |
| Suitability: | Not Suitable | |
| Availability: | Unknown | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | <p>The site is a former public toilets, situated on a central reservation covered with vegetation, located within the predominantly residential area. The site is not suitable for residential development given the small size and narrowness, it is unlikely a dwelling could be designed which would meet minimum standards of accommodation. The site is not considered suitable for employment due to proximity to existing residential.</p> | |


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| | | | |
|--|--|-------------------------------|--|
| Site Ref: | ME73 | | |
| Site Name: | Fyfield 10 Milnthorpe Road | | |
| Source: | Refused/withdrawn | | |
| Neighbourhood: | Meads | | |
| Ward: | Meads | | |
| Grid Reference: | E: 560161, N: 97694 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | YES | |
| | Area (Hectares): | 0.01 | |
| | Prev. Developed: | BF | |
| Suitability: | Not Suitable | | |
| Availability: | Available | | |
| Achievability: | Acheivable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site is located within the predominantly residential area, between two existing substantial dwellings which make a positive contribution to the Meads Conservation Area. A new dwelling on the site would not preserve nor enhance the conservation area therefore the site is not suitable for development. The site is not considered suitable for employment due to proximity to existing residential.</p> | | |


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Ocklynge & Rodmill


| | | |
|--|---|-------------------------------|
| Site Ref: | OC01 | |
| Site Name: | Kings Drive Amenity Area (part of site) | |
| Source: | EBC Identified | |
| Neighbourhood: | Ocklynge & Rodmill | |
| Ward: | Ratton | |
| Grid Reference: | E: 560247, N: 100369 | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | YES |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | NO |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.31 |
| | Prev. Developed: | GF |
| Suitability: | Not Suitable | |
| Availability: | Unknown | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | <p>The site consists of a designated amenity space on the edge of a highway adjacent to residential development. There would be difficulty achieving an appropriate access to development, and any development is likely to be out of character with its surroundings and have an unacceptable impact on the residential amenity of the adjacent properties. Therefore the site is not considered to be suitable for development.</p> | |

| | | |
|--|--|-------------------------------|
| Site Ref: | OC04 | |
| Site Name: | Land adjacent 48 and 50 Selmeston Road | |
| Source: | EBC Identified | |
| Neighbourhood: | Ocklynge & Rodmill | |
| Ward: | Ratton | |
| Grid Reference: | E: 559499, N: 101210 | |
|  | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.14 |
| Prev. Developed: | GF | |
| Suitability: | Not Suitable | |
| Availability: | Unknown | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | <p>The site consists of incidental open space either side of a residential road, surrounded by single-storey dwellings and located within the predominantly residential area. The site contains a number of mature trees, and the site would not be considered suitable for development as the loss of the open space would be considered to be harmful to the character of the area. Therefore the site is not considered to be suitable for development.</p> | |


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| | | | |
|--|---|-------------------------------|--|
| Site Ref: | OC05 | | |
| Site Name: | Rodmill Amenity Area | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Ocklynge & Rodmill | | |
| Ward: | Ratton | | |
| Grid Reference: | E: 559979, N: 100699 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | NO | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.07 | |
| | Prev. Developed: | GF | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Available | | |
| Justification: | The site is an incidental open space adjacent to 3-storey block of flats. The site was granted planning permission for residential development of 4 houses, which has now lapsed. However covenants on the site mean that it is unlikely to come forward for development and is therefore assessed as not being available | | |


| | | | | |
|--|---|-------------------------------|--|--|
| Site Ref: | OC06 | | | |
| Site Name: | Rear of 77 Willingdon Road | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Ocklynge & Rodmill | | | |
| Ward: | Old Town | | | |
| Grid Reference: | E: 559576, N: 100484 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.028974 | | |
| | Prev. Developed: | GF | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Not Available | | | |
| Achievability: | Achievable | | | |
| Conclusion: | Undevelopable - Not Available | | | |
| Justification: | The site consists of a residential garden to the rear of an existing 2-storey dwelling, located within the predominantly residential area. The site is considered to be suitable for residential development, however the landowner has confirmed that the land is not available for development. | | | |

| | | | |
|--|---|-------------------------------|--|
| Site Ref: | OC11 | | |
| Site Name: | Land adjacent to 240 Willingdon Road | | |
| Source: | Pre-application advice | | |
| Neighbourhood: | Ocklynge & Rodmill | | |
| Ward: | Ratton | | |
| Grid Reference: | E: 559274, N: 101110 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | NO | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.05 | |
| | Prev. Developed: | GF | |
| Suitability: | Not Suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | The site consists of a residential garden to the side of an existing single-storey dwelling, located within the predominantly residential area. The topography of the site and difficulties in achieving access means that the site is not considered to be suitable for development. | | |


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| | | |
|--|---|-------------------------------|
| Site Ref: | OC13 | |
| Site Name: | 166 Victoria Drive | |
| Source: | Pre-application advice | |
| Neighbourhood: | Ocklynge & Rodmill | |
| Ward: | Old Town | |
| Grid Reference: | E: 559160, N: 100064 | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.02 |
| Prev. Developed: | BF | |
| Suitability: | Not Suitable | |
| Availability: | Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | The site consists of a garage and outbuildings within the curtilage of a 2-storey dwelling, located within the predominantly residential area. However, the development of the site would be out of character with the existing development and would result in an unacceptable impact on residential amenity. Therefore it is considered that this site would not be suitable for development. | |


| | | |
|--|---|-------------------------------|
| Site Ref: | OC14 | |
| Site Name: | 63 Eridge Road | |
| Source: | Pre-application advice | |
| Neighbourhood: | Ocklynge & Rodmill | |
| Ward: | Ratton | |
| Grid Reference: | E: 559716, N: 101166 | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | NO |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.06 |
| Prev. Developed: | GF | |
| Suitability: | Not Suitable | |
| Availability: | Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | <p>The site is a residential garden to the side and rear of an existing 2-storey dwelling. Given the size of the site and the layout of existing buildings the development of the site would be totally out of character with the pattern of the existing development. Therefore the site is considered to be unsuitable for development.</p> | |


| | | | |
|--|---|-------------------------------|--|
| Site Ref: | OC15 | | |
| Site Name: | 22 Selmeston Road | | |
| Source: | Pre-application advice | | |
| Neighbourhood: | Ocklynge & Rodmill | | |
| Ward: | Ratton | | |
| Grid Reference: | E: 559646, N: 101315 | | |
|  | Designated Open Space | YES | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | NO | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.08 | |
| Prev. Developed: | GF | | |
| Suitability: | Not Suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | The site consists of residential garden land to the rear of an existing single-storey dwelling located within the predominantly residential area. There is no access to the rear garden and any development would cause harm to the character and appearance of the area and the undermine the pattern of development. Therefore it is considered that this site is not suitable for development. | | |

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|--|---|-------------------------------|--|--|
| Site Ref: | OC16 | | | |
| Site Name: | Land West Of Cross Levels Way | | | |
| Source: | Pre-application advice | | | |
| Neighbourhood: | Ocklynge & Rodmill | | | |
| Ward: | Ratton | | | |
| Grid Reference: | E: 560269, N: 100817 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | YES | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | NO | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 2.01 | | |
| | Prev. Developed: | GF | | |
| Suitability: | Not Suitable | | | |
| Availability: | Available | | | |
| Achievability: | Potentially Achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | <p>The site consists of designated amenity space alongside a highway, to the rear of the District General Hospital. The site is located outside of the built-up area boundary, contains a number of trees and has a footpath and cyclepath running through it. The site was subject to an application for employment development which was refused for reasons including the loss of a valuable green buffer providing a link between Eastbourne Park and the built-up area and any development. Any development would result in an incongruous appearance. It is therefore considered that the site would not be suitable for development.</p> | | | |


| | | |
|--|--|-------------------------------|
| Site Ref: | OC17 | |
| Site Name: | Land adjacent to 33 Pockocks Road | |
| Source: | EBC Identified | |
| Neighbourhood: | Ocklynge & Rodmill | |
| Ward: | Ratton | |
| Grid Reference: | E: 560029, N: 100249 | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.07 |
| | Prev. Developed: | GF |
| Suitability: | Not suitable | |
| Availability: | Unknown | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | <p>The site is an incidental open space, within the predominantly residential area. The site is surrounded by single storey dwellings and forms part of the character of the area with green open spaces all along the northern side of this part of Burton Road. The site has a number of existing mature trees which are covered by a TPO, development of the site would result in the loss of the trees. Therefore the site is considered not suitable for development.</p> | |


| | | | | |
|--|--|-------------------------------|--|--|
| Site Ref: | OC18 | | | |
| Site Name: | Land adj 2 Claxton Close | | | |
| Source: | Pre-application advice | | | |
| Neighbourhood: | Ocklynge & Rodmill | | | |
| Ward: | Ratton | | | |
| Grid Reference: | E: 559946, N: 100376 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.04 | | |
| | Prev. Developed: | GF | | |
| Suitability: | Not Suitable | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | <p>The site is an incidental open space located adjacent to single-storey dwellings within the predominantly residential area. It is considered the narrow nature of the site means that any development in this location would be out of character with the surroundings, would require the removal of a number of mature trees and would create an adverse impact on residential amenity. Therefore the site is not considered to be suitable for development.</p> | | | |


| | | | |
|--|--|-------------------------------|--|
| Site Ref: | OC19 | | |
| Site Name: | Garages to rear of 8 Tovey Close | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Ocklynge & Rodmill | | |
| Ward: | Ratton | | |
| Grid Reference: | E: 559505, N: 100896 | | |
|  | Designated Open Space | YES | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.04 | |
| | Prev. Developed: | BF | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Available | | |
| Justification: | <p>The site is a garage court within the predominantly residential area, and is therefore suitable for residential development. The site is to the rear of single storey dwellings, given the difference in ground levels and location of the surrounding properties the development would need to respect this character to minimise overlooking to existing properties. The site could accommodate 1 single storey dwelling. However, the garages are individually owned, so it is considered unlikely that the site will be available for development in the plan period.</p> | | |


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| | | |
|--|--|-------------------------------|
| Site Ref: | OC20 | |
| Site Name: | Parking area between 210 and 212 Willingdon Road | |
| Source: | EBC Identified | |
| Neighbourhood: | Ocklynge & Rodmill | |
| Ward: | Ratton | |
| Grid Reference: | E: 559492, N: 100816 | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | YES |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.05 |
| | Prev. Developed: | BF |
| Suitability: | Not Suitable | |
| Availability: | Unknown | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | The site is a car parking area and designated amenity space within the predominantly residential area. This is the only parking available for some properties or visitors to adjacent properties facing Willingdon Road and is therefore not suitable for development. | |

| | | | |
|--|---|-------------------------------|--|
| Site Ref: | OC21 | | |
| Site Name: | Land to rear of 87-91 Willingdon Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Ocklynge & Rodmill | | |
| Ward: | Ratton | | |
| Grid Reference: | E: 559516, N: 100593 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.10 | |
| Prev. Developed: | GF | | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Available | | |
| Justification: | <p>The site consists of a residential garden of a two storey property facing Willingdon Drove, within the predominantly residential area. The Site would need to be accessed through the front garden of the adjacent property at the rear, 22 Saxon Place, if this was achievable development of the site would not be out of character with the pattern of development of Saxon Place. The site is therefore suitable. However as access is required over third party land so it is considered unlikely that the site will be available for development in the plan period.</p> | | |


| | | | |
|--|--|-------------------------------|--|
| Site Ref: | OC22 | | |
| Site Name: | Macmillan Park | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Ocklynge & Rodmill | | |
| Ward: | Old Town | | |
| Grid Reference: | E: 559477, N: 100139 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | YES | |
| | Within 800m Open Space | Within 800m Play Space | |
| | NO | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 1.25 | |
| | Prev. Developed: | GF | |
| Suitability: | Not suitable | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | Existing recreation ground with play area protected by existing Policy UHT8, development of the site would be an unacceptable loss of amenity space. Therefore the site is not suitable for development. | | |


| | | |
|--|---|-------------------------------|
| Site Ref: | OC24 | |
| Site Name: | Avard Park | |
| Source: | EBC Identified | |
| Neighbourhood: | Ocklynge & Rodmill | |
| Ward: | Ratton | |
| Grid Reference: | E: 558943, N: 100937 | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | YES |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.24 |
| | Prev. Developed: | GF |
| Suitability: | Not suitable | |
| Availability: | Not Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | Existing recreation ground with play area protected by existing Policy UHT8, development of the site would be an unacceptable loss of amenity space. There is no evidence to suggest that the open space is surplus to requirements, and therefore the site is not considered to be suitable for development. Therefore the site is not suitable for development. | |

| | | | | |
|--|--|-------------------------------|--|--|
| Site Ref: | OC25 | | | |
| Site Name: | Land adjacent to 62 Burton Road | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Ocklynge & Rodmill | | | |
| Ward: | Ratton | | | |
| Grid Reference: | E: 559974, N: 100217 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.13 | | |
| | Prev. Developed: | GF | | |
| Suitability: | Not suitable | | | |
| Availability: | Unknown | | | |
| Achievability: | Achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | <p>The site is an incidental open space, within the predominantly residential area. The site is surrounded by single storey dwellings and forms part of the character of the area with green open spaces all along the northern side of this part of Burton Road. The site has a number of existing mature trees which are covered by a TPO, development of the site would result in the loss of the trees. Therefore the site is considered not suitable for development.</p> | | | |


| | | | |
|--|---|-------------------------------|--|
| Site Ref: | OC26 | | |
| Site Name: | Eastbourne Sports Park | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Ocklynge & Rodmill | | |
| Ward: | Ratton | | |
| Grid Reference: | E: 560197, N: 101451 | | |
|  | Designated Open Space | YES | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 6.47 | |
| | Prev. Developed: | GF | |
| Suitability: | Not Suitable | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site is a sports park consisting of indoor sports facilities, grass and artificial playing pitches and a running track, located adjacent to an existing educational facility to the south and associated with a large grouping of playing pitches to the north. The sports park is a well-used facility serving a large number of local sports clubs and organisations. There is no evidence to suggest that there is currently a surplus of playing pitches, and therefore the site is not considered to be suitable for development.</p> | | |

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| | | | | |
|--|---|-------------------------------|--|--|
| Site Ref: | OC27 | | | |
| Site Name: | Land to the west of 1 Claxton Close | | | |
| Source: | Pre-application advice | | | |
| Neighbourhood: | Ocklynge & Rodmill | | | |
| Ward: | Ratton | | | |
| Grid Reference: | E: 559938, N: 100422 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.04 | | |
| | Prev. Developed: | GF | | |
| Suitability: | Not Suitable | | | |
| Availability: | Available | | | |
| Achievability: | Acheivable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | The site forms part of an amenity green space which characterises this area, its loss and the loss of the established trees would be detrimental to the character of the area and the amenity of the adjacent residential properties. Therefore the site is not suitable for development. | | | |

| | | |
|--|---|-------------------------------|
| Site Ref: | OC28 | |
| Site Name: | Land adjacent to 48 Burton Road | |
| Source: | Pre-application advice | |
| Neighbourhood: | Ocklynge & Rodmill | |
| Ward: | Ratton | |
| Grid Reference: | E: 560112, N: 100299 | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.03 |
| | Prev. Developed: | GF |
| Suitability: | Not Suitable | |
| Availability: | Available | |
| Achievability: | Acheivable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | The site forms part of an amenity green space which characterises this area of Burton Road, its loss and the loss of TPO trees, would be detrimental to the character of the area and the amenity of the adjacent residential properties. Therefore the site is not suitable for development. | |


Old Town

| | | | |
|--|--|-------------------------------|--|
| Site Ref: | OL02 | | |
| Site Name: | Land rear of 39-69 Milton Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Old Town | | |
| Ward: | Old Town | | |
| Grid Reference: | E: 559622, N: 99842 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.44 | |
| | Prev. Developed: | GF | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Available | | |
| Justification: | <p>The site consists of residential garden land to the rear of a row of 2-storey dwellings, located within the predominantly residential area. The site could be considered suitable for residential development. However, each garden is in separate ownership and so it is considered unlikely that the site will be available for development in the plan period.</p> | | |


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| | | | |
|--|--|-------------------------------|--|
| Site Ref: | OL05 | | |
| Site Name: | Old Town Service Station, Church Street | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Old Town | | |
| Ward: | Upperton | | |
| Grid Reference: | E: 559995, N: 99422 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | YES | |
| | Area (Hectares): | 0.06 | |
| | Prev. Developed: | BF | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Not Available | | |
| Achievability: | Potentially Achievable | | |
| Conclusion: | Undevelopable - Not Available | | |
| Justification: | <p>The site consists of a single-storey commercial building (petrol station) located adjacent to a supermarket and a 3-storey public house, within a designated shopping area and within a conservation area. The site would be considered suitable for residential development, or for employment development given its location within a designated shopping area. However availability has not been confirmed so the site is considered potentially available and further efforts to confirm availability will be made. It is considered that the site could accommodate a well-designed block containing 12 flats.</p> | | |

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| | | | | |
|--|---|-------------------------------|--|--|
| Site Ref: | OL09 | | | |
| Site Name: | Bay Pond Road Allotments | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Old Town | | | |
| Ward: | Old Town | | | |
| Grid Reference: | E: 559805, N: 99559 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | YES | | |
| | Area (Hectares): | 0.14 | | |
| | Prev. Developed: | GF | | |
| Suitability: | Not Suitable | | | |
| Availability: | Unknown | | | |
| Achievability: | Achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | The site is statutory allotment land within the build-up area. There is no obvious means of access to the site and no evidence of surplus of allotments so the current use as allotments means that the site is unsuitable and unavailable for development. | | | |


| | | |
|--|--|-------------------------------|
| Site Ref: | OL17 | |
| Site Name: | Garages adjacent to 30 Burrow Down | |
| Source: | EBC Identified | |
| Neighbourhood: | Old Town | |
| Ward: | Old Town | |
| Grid Reference: | E: 558510, N: 99996 | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.03 |
| | Prev. Developed: | BF |
| Suitability: | Suitable (Housing) | |
| Availability: | Not Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Available | |
| Justification: | <p>The site is a garage block to the side of single-storey residential and to the front of 2-storey residential, located within the predominantly residential area. On-street parking is available for existing and future occupants so the site is considered suitable for residential development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. Each individual garage is privately owned by the owners of the adjacent properties, so it is considered unlikely that the site will be available for development in the plan period.</p> | |


| | | |
|--|--|-------------------------------|
| Site Ref: | OL18 | |
| Site Name: | Green Street South Allotments, Filching Road | |
| Source: | EBC Identified | |
| Neighbourhood: | Old Town | |
| Ward: | Old Town | |
| Grid Reference: | E: 558702, N: 100038 | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 1.67 |
| | Prev. Developed: | GF |
| Suitability: | Not Suitable | |
| Availability: | Not Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | The site is statutory allotment land within the build-up area. However, there is no evidence of surplus of allotments and the current use as allotments means that the site is unsuitable and unavailable for development. | |


| | | | |
|--|---|-------------------------------|--|
| Site Ref: | OL20 | | |
| Site Name: | Land between Palesgate Way and Whitehill Close | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Old Town | | |
| Ward: | Old Town | | |
| Grid Reference: | E: 558659, N: 100346 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.56 | |
| | Prev. Developed: | GF | |
| Suitability: | Not Suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | The site is an open space located between and linking two residential developments of 2-storey dwellings, located within the predominantly residential area. There is no evidence to suggest that the open space is surplus to requirements, and therefore the site is not considered to be suitable for development. | | |

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| | | | |
|--|--|-------------------------------|--|
| Site Ref: | OL25 | | |
| Site Name: | Garages to rear of Edinburgh Court, Central Avenue | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Old Town | | |
| Ward: | Old Town | | |
| Grid Reference: | E: 559015, N: 100325 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.05 | |
| | Prev. Developed: | BF | |
| Suitability: | Not Suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | The site is a block of garages located between a 3-storey block of flats and 2-storey houses, within the predominantly residential area. However the close proximity of two 3-storey block of flats means that the site would be overlooked and development of the site would create an unacceptable impact on residential amenity. Therefore the site is not considered suitable for development. | | |

| | | | | |
|--|---|-------------------------------|--|--|
| Site Ref: | OL27 | | | |
| Site Name: | Garages on Wessex Place to rear of 177 Victoria Drive | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Old Town | | | |
| Ward: | Old Town | | | |
| Grid Reference: | E: 559049, N: 100198 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.01 | | |
| | Prev. Developed: | BF | | |
| Suitability: | Not Suitable | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | The site is a small garage block adjacent to a 3-storey block of flats and to the rear of 2-storey houses, located within the predominantly residential area. However the size and shape of the site means that it would not be sufficiently large enough to accommodate any new dwelling, and the site is not considered suitable for employment due to proximity to existing residential. | | | |


| | | | |
|--|---|-------------------------------|--|
| Site Ref: | OL28 | | |
| Site Name: | Garages to the rear of 1-11 Rockhurst Drive | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Old Town | | |
| Ward: | Ratton | | |
| Grid Reference: | E: 558898, N: 100843 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.07 | |
| | Prev. Developed: | BF | |
| Suitability: | Not Suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | The site consists of a row of garages to the rear of existing 2-storey dwellings and a 3-storey purpose-built block of flats, located within the predominantly residential area. The access is long and very narrow and it considered to be an insufficient access to serve residential development. Therefore the site is not considered to be suitable for development. | | |

| | | |
|--|--|-------------------------------|
| Site Ref: | OL32 | |
| Site Name: | Garages to the rear of 10-17 Longland Road | |
| Source: | EBC Identified | |
| Neighbourhood: | Old Town | |
| Ward: | Old Town | |
| Grid Reference: | E: 559141, N: 99347 | |
|  | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.06 |
| | Prev. Developed: | BF |
| Suitability: | Not Suitable | |
| Availability: | Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | <p>The site is a block of garages located between a 3-storey block of flats and a row of 2-storey houses within the predominantly residential area. However, the narrow nature of the site and the close proximity of two 3-storey block of flats means that the site would be overlooked and development of the site would create an unacceptable impact on residential amenity. Therefore the site is not considered suitable for development.</p> | |


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| | | |
|--|--|-------------------------------|
| Site Ref: | OL36 | |
| Site Name: | Rear of 71 and 73 Milton Road / Land at Shortdean Place | |
| Source: | EBC Identified | |
| Neighbourhood: | Old Town | |
| Ward: | Old Town | |
| Grid Reference: | E: 559574, N: 99904 | |
|  | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | NO | YES |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.05 |
| Prev. Developed: | BF | |
| Suitability: | Not Suitable | |
| Availability: | Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | <p>The site consists of a small garage block and residential gardens to the rear of existing 2-storey dwellings located within the predominantly residential area. This site has been subject to outline applications that have been refused and dismissed on appeal due to harm to the character and appearance of the area. Therefore it is considered that this site is not suitable for development.</p> | |


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| | | | |
|--|--|-------------------------------|--|
| Site Ref: | OL44 | | |
| Site Name: | Land adjacent to 1 Palesgate Way | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Old Town | | |
| Ward: | Old Town | | |
| Grid Reference: | E: 558661, N: 100222 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.09 | |
| | Prev. Developed: | GF | |
| Suitability: | Not Suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site is an incidental open space located adjacent to a play area and 2-storey dwellings, within the predominantly residential area. The site is well-planted as an amenity space. The narrow nature and irregular shape of the site means that it is considered unlikely that additional dwellings could be accommodated on the site within adverse impact on the residential amenity for existing and future occupiers. The site is not considered suitable for employment due to proximity to existing residential.</p> | | |


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| | | | | |
|--|--|-------------------------------|--|--|
| Site Ref: | OL45 | | | |
| Site Name: | 42 Pashley Road | | | |
| Source: | Refused/withdrawn | | | |
| Neighbourhood: | Old Town | | | |
| Ward: | Old Town | | | |
| Grid Reference: | E: 559111, N: 98928 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.04 | | |
| | Prev. Developed: | GF | | |
| Suitability: | Not Suitable | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | The site consists of residential garden land to the rear of a 2-storey dwelling, located within the predominantly residential area. It is considered that the development of this site would be incongruous with the established pattern of development and would cause harm to the character of the area. Therefore, the site is not considered to be suitable for development. | | | |


| | | | | |
|--|--|-------------------------------|--|--|
| Site Ref: | OL51 | | | |
| Site Name: | 154 Longland Road | | | |
| Source: | Pre-application advice | | | |
| Neighbourhood: | Old Town | | | |
| Ward: | Old Town | | | |
| Grid Reference: | E: 558886, N: 99876 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.01 | | |
| Prev. Developed: | GF | | | |
| Suitability: | Not Suitable | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | <p>The site is a small slice of residential garden to the side of an existing 3-storey dwelling located within the predominantly residential area. The site is covered in mature trees, and is too narrow to accommodate an additional dwelling. Any development in this location would require the removal of a number of mature trees and would result in an unacceptable impact on the residential amenity of existing and future occupiers. Therefore the site is not considered suitable for development.</p> | | | |

| | | | |
|--|--|-------------------------------|--|
| Site Ref: | OL52 | | |
| Site Name: | Land to the rear of Westmorland Court, Rockhurst Drive | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Old Town | | |
| Ward: | Ratton | | |
| Grid Reference: | E: 558887, N: 101057 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.49 | |
| | Prev. Developed: | GF | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Available | | |
| Achievability: | Unlikely to be achievable | | |
| Conclusion: | Undevelopable - Not Achievable | | |
| Justification: | <p>The site is an incidental open space, to the rear of two existing four storey purpose built blocks of flats within the predominantly residential area. The site would be suitable for further residential development. The site is adjacent the boundary with the SDNP and development, in terms of scale and height, would need to respect the context of the area as a transition between the built up area and the SDNP. However there is a sewer running across the site and the cost involved in relocating this is considered likely to make the site unachievable.</p> | | |


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| | | | | |
|--|--|-------------------------------|--|--|
| Site Ref: | OL53 | | | |
| Site Name: | Land to the rear of Lanark Court, Hamsey Close | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Old Town | | | |
| Ward: | Ratton | | | |
| Grid Reference: | E: 558697, N: 100765 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.19 | | |
| | Prev. Developed: | GF | | |
| Suitability: | Not suitable | | | |
| Availability: | Available | | | |
| Achievability: | Potentially Achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | <p>The site is an incidental open space, to the rear of existing four storey purpose built blocks of flats within the predominantly residential area. The site is adjacent the boundary with the SDNP. The site is considered too narrow to accommodate additional residential development whilst protecting the amenity of existing residents and future occupiers, and maintaining the green buffer between the edge of the built up area and the SDNP, therefore the site is not suitable for residential development. The site is not considered suitable for employment due to proximity to existing residential.</p> | | | |


| | | | |
|--|---|-------------------------------|--|
| Site Ref: | OL55 | | |
| Site Name: | Land rear of 19 Colwood Crescent | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Old Town | | |
| Ward: | Old Town | | |
| Grid Reference: | E: 558673, N: 100446 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.02 | |
| | Prev. Developed: | GF | |
| Suitability: | Not suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site consists of a residential garden of a two storey property, within the predominantly residential area. The existing dwelling faces onto Colwood Crescent, the northern boundary of the site has a frontage to Hill Road. The principle of a new dwelling here is not considered out of character with the wider pattern of development in the area however due to the significant ground level changes between Colwood Crescent and Whitehill Close to the West development here would be significantly overlooked resulting in a lack of amenity for future occupiers. Therefore the site is not considered suitable.</p> | | |


| | | |
|--|--|-------------------------------|
| Site Ref: | OL56 | |
| Site Name: | Land to rear of 32 Downside Close | |
| Source: | EBC Identified | |
| Neighbourhood: | Old Town | |
| Ward: | Old Town | |
| Grid Reference: | E: 559084, N: 99210 | |
|  | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.14 |
| Prev. Developed: | GF | |
| Suitability: | Not suitable | |
| Availability: | Unknown | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | The site consists of residential gardens, within the predominantly residential area. The ground level of the site is significantly lower than Cherry Garden Road, access therefore may be difficult to achieve, development would result in the loss of a number of TPO trees. Therefore the site is not suitable. | |


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| | | | | |
|--|---|-------------------------------|--|--|
| Site Ref: | OL58 | | | |
| Site Name: | Land to rear of 125-129 Victoria Drive | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Old Town | | | |
| Ward: | Old Town | | | |
| Grid Reference: | E: 559142, N: 99795 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.04 | | |
| | Prev. Developed: | GF | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Not Available | | | |
| Achievability: | Achievable | | | |
| Conclusion: | Undevelopable - Not Available | | | |
| Justification: | <p>The site consists of residential gardens, within the predominantly residential area. The development of this site with a property facing Northiam Road would not be out of keeping with the pattern of development. Therefore the site is considered suitable. However more than one garden would be required to provide a dwelling and appropriate amenity space, therefore it is considered unlikely that the site will be available for development in the plan period.</p> | | | |

| | | |
|--|---|-------------------------------|
| Site Ref: | OL59 | |
| Site Name: | Land to rear of 119-123 Victoria Drive | |
| Source: | EBC Identified | |
| Neighbourhood: | Old Town | |
| Ward: | Old Town | |
| Grid Reference: | E: 559159, N: 99758 | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.05 |
| | Prev. Developed: | GF |
| Suitability: | Suitable (Housing) | |
| Availability: | Not Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Available | |
| Justification: | <p>The site consists of residential gardens, within the predominantly residential area. The development of this site with a property facing Northiam Road would not be out of keeping with the pattern of development. Therefore the site is considered suitable. However more than one garden would be required to provide a dwelling and appropriate amenity space, therefore it is considered unlikely that the site will be available for development in the plan period.</p> | |


| | | | |
|--|---|-------------------------------|--|
| Site Ref: | OL60 | | |
| Site Name: | Land to rear of 95-97 Victoria Drive | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Old Town | | |
| Ward: | Old Town | | |
| Grid Reference: | E: 559209, N: 99662 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.02 | |
| | Prev. Developed: | Mixed (mainly GF) | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Available | | |
| Justification: | <p>The site consists of residential gardens, within the predominantly residential area. The development of this site with a property facing Broomfield Street would not be out of keeping with the pattern of development given the adjacent dwelling (34a Broomfield Street). Therefore the site is considered suitable. However more than one garden would be required to provide a dwelling and appropriate amenity space, therefore it is considered unlikely that the site will be available for development in the plan period.</p> | | |


| | | | | |
|--|---|-------------------------------|--|--|
| Site Ref: | OL61 | | | |
| Site Name: | Land to rear of 60-64 Dillingburgh Road | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Old Town | | | |
| Ward: | Old Town | | | |
| Grid Reference: | E: 559208, N: 99622 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.04 | | |
| | Prev. Developed: | Mixed (Mainly GF) | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Not Available | | | |
| Achievability: | Unlikely to be achievable | | | |
| Conclusion: | Undevelopable - Not Available | | | |
| Justification: | <p>The site consists of residential gardens, within the predominantly residential area. The development of this site with a property facing Broomfield Street would not be out of keeping with the pattern of development given the opposite dwelling, 34a Broomfield Street and adjacent dwellings 33A, B and C. Therefore the site is considered suitable. However more than one garden would be required to provide a dwelling and appropriate amenity space, therefore it is considered unlikely that the site will be available for development in the plan period. There is also an electrical substation on the site which would restrict development or the cost involved in relocation would likely to make the site unachievable.</p> | | | |

| | | | | |
|--|--|-------------------------------|--|--|
| Site Ref: | OL62 | | | |
| Site Name: | Land to rear of 61-65 Victoria Drive | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Old Town | | | |
| Ward: | Old Town | | | |
| Grid Reference: | E: 559277, N: 99538 | | | |
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| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.04 | | |
| | Prev. Developed: | Mixed (Mainly BF) | | |
| Suitability: | Not suitable | | | |
| Availability: | Not Available | | | |
| Achievability: | Achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | <p>The site consists of residential gardens, within the predominantly residential area. Planning permission was refused in 2000 for the erection of a detached property on the site (Ref: 000835). Reasons for refusal were over development of the site, and isolated position of undeveloped rear garden would have a detrimental impact on the street scene, also dismissed at appeal. There are no other properties facing onto this part of Dacre Road, between Dillingburgh Road and Victoria Drive, development of the site would be out of character with the existing pattern of development, therefore the site is not suitable. More than one garden would be required to provide a dwelling and appropriate amenity space, therefore it is considered unlikely that the site will be available for development in the plan period.</p> | | | |


| | | | |
|--|--|-------------------------------|--|
| Site Ref: | OL63 | | |
| Site Name: | Land to rear of 34-38 Dillingburgh Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Old Town | | |
| Ward: | Old Town | | |
| Grid Reference: | E: 559258, N: 99530 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.05 | |
| | Prev. Developed: | GF | |
| Suitability: | Not suitable | | |
| Availability: | Not Available | | |
| Achievability: | Unlikely to be achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site consists of residential gardens, within the predominantly residential area. Planning permission was refused in 2014 for the erection of a detached property on the site (Ref: 141389). Reasons for refusal were the dwelling being incongruous in the streetscene and out of keeping with and detrimental to the character and appearance of the area, the decision was also dismissed at appeal. There are no other properties facing onto this part of Dacre Road, between Dillingburgh Road and Victoria Drive, development of the site would be out of character with the existing pattern of development, therefore the site is not suitable. More than one garden would be required to provide a dwelling and appropriate amenity space, therefore it is considered unlikely that the site will be available for development in the plan period.</p> | | |


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| | | | | |
|--|--|-------------------------------|--|--|
| Site Ref: | OL64 | | | |
| Site Name: | Land to rear of 55-59 Victoria Drive | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Old Town | | | |
| Ward: | Old Town | | | |
| Grid Reference: | E: 559295, N: 99505 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.05 | | |
| | Prev. Developed: | Mixed (Mainly GF) | | |
| Suitability: | Not suitable | | | |
| Availability: | Not Available | | | |
| Achievability: | Achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | <p>The site consists of residential gardens, within the predominantly residential area. There are no other properties facing onto this part of Dacre Road, between Dillingburgh Road and Victoria Drive, development of the site would be out of character with the existing pattern of development, therefore the site is not suitable. More than one garden would be required to provide a dwelling and appropriate amenity space, therefore it is considered unlikely that the site will be available for development in the plan period.</p> | | | |


| | | | |
|--|--|-------------------------------|--|
| Site Ref: | OL65 | | |
| Site Name: | Land to rear of 26-30 Dillingburgh Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Old Town | | |
| Ward: | Old Town | | |
| Grid Reference: | E: 559277, N: 99495 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.05 | |
| | Prev. Developed: | Mixed (Mainly GF) | |
| Suitability: | Not suitable | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site consists of residential gardens, within the predominantly residential area. There are no other properties facing onto this part of Dacre Road, between Dillingburgh Road and Victoria Drive, development of the site would be out of character with the existing pattern of development, therefore the site is not suitable. More than one garden would be required to provide a dwelling and appropriate amenity space, therefore it is considered unlikely that the site will be available for development in the plan period.</p> | | |

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| | | | | |
|--|--|-------------------------------|--|--|
| Site Ref: | OL66 | | | |
| Site Name: | Land to rear of 29-33 Victoria Drive | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Old Town | | | |
| Ward: | Old Town | | | |
| Grid Reference: | E: 559346, N: 99413 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.03 | | |
| | Prev. Developed: | Mixed (Mainly BF) | | |
| Suitability: | Not suitable | | | |
| Availability: | Not Available | | | |
| Achievability: | Achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | <p>The site consists of residential gardens, within the predominantly residential area. Development of the site would be out of character with the existing pattern of development and therefore the site is not suitable. More than one garden would be required to provide a dwelling and appropriate amenity space, therefore it is considered unlikely that the site will be available for development in the plan period.</p> | | | |

| | | | |
|--|---|-------------------------------|--|
| Site Ref: | OL67 | | |
| Site Name: | Land to rear of 2-6 Dillingburgh Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Old Town | | |
| Ward: | Old Town | | |
| Grid Reference: | E: 559325, N: 99409 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.06 | |
| | Prev. Developed: | Mixed (Mainly BF) | |
| Suitability: | Not suitable | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site consists of residential gardens, within the predominantly residential area. Planning permission was refused in 2007 for the erection of a detached property on the site (Ref: 070207). Reason for refusal was backland position would be incongruous in the established Upwick Road Street Scene, also dismissed at appeal. Development of the site would be out of character with the existing pattern of development, therefore the site is not suitable. More than one garden would be required to provide a dwelling and appropriate amenity space, therefore it is considered unlikely that the site will be available for development in the plan period.</p> | | |


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| | | | |
|--|--|-------------------------------|--|
| Site Ref: | OL68 | | |
| Site Name: | Land to rear of 21-27 Victoria Drive | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Old Town | | |
| Ward: | Old Town | | |
| Grid Reference: | E: 559364, N: 99381 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.05 | |
| | Prev. Developed: | Mixed (Mainly BF) | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Available | | |
| Justification: | <p>The site consists of residential gardens, within the predominantly residential area. Development of the site would not be out of character with the existing pattern of development, given the existing properties adjacent facing Upwick Road. Therefore the site is suitable. More than one garden would be required to provide a dwelling and appropriate amenity space, therefore it is considered unlikely that the site will be available for development in the plan period.</p> | | |

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| | | |
|--|--|-------------------------------|
| Site Ref: | OL69 | |
| Site Name: | Garages adjacent to 50 Manvers Road | |
| Source: | EBC Identified | |
| Neighbourhood: | Old Town | |
| Ward: | Old Town | |
| Grid Reference: | E: 558700, N: 99383 | |
|  | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.03 |
| | Prev. Developed: | BF |
| Suitability: | Suitable (Housing) | |
| Availability: | Not Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Available | |
| Justification: | <p>The site is a block of garages, adjacent detached residential properties, between Cherry Garden Road and Manvers Road. Development of the site with an additional property facing Manvers Road would not be out of keeping with the character of the area and therefore the site is suitable. However, the garages are individually owned, so it is considered unlikely that the site will be available for development in the plan period.</p> | |

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| | | | |
|--|--|-------------------------------|--|
| Site Ref: | OL70 | | |
| Site Name: | Land to rear of 18-20 Abbey Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Old Town | | |
| Ward: | Old Town | | |
| Grid Reference: | E: 558570, N: 100089 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.05 | |
| | Prev. Developed: | GF | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Available | | |
| Justification: | The site is a block of garages and parking area, between the properties of Burrow Down and Abbey Road, with vehicular access from Abbey Road, within the predominantly residential area, therefore the site is suitable. However, the garages are individually owned, so it is considered unlikely that the site will be available for development in the plan period. | | |


| | | | |
|--|---|-------------------------------|--|
| Site Ref: | OL72 | | |
| Site Name: | Garages adjacent to 35 Abbey Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Old Town | | |
| Ward: | Old Town | | |
| Grid Reference: | E: 558665, N: 99916 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.02 | |
| | Prev. Developed: | BF | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Available | | |
| Justification: | <p>The site consists of a garage court and part of a residential garden, within the predominantly residential area and is therefore considered suitable. Given the awkward shape and windows to the side elevation of the existing property, the site could accommodate 1, two storey dwelling. The garages are individually owned and part of a separate residential garden would be required to provide a dwelling and appropriate amenity space. Therefore it is considered unlikely that the site will be available for development in the plan period.</p> | | |


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| | | | | |
|--|---|--------------------------------|--------------------|--|
| Site Ref: | OL73 | | | |
| Site Name: | Land to rear of 54 Abbey Road | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Old Town | | | |
| Ward: | Old Town | | | |
| Grid Reference: | E: 558648, N: 99876 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space: | NO | | |
| | Within 800m Open Space: | Within 800m Play Space: | YES | |
| | Flood Zone: | Flood Zone 1 | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.03 | | |
| | Prev. Developed: | GF | | |
| | Suitability: | Not suitable | | |
| Availability: | Unknown | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 2 | Density Area: | Medium-Low Density | |
| Density (dph): | 59.01 | Delivery Period: | 11+ Years | |
| Conclusion: | Undevelopable – Not Suitable | | | |
| Justification: | The site consists of a residential garden, within the predominantly residential area adjacent the boundary with the SDNP. The ground level changes significantly between Abbey Road and the site, therefore development of the site would likely have significant detrimental impacts on the amenity of the existing residential properties. Therefore the site is not considered suitable for development. | | | |

| | | |
|--|---|-------------------------------|
| Site Ref: | OL74 | |
| Site Name: | Land at rear of 12 Burrow Down | |
| Source: | EBC Identified | |
| Neighbourhood: | Old Town | |
| Ward: | Old Town | |
| Grid Reference: | E: 558471, N: 100112 | |
|  | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.02 |
| Prev. Developed: | GF | |
| Suitability: | Not suitable | |
| Availability: | Not Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | <p>The site consists of a residential garden, with access from Burrow Down Close, within the predominantly residential area. Planning permission was refused in 2007 for development of the site with 1 dwelling (Ref: 060926). Reason for refusal was the prominent position resulting in over shadowing, loss of privacy and erosion of local distinctiveness. The topography of the site is such that development would likely have significant detrimental impacts on the amenity of the existing and future occupiers. Therefore the site is not suitable for development.</p> | |


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| | | | | |
|--|--|-------------------------------|--|--|
| Site Ref: | OL75 | | | |
| Site Name: | Garages adjacent to 7 Prior Heights | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Old Town | | | |
| Ward: | Old Town | | | |
| Grid Reference: | E: 558471, N: 100176 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.01 | | |
| | Prev. Developed: | BF | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Not Available | | | |
| Achievability: | Achievable | | | |
| Conclusion: | Undevelopable - Not Available | | | |
| Justification: | <p>The site consists of garages and car parking area, off Priory Height, within the predominantly residential area. Development of the site would not be out of character with the existing pattern of development in this part of Priory Heights given the adjacent residential terrace. Therefore the site is suitable. The garages are individually owned therefore it is considered unlikely that the site will be available for development in the plan period.</p> | | | |


| | | | | |
|--|--|-------------------------------|--|--|
| Site Ref: | OL76 | | | |
| Site Name: | Land within curtilage of 17 Priory Heights | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Old Town | | | |
| Ward: | Old Town | | | |
| Grid Reference: | E: 558443, N: 100206 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.04 | | |
| | Prev. Developed: | GF | | |
| Suitability: | Not suitable | | | |
| Availability: | Unknown | | | |
| Achievability: | Achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | <p>The site is residential garden land to the side of an existing 2-storey dwelling, within the predominantly residential area and adjacent to the South Downs National Park. The site is well-planted and development would require the removal of a number of mature trees in an area of transition between the built-up area and the South Downs National Park. Therefore it is considered that the site would not be suitable for development.</p> | | | |


| | | | | |
|--|--|-------------------------------|--|--|
| Site Ref: | OL77 | | | |
| Site Name: | Garages adjacent to 26 Filching Road | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Old Town | | | |
| Ward: | Old Town | | | |
| Grid Reference: | E: 558603, N: 100233 | | | |
|  | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.02 | | |
| Prev. Developed: | BF | | | |
| Suitability: | Not suitable | | | |
| Availability: | Not Available | | | |
| Achievability: | Achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | <p>The site consists of garages, off Filching Road, within the predominantly residential area. The site is considered too narrow to accommodate dwellings in keeping with the existing. Given the depth of the site development would have to be in front of the existing properties of Filching Road, wholly out of keeping with the existing properties and due to close proximity detrimental to the amenity of existing and future occupiers. Therefore the site is not suitable. The garages are individually owned therefore it is considered unlikely that the site will be available for development in the plan period.</p> | | | |

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| | | |
|--|--|-------------------------------|
| Site Ref: | OL78 | |
| Site Name: | Garages opposite 22 Bracken Road | |
| Source: | EBC Identified | |
| Neighbourhood: | Old Town | |
| Ward: | Old Town | |
| Grid Reference: | E: 558495, N: 100325 | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.09 |
| | Prev. Developed: | BF |
| Suitability: | Suitable (Housing) | |
| Availability: | Not Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Available | |
| Justification: | <p>The site consists of garages and car parking, off Bracken Road, within the predominantly residential area, therefore the development of the site would be suitable for residential. However there is a sewer through the middle of the site which restricts capacity as the cost involved in relocating this is considered likely to make the site unachievable. A turning space would need to be retained given the dead end, which would also restrict capacity. There is very limited on street car parking in this area given the layout of the dwellings and the garages are in individual ownership so it considered unlikely that the site will be available for development in the plan period.</p> | |


| | | | |
|--|---|-------------------------------|--|
| Site Ref: | OL79 | | |
| Site Name: | Garages adjacent to 68 Filching Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Old Town | | |
| Ward: | Old Town | | |
| Grid Reference: | E: 558585, N: 100363 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.02 | |
| | Prev. Developed: | BF | |
| Suitability: | Not suitable | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | The site consists of a garage court off Filching Road, within the predominantly residential area. The properties to the rear are accessed via this garage court, therefore the site is not suitable for development. The garages are in individual ownership so it is considered unlikely that the site will be available for development in the plan period. | | |


| | | |
|--|---|-------------------------------|
| Site Ref: | OL80 | |
| Site Name: | Land to rear of 7-8 Milton Crescent | |
| Source: | EBC Identified | |
| Neighbourhood: | Old Town | |
| Ward: | Old Town | |
| Grid Reference: | E: 559413, N: 99850 | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.11 |
| | Prev. Developed: | GF |
| Suitability: | Suitable (Housing) | |
| Availability: | Not Available | |
| Achievability: | Unlikely to be achievable | |
| Conclusion: | Undevelopable - Not Available | |
| Justification: | <p>The site consists of residential gardens of properties of Milton Crescent, within the predominantly residential area, therefore the site is suitable. However, access would need to be from Fiennes Close through an existing car parking area, which is not adopted highway and therefore achievability of the access over third party land is unknown. The site is in multiple ownership and would require more than one garden to come forward so it is considered unlikely that the site will be available for development in the plan period.</p> | |

| | | | |
|--|--|-------------------------------|--|
| Site Ref: | OL82 | | |
| Site Name: | Land to rear of 25-29 Mountney Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Old Town | | |
| Ward: | Old Town | | |
| Grid Reference: | E: 559516, N: 99852 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | NO | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.04 | |
| | Prev. Developed: | GF | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Available | | |
| Justification: | <p>The site consists of residential gardens to the rear of properties of Mountney Road, within the predominantly residential area, therefore the site is suitable. Development would not be out of character given the existing adjacent property No.42 Milton Road. The site can accommodate one dwelling house. However, the site is in multiple ownership, more than one garden would be required to facilitate a new dwelling and amenity space, therefore considered unlikely that the site will be available for development in the plan period.</p> | | |


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| | | |
|--|--|-------------------------------|
| Site Ref: | OL83 | |
| Site Name: | Land within curtilage of 269 Victoria Drive | |
| Source: | Pre-application advice | |
| Neighbourhood: | Old Town | |
| Ward: | Ratton | |
| Grid Reference: | E: 558985, N: 100655 | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.02 |
| Prev. Developed: | GF | |
| Suitability: | Not Suitable | |
| Availability: | Available | |
| Achievability: | Acheivable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | The site consists of a residential garden and garage, located within the predominantly residential area. However the site is too small to accommodate a new dwelling with an acceptable level of amenity to future occupiers without significant impact on the amenities of the existing surrounding properties. Therefore the site is not suitable for residential development. | |

| | | |
|--|--|-------------------------------|
| Site Ref: | OL84 | |
| Site Name: | 6 Millbrook Gardens | |
| Source: | Refused/withdrawn | |
| Neighbourhood: | Old Town | |
| Ward: | Old Town | |
| Grid Reference: | E: 558705, N: 100563 | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.01 |
| Prev. Developed: | GF | |
| Suitability: | Not Suitable | |
| Availability: | Available | |
| Achievability: | Acheivable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | The site is residential garden land, located within the predominantly residential area. However the site is too small to accommodate a dwelling and meet its own car parking demand and there is a lack of on street parking for existing properties given the nature of the cul-de-sac. Therefore the site is not suitable for further development. | |


| | | |
|--|--|-------------------------------|
| Site Ref: | OL85 | |
| Site Name: | Land to rear of 12 and 14 Millbrook Gardens | |
| Source: | EBC Identified | |
| Neighbourhood: | Old Town | |
| Ward: | Old Town | |
| Grid Reference: | E: 558689, N: 100614 | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.09 |
| | Prev. Developed: | GF |
| Suitability: | Not Suitable | |
| Availability: | Not Available | |
| Achievability: | Acheivable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | <p>The site is residential garden land, located within the predominantly residential area adjacent to the boundary with the SDNP. However the site is considered not suitable for development given the lack of access and the existing cul-de-sac is unlikely to be able to accommodate additional parking demands. The site is also in multiple ownership and would require more than one garden to come forward so it considered unlikely that the site will be available for development in the plan period.</p> | |

Ratton and Willingdon Village


| | | |
|--|---|-------------------------------|
| Site Ref: | RA02 | |
| Site Name: | Wooded area adjacent to 17a Buckhurst Close | |
| Source: | EBC Identified | |
| Neighbourhood: | Ratton & Willingdon Village | |
| Ward: | Ratton | |
| Grid Reference: | E: 558799, N: 101898 | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | NO |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.27 |
| | Prev. Developed: | GF |
| Suitability: | Not Suitable | |
| Availability: | Unknown | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | <p>The site consists of a wooded sloping site at the end of a cul-de-sac, adjacent to Ancient Woodland and to the side and rear of 2-storey dwellings, located within the predominantly residential area. The site contains a number of TPOs and any development is likely to have an adverse impact on the ancient woodland. Therefore it is considered that the site is not suitable for development.</p> | |

| | | | |
|--|--|-------------------------------|--|
| Site Ref: | RA03 | | |
| Site Name: | Land within the curtilage of Hockington Place | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Ratton & Willingdon Village | | |
| Ward: | Ratton | | |
| Grid Reference: | E: 558759, N: 102108 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | NO | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.29 | |
| | Prev. Developed: | GF | |
| Suitability: | Not Suitable | | |
| Availability: | Unknown | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site consists of a residential garden to the side of an existing 2-storey dwelling, located within the predominantly residential area and adjacent to the Willingdon Conservation Area. The terrace of properties opposite is Grade II Listed. There is a difference in ground level between the site and both adjacent roads therefore access is likely to be difficult to achieve. The development of this site would have an adverse impact on the setting of the adjacent listed buildings, and therefore is considered not to be suitable for development.</p> | | |


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| | | | |
|--|---|-------------------------------|--|
| Site Ref: | RA06 | | |
| Site Name: | Rear of 25/31 Parkway | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Ratton & Willingdon Village | | |
| Ward: | Ratton | | |
| Grid Reference: | E: 558767, N: 101725 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | NO | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.10 | |
| Prev. Developed: | GF | | |
| Suitability: | Not Suitable | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site consists of residential garden land to the rear of existing 2-storey dwellings, located within the predominantly residential area. The topography of the site, plus the presence of a number of mature trees, means that the site is not considered to be suitable for development. The site is in multiple ownership and would require more than one garden to come forward so it is considered unlikely that the site will be available for development in the plan period.</p> | | |


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| | | |
|--|---|-------------------------------|
| Site Ref: | RA07 | |
| Site Name: | Chalk Farm, Coopers Hill | |
| Source: | EBC Identified | |
| Neighbourhood: | Ratton & Willingdon Village | |
| Ward: | Ratton | |
| Grid Reference: | E: 558589, N: 102536 | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | NO |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 1.00 |
| Prev. Developed: | BF | |
| Suitability: | Suitable (Housing) | |
| Availability: | Not Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Available | |
| Justification: | <p>The site consists of a number of farm buildings located at the foot of the Downs adjacent to the South Downs National Park and adjacent to a listed building. The site could potentially be suitable for a small amount of well-designed development. However, the land is on a lifetime lease to the farmer and is unlikely to be available in the plan period.</p> | |

| | | | |
|--|--|-------------------------------|--|
| Site Ref: | RA09 | | |
| Site Name: | 78 Wish Hill | | |
| Source: | Pre-application advice | | |
| Neighbourhood: | Ratton & Willingdon Village | | |
| Ward: | Ratton | | |
| Grid Reference: | E: 558871, N: 102077 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | NO | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.06 | |
| | Prev. Developed: | Mixed (mainly BF) | |
| Suitability: | Not Suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site is a residential garden to the side of an existing 2-storey dwelling, located within the predominantly residential area. The site has been subject to previous applications which have been refused on the grounds that it would be out of character with its surroundings and would represent an unacceptably overbearing element that would allow for intrusive levels of overlooking resulting in an unacceptable impact on residential amenity. Therefore it is considered that this site is not suitable for development.</p> | | |


| | | |
|--|--|-------------------------------|
| Site Ref: | RA12 | |
| Site Name: | 4 Walnut Tree Walk | |
| Source: | Refused/withdrawn | |
| Neighbourhood: | Ratton & Willingdon Village | |
| Ward: | Ratton | |
| Grid Reference: | E: 559038, N: 101663 | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | NO |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.05 |
| | Prev. Developed: | GF |
| Suitability: | Not Suitable | |
| Availability: | Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | <p>The site is incidental amenity space at the entrance to the Ratton Estate, adjacent a 2-storey dwelling located within the predominantly residential area. A previous application was refused and dismissed on appeal due to unacceptable harm to the character and appearance of the area and the harmful loss of trees and an area of greenspace that contributes to the Area of High Townscape Value. Therefore the site is not considered suitable for development.</p> | |


| | | | |
|--|---|-------------------------------|--|
| Site Ref: | RA13 | | |
| Site Name: | 53 Upper Kings Drive | | |
| Source: | Pre-application advice | | |
| Neighbourhood: | Ratton & Willingdon Village | | |
| Ward: | Ratton | | |
| Grid Reference: | E: 558906, N: 102187 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | NO | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.02 | |
| Prev. Developed: | GF | | |
| Suitability: | Not Suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site consists of a residential garden to the rear of a 2-storey dwelling located within the predominantly residential area to the rear of a separately owned garage. The site is covered in mature trees and is very small, meaning that any development in this location would be harmful to the character and appearance of the area and would result in overlooking issues that would create an unacceptable impact on residential amenity. Therefore this site is not considered suitable for development.</p> | | |


| | | |
|--|--|-------------------------------|
| Site Ref: | RA15 | |
| Site Name: | Land adjacent to garages at Chalk Farm Coppers Hill | |
| Source: | Planning application | |
| Neighbourhood: | Ratton & Willingdon Village | |
| Ward: | Ratton | |
| Grid Reference: | E: 558634, N: 102551 | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | NO |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.02 |
| Prev. Developed: | BF | |
| Suitability: | Not Suitable | |
| Availability: | Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | The site consists of a garage and parking space adjacent to a garage block, on the administrative boundary within Wealden District Council. The development of the site is considered to be out of character with the surroundings and therefore not suitable for development. | |

| | | | |
|--|---|-------------------------------|--|
| Site Ref: | RA16 | | |
| Site Name: | Land opposite 15 Woodcroft Drive | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Ratton & Willingdon Village | | |
| Ward: | Ratton | | |
| Grid Reference: | E: 559179, N: 101463 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.14 | |
| | Prev. Developed: | GF | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Potentially Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | The site is incidental amenity space, within the predominantly residential area. The site is surrounded by purpose built blocks of flats and detached dwellings to the south. Development of the site would result in the loss of a significant amount of mature trees and is therefore unsuitable. | | |


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| | | |
|--|---|-------------------------------|
| Site Ref: | RA19 | |
| Site Name: | Land adjacent to 1 Parkway | |
| Source: | EBC Identified | |
| Neighbourhood: | Ratton & Willingdon Village | |
| Ward: | Ratton | |
| Grid Reference: | E: 559032, N: 101683 | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | NO |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.06 |
| | Prev. Developed: | GF |
| Suitability: | Not suitable | |
| Availability: | Not Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | The site is incidental amenity space at the entrance to the Ratton Estate, within the predominantly residential area. The open space at the entrance is intrinsic to the character of the estate, and development of the site would result in the loss of of mature trees, which are protected by TPO and therefore site is therefore unsuitable. | |


| | | |
|--|--|-------------------------------|
| Site Ref: | RA20 | |
| Site Name: | Land adjacent to 2 Parkway | |
| Source: | EBC Identified | |
| Neighbourhood: | Ratton & Willingdon Village | |
| Ward: | Ratton | |
| Grid Reference: | E: 559053, N: 101707 | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | NO |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.07 |
| | Prev. Developed: | GF |
| Suitability: | Not suitable | |
| Availability: | Not Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | The site is incidental amenity space between the entrance to the Ratton Estate and Wish Hill, within the predominantly residential area. The open space at the entrance is intrinsic to the character of the estate, and development of the site would result in the loss of of mature trees, which are protected by TPO and therefore site is therefore unsuitable. | |

| | | | |
|--|---|-------------------------------|--|
| Site Ref: | RA21 | | |
| Site Name: | Garages to rear of 2 Marcia Close | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Ratton & Willingdon Village | | |
| Ward: | Ratton | | |
| Grid Reference: | E: 558449, N: 101556 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | NO | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.02 | |
| | Prev. Developed: | BF | |
| Suitability: | Not suitable | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site consists of a garage court within a cul-de-sac of detached dwellings, within the predominantly residential area. Marcia Close raises away from Upper Ratton Drive to the boundary with the SDNP, many of the properties are raised from the road level. The site of the garage court is too small to accommodate a dwelling and amenity space. To the rear is a significant mature tree belt which would restrict the depth of the site. Therefore the site is not suitable. The garages are in multiple ownership, and therefore it is considered unlikely that the site will be available for development in the plan period.</p> | | |

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| | | |
|--|--|-------------------------------|
| Site Ref: | RA22 | |
| Site Name: | Garages to front of 14 Manor Way | |
| Source: | EBC Identified | |
| Neighbourhood: | Ratton & Willingdon Village | |
| Ward: | Ratton | |
| Grid Reference: | E: 558833, N: 101492 | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | YES |
| | Area (Hectares): | 0.05 |
| | Prev. Developed: | BF |
| Suitability: | Not suitable | |
| Availability: | Not Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | <p>The site consists of a garage court off Manor Way within the Ratton Conservation Area in the Ratton Estate, within the predominantly residential area. Development of the site would result in the loss of a mature TPO tree, and therefore is not suitable. The garages are in multiple ownership, and therefore it is considered unlikely that the site will be available for development in the plan period.</p> | |


| | | | |
|--|---|-------------------------------|--|
| Site Ref: | RA25 | | |
| Site Name: | Land adjacent to 25 Woodland Avenue | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Ratton & Willingdon Village | | |
| Ward: | Ratton | | |
| Grid Reference: | E: 559499, N: 102131 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | NO | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.40 | |
| | Prev. Developed: | GF | |
| Suitability: | Not suitable | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | The site is a tree covered amenity space between Chatfield Crescent and Woodland Avenue, within the predominantly residential area. Development of the site would result in the loss of a significant number of TPO trees therefore site is unsuitable for development. | | |

| | | | |
|--|--|-------------------------------|--|
| Site Ref: | RA26 | | |
| Site Name: | Land within curtilage of 43 Park Avenue | | |
| Source: | Pre-application advice | | |
| Neighbourhood: | Ratton & Willingdon Village | | |
| Ward: | Ratton | | |
| Grid Reference: | E: 559527, N: 101316 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | NO | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.03 | |
| | Prev. Developed: | GF | |
| Suitability: | Not Suitable | | |
| Availability: | Available | | |
| Achievability: | Acheivable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | The site is residential garden land located within the predominantly residential area, to the rear of the property which fronts Park Avenue. However there is inadequate access to the site from Park Avenue and the acheivability of access from Tilgate Close is unknown. Therefore the site is not considered suitable for development. | | |


Roselands & Bridgemere

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|--|--|-------------------------------|--|--|
| Site Ref: | RO01 | | | |
| Site Name: | Roselands Depot, St Philips Avenue | | | |
| Source: | Borough Plan allocation | | | |
| Neighbourhood: | Roselands & Bridgemere | | | |
| Ward: | St Anthony's | | | |
| Grid Reference: | E: 562072, N: 100608 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.89 | | |
| | Prev. Developed: | BF | | |
| Suitability: | Not Suitable | | | |
| Availability: | Not Available | | | |
| Achievability: | Achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | The site consists of a Household Waste Site, located adjacent to the predominantly residential area. The site is identified in the East Sussex Waste and Minerals Plan as a safeguarded site, and therefore it is considered to be not suitable and not available for development. | | | |


| | | | |
|--|--|-------------------------------|--|
| Site Ref: | RO07 | | |
| Site Name: | Garages adjacent to 40 Kinfaun Avenue | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Roselands & Bridgemere | | |
| Ward: | St Anthonys | | |
| Grid Reference: | E: 561978, N: 100806 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.0312734 | |
| | Prev. Developed: | BF | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Available | | |
| Justification: | <p>The site consists of a row of garages to the rear of existing 2-storey dwellings, located within the predominantly residential area. The site would be considered suitable for residential development, but not for employment development due to proximity to existing residential. However each individual garage is privately owned by the owners of the adjacent properties, so it is considered unlikely that the site will be available for development in the plan period.</p> | | |


| | | |
|--|--|-------------------------------|
| Site Ref: | RO09 | |
| Site Name: | Garages Adjacent 121 Bridgemere Road | |
| Source: | EBC Identified | |
| Neighbourhood: | Roselands & Bridgemere | |
| Ward: | St Anthonys | |
| Grid Reference: | E: 561626, N: 100982 | |
|  | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | NO |
| | Flood Zone: | |
| | Within Flood Zones 3a and 3c | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.03 |
| | Prev. Developed: | BF |
| Suitability: | Suitable (Housing) | |
| Availability: | Not Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Available | |
| Justification: | <p>The site consists of a small garage block located between existing 2-storey dwellings within the predominantly residential area. The presence of on-street and off-street parking in the area means that the site is considered suitable for redevelopment. However the site is within Flood Zone 3c, very high risk of river flooding. The site is considered to be unsuitable for employment use due to close proximity to existing residential. Each garage is individually owned by the owners of the adjacent properties, so it is considered unlikely that the site will be available for development in the plan period.</p> | |


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| | | |
|--|--|-------------------------------|
| Site Ref: | RO10 | |
| Site Name: | Garages at rear of 47 Windermere Crescent | |
| Source: | EBC Identified | |
| Neighbourhood: | Roselands & Bridgemere | |
| Ward: | St Anthonys | |
| Grid Reference: | E: 562151, N: 100431 | |
|  | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Majority 1, partially 3a | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.06 |
| Prev. Developed: | BF | |
| Suitability: | Suitable (Housing) | |
| Availability: | Not Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Available | |
| Justification: | <p>The site is a linear garage block located to the rear of existing 2-storey dwellings within the predominantly residential area. The presence of on-street and off-street parking in the area means that the site is considered suitable for residential development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. However, each garage is individually owned by the owners of the adjacent properties, so it is considered unlikely that the site will be available for development in the plan period.</p> | |

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| | | | |
|--|---|-------------------------------|--|
| Site Ref: | RO11 | | |
| Site Name: | Former allotment land to the rear of 109 Northbourne Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Roselands & Bridgemere | | |
| Ward: | St Anthonys | | |
| Grid Reference: | E: 562056, N: 100877 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.12 | |
| | Prev. Developed: | GF | |
| Suitability: | Not Suitable | | |
| Availability: | Unknown | | |
| Achievability: | Unlikely to be Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | The site is a former private allotment area, now unused, located to the rear of existing 2-storey dwellings within the predominantly residential area. The only potential access to the site is blocked by an electricity pylon, so access to the site cannot be achieved. Therefore it is considered that this site is not suitable for development. | | |

| | | |
|--|--|-------------------------------|
| Site Ref: | RO12 | |
| Site Name: | Garages to the rear of 94/108 Whitley Road | |
| Source: | EBC Identified | |
| Neighbourhood: | Roselands & Bridgemere | |
| Ward: | St Anthonys | |
| Grid Reference: | E: 561668, N: 100087 | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Flood Zone 3a | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.04 |
| | Prev. Developed: | BF |
| Suitability: | Not Suitable | |
| Availability: | Not Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | <p>The site consists of residential garden land and outbuildings to the rear of existing 2-storey dwellings located within the predominantly residential area. It is considered that the development of the site would be out of character with the surrounding layout, and the small size of the site would mean that the development would create an unacceptable impact on residential amenity. Therefore it is considered that the site would not be suitable for development.</p> | |

| | | | |
|--|--|-------------------------------|--|
| Site Ref: | RO19 | | |
| Site Name: | Land at rear of 1 Windermere Crescent | | |
| Source: | Pre-application advice | | |
| Neighbourhood: | Roselands & Bridgemere | | |
| Ward: | St Anthonys | | |
| Grid Reference: | E: 562242, N: 100384 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 3a | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.03 | |
| | Prev. Developed: | BF | |
| Suitability: | Not Suitable | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site consists of vacant and overgrown land located adjacent to existing 2-storey dwellings and to the rear of a designated shopping area, and within the predominantly residential area. Access to the site is via a narrow lane to the rear of the retail units, which is unlikely to be suitable for access to residential development. There are also issues involving the right of access which is in a separate ownership. Therefore the site is not considered to be suitable or available.</p> | | |


| | | |
|--|--|-------------------------------|
| Site Ref: | RO21 | |
| Site Name: | Land adjacent to 1 Ringwood Close | |
| Source: | EBC Identified | |
| Neighbourhood: | Roselands & Bridgemere | |
| Ward: | St Anthonys | |
| Grid Reference: | E: 561542, N: 100356 | |
|  | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Flood Zone 3c | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.02 |
| Prev. Developed: | Mixed (Mainly GF) | |
| Suitability: | Not suitable | |
| Availability: | Unknown | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | <p>The site is residential garden land to the rear of an existing 2-storey dwelling, located within the predominantly residential area. It is considered that development would be out of character with the existing pattern of development, which is dwellings of similar appearance and size with large rear gardens. There is insufficient room to the side for another dwelling matching the appearance of the existing dwellings. Therefore the site is not considered to be suitable for development.</p> | |


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| | | | |
|--|--|-------------------------------|--|
| Site Ref: | RO22 | | |
| Site Name: | Land adjacent to 20 Ringwood Close | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Roselands & Bridgemere | | |
| Ward: | St Anthonys | | |
| Grid Reference: | E: 561559, N: 100345 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 3c | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.02 | |
| Prev. Developed: | Mixed (Mainly GF) | | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site is residential garden land to the rear of an existing 2-storey dwelling, located within the predominantly residential area. It is considered that development would be out of character with the existing pattern of development, which is dwellings of similar appearance and size with large rear gardens. There is insufficient room to the side for another dwelling matching the appearance of the existing dwellings. Therefore the site is not considered to be suitable for development.</p> | | |


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| | | | | |
|--|--|-------------------------------|--|--|
| Site Ref: | RO23 | | | |
| Site Name: | Land to the rear of 172 Ringwood Road | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Roselands & Bridgemere | | | |
| Ward: | St Anthonys | | | |
| Grid Reference: | E: 561373, N: 100482 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | NO | | |
| | Flood Zone: | | | |
| | Flood Zone 3c | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.02 | | |
| | Prev. Developed: | Mixed (Mainly GF) | | |
| Suitability: | Not suitable | | | |
| Availability: | Unknown | | | |
| Achievability: | Achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | <p>The site is residential garden land to the rear of an existing 2-storey dwelling, located within the predominantly residential area. It is considered that development would be out of character with the existing pattern of development, which is dwellings of similar appearance and size with large rear gardens. There is insufficient room to the side for another dwelling matching the appearance of the existing dwellings. Therefore the site is not considered to be suitable for development.</p> | | | |


| | | |
|--|--|-------------------------------|
| Site Ref: | RO24 | |
| Site Name: | Land to the rear of 152 Ringwood Road | |
| Source: | EBC Identified | |
| Neighbourhood: | Roselands & Bridgemere | |
| Ward: | St Anthonys | |
| Grid Reference: | E: 561470, N: 100402 | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Flood Zone 3c | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.02 |
| | Prev. Developed: | Mixed (Mainly GF) |
| Suitability: | Not suitable | |
| Availability: | Unknown | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | <p>The site is residential garden land to the rear of an existing 2-storey dwelling, located within the predominantly residential area. It is considered that development would be out of character with the existing pattern of development, which is dwellings of similar appearance and size with large rear gardens. There is insufficient room to the side for another dwelling matching the appearance of the existing dwellings. Therefore the site is not considered to be suitable for development.</p> | |

| | | |
|--|--|-------------------------------|
| Site Ref: | RO26 | |
| Site Name: | 41 St Philips Avenue | |
| Source: | Pre-application advice | |
| Neighbourhood: | Roselands & Bridgemere | |
| Ward: | St Anthonys | |
| Grid Reference: | E: 561716, N: 100232 | |
|  | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | majority 3a | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.05 |
| Prev. Developed: | GF | |
| Suitability: | Not Suitable | |
| Availability: | Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | <p>The site consists of a residential garden to the side and rear of an existing 2-storey dwelling, located within the predominantly residential area. It is considered that the development of this site would be out of character with the surrounding area, and the site is not considered to be large enough to accommodate additional development without creating an adverse impact on the residential amenity of existing occupiers. Therefore the site is not considered to be suitable for development.</p> | |


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| | | | |
|--|--|-------------------------------|--|
| Site Ref: | RO27 | | |
| Site Name: | 5 Homewood Close | | |
| Source: | Pre-application advice | | |
| Neighbourhood: | Roselands & Bridgemere | | |
| Ward: | St Anthonys | | |
| Grid Reference: | E: 561570, N: 100879 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | NO | |
| | Flood Zone: | | |
| | Majority 3a, partially 3c | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.04 | |
| | Prev. Developed: | GF | |
| Suitability: | Not Suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | The site consists of a residential garden and incidental open space to the side of an existing 2-storey dwelling located within the predominantly residential area. It is considered that the development of this site would have an adverse impact on the residential amenity of the existing occupiers in adjacent dwellings, and therefore the site is not considered suitable for development. | | |

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| | | | |
|--|--|-------------------------------|--|
| Site Ref: | RO28 | | |
| Site Name: | 158 Bridgemere Road | | |
| Source: | Pre-application advice | | |
| Neighbourhood: | Roselands & Bridgemere | | |
| Ward: | St Anthonys | | |
| Grid Reference: | E: 561780, N: 101039 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | NO | |
| | Flood Zone: | | |
| | Majority 3c | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.04 | |
| | Prev. Developed: | GF | |
| Suitability: | Not Suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site consists of a residential garden to the side of an existing 2-storey dwelling located within the predominantly residential area. The site has been subject to a previous application which was refused and dismissed on appeal due to the presence of the rear projection causing unacceptable loss of outlook and a sense of enclosure to the occupiers of the existing dwelling. Therefore it is considered that the site would not be suitable for development.</p> | | |


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| | | |
|--|---|-------------------------------|
| Site Ref: | RO29 | |
| Site Name: | Land between the garage (facing Kinfauns Avenue) of 70 Churchdale Road and rear of 68 Churchdale Road | |
| Source: | Pre-application advice | |
| Neighbourhood: | Roselands & Bridgemere | |
| Ward: | St Anthony's | |
| Grid Reference: | E: 561958, N: 100826 | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.01 |
| Prev. Developed: | BF | |
| Suitability: | Not Suitable | |
| Availability: | Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | The site consists of a single garage located adjacent to other garages to the rear and side of existing 2-storey dwellings. The site is not considered to be large enough to accommodate a dwelling without significant impact on the residential amenity of the future occupiers. Therefore the site is not considered to be suitable for development. | |

| | | | |
|--|---|-------------------------------|--|
| Site Ref: | RO34 | | |
| Site Name: | 1 Baillie Avenue | | |
| Source: | Refused/withdrawn | | |
| Neighbourhood: | Roselands & Bridgemere | | |
| Ward: | St Anthonys | | |
| Grid Reference: | E: 562107, N: 100394 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | 2 and 3a | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.01 | |
| Prev. Developed: | GF | | |
| Suitability: | Not Suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site consists of residential garden land to the side of an existing 2-storey dwelling located within the predominantly residential area. A previous application was refused and dismissed on appeal due to being at odds with the main pattern of development in the area and as an over development of the site, which would result in material harm to the character and appearance of the site and surrounding area. Therefore the site is not considered suitable for development.</p> | | |


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| | | | | |
|--|--|-------------------------------|--|--|
| Site Ref: | RO35 | | | |
| Site Name: | 3 Churchdale Place | | | |
| Source: | Refused/withdrawn | | | |
| Neighbourhood: | Roselands & Bridgemere | | | |
| Ward: | St Anthonys | | | |
| Grid Reference: | E: 561949, N: 100967 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.01 | | |
| | Prev. Developed: | GF | | |
| Suitability: | Not Suitable | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | The site is residential garden land to the side and front of existing 2-storey dwellings located within the predominantly residential area. The development of the site would be out of character with the layout of the surrounding development and would result in an unacceptable impact on residential amenity. Therefore it is not considered to be suitable for development. | | | |


| | | | |
|--|---|-------------------------------|--|
| Site Ref: | RO36 | | |
| Site Name: | Land to rear of 105-111 Ringwood Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Roselands & Bridgemere | | |
| Ward: | St Anthonys | | |
| Grid Reference: | E: 561588, N: 100235 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Majority 3c | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.05 | |
| | Prev. Developed: | Mixed (Mainly GF) | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Available | | |
| Justification: | <p>The site consists of residential garden land to the rear of existing 2-storey dwellings, located within the predominantly residential area. Site is situated within flood zone 3c at very high risk of river flooding. In order to create a site of sufficient size to accommodate a development that would be in keeping with the surrounding character and suitable for development, a number of private gardens would be required to make the site suitable. As more than one garden would be required to provide a dwelling and appropriate amenity space, it is considered unlikely that the site will be available for development in the plan period.</p> | | |

| | | | |
|--|---|-------------------------------|--|
| Site Ref: | RO37 | | |
| Site Name: | Land adjacent to 84 St Philips Avenue and 21 Roselands | | |
| Source: | Refused/withdrawn | | |
| Neighbourhood: | Roselands & Bridgemere | | |
| Ward: | St Anthonys | | |
| Grid Reference: | E: 561932, N: 100505 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.01 | |
| | Prev. Developed: | GF | |
| Suitability: | Not Suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site consists of a standalone garage at the rear of a residential garden, surrounded by 2-storey dwellings to the north and 3-storey block of flats to the south, and located within the predominantly residential area. A previous application was refused and dismissed on appeal due to the restricted size of the plot resulting in a cramped and unsatisfactory form of development that would be incongruous and detract from the prevailing character of the area. Therefore it is not considered suitable for development.</p> | | |


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| | | | |
|--|---|-------------------------------|--|
| Site Ref: | RO38 | | |
| Site Name: | Land to rear of 110-118 Ringwood Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Roselands & Bridgemere | | |
| Ward: | St Anthonys | | |
| Grid Reference: | E: 561628, N: 100303 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Majority 3c | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.06 | |
| | Prev. Developed: | Mixed (Mainly GF) | |
| Suitability: | Potentially Suitable (Housing) | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Available | | |
| Justification: | <p>The site consists of residential garden land to the rear of existing 2-storey dwellings, located within the predominantly residential area. Site is situated within flood zone 3c at very high risk of river flooding. In order to create a site of sufficient size to accommodate a development that would be in keeping with the surrounding character and suitable for development, a number of private gardens would be required to make the site suitable. As more than one garden would be required to provide a dwelling and appropriate amenity space, it is considered unlikely that the site will be available for development in the plan period.</p> | | |

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| | | | |
|--|--|-------------------------------|--|
| Site Ref: | RO39 | | |
| Site Name: | 174 Ringwood Road | | |
| Source: | Pre-application advice | | |
| Neighbourhood: | Roselands & Bridgemere | | |
| Ward: | St Anthonys | | |
| Grid Reference: | E: 561358, N: 100500 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | NO | |
| | Flood Zone: | | |
| | Flood Zone 3c | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.02 | |
| | Prev. Developed: | GF | |
| Suitability: | Not Suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site is a residential garden land to the rear of an existing 2-storey dwelling, located within the predominantly residential area. It is considered that development would be out of character with the existing pattern of development, which is dwellings of similar appearance and size with large rear gardens. There is insufficient room to the side for another dwelling matching the appearance of the existing dwellings. Therefore the site is not considered to be suitable for development.</p> | | |


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| | | | |
|--|--|-------------------------------|--|
| Site Ref: | RO40 | | |
| Site Name: | Land to rear of 108 Ringwood Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Roselands & Bridgemere | | |
| Ward: | St Anthonys | | |
| Grid Reference: | E: 561661, N: 100282 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 3a | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.02 | |
| | Prev. Developed: | Mixed (Mainly GF) | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site is residential garden land to the rear of an existing 2-storey dwelling, located within the predominantly residential area. It is considered that development would be out of character with the existing pattern of development, which is dwellings of similar appearance and size with large rear gardens. There is insufficient room to the side for another dwelling matching the appearance of the existing dwellings. Therefore the site is not considered to be suitable for development.</p> | | |


| | | | |
|--|--|-------------------------------|--|
| Site Ref: | RO41 | | |
| Site Name: | Land to rear of 103 Ringwood Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Roselands & Bridgemere | | |
| Ward: | St Anthonys | | |
| Grid Reference: | E: 561620, N: 100216 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 3a | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.02 | |
| Prev. Developed: | Mixed (Mainly GF) | | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site is residential garden land to the rear of an existing 2-storey dwelling, located within the predominantly residential area. It is considered that development would be out of character with the existing pattern of development, which is dwellings of similar appearance and size with large rear gardens. There is insufficient room to the side for another dwelling matching the appearance of the existing dwellings. Therefore the site is not considered to be suitable for development.</p> | | |

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| | | | |
|--|---|-------------------------------|--|
| Site Ref: | RO43 | | |
| Site Name: | Land to rear of 102 Moy Avenue | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Roselands & Bridgemere | | |
| Ward: | St Anthonys | | |
| Grid Reference: | E: 561811, N: 100455 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Majority 3a | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.05 | |
| | Prev. Developed: | GF | |
| Suitability: | Not suitable | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site is rear gardens of properties of Moy Avenue with frontage to Hunloke Avenue, within the predominantly residential area. Planning permission was refused for the erection of one, two storey dwelling in 2008 (Ref: 080606). Refused for reasons detrimental to amenity and outlook of existing and future occupiers, and out of character with pattern of development as this would be the only property fronting this part of Hunloke Avenue. Considered situation has not changed, site would be out of character with pattern of development and result in significant overlooking to existing properties. More than one residential garden would be required to provide a dwelling and appropriate amenity space. Therefore it is considered unlikely that the site will be available for development in the plan period.</p> | | |


| | | | |
|--|---|-------------------------------|--|
| Site Ref: | RO44 | | |
| Site Name: | Land to rear of 103 St Philips Avenue | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Roselands & Bridgemere | | |
| Ward: | St Anthonys | | |
| Grid Reference: | E: 561826, N: 100445 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Majority 3a | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.04 | |
| | Prev. Developed: | Mixed (Mainly GF) | |
| Suitability: | Not suitable | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site is rear gardens of properties of St Philips Avenue with frontage to Hunloke Avenue, within the predominantly residential area. Development of the site would be out of character with pattern of development as this would be the only property fronting this part of Hunloke Avenue. Would also likely result in significant overlooking to existing properties in a manor which does not already exist. Therefore the site is unsuitable. More than one residential garden would be required to provide a dwelling and appropriate amenity space. Therefore it is considered unlikely that the site will be available for development in the plan period.</p> | | |

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| | | | |
|--|---|-------------------------------|--|
| Site Ref: | RO45 | | |
| Site Name: | Land to rear of 105-111 St Philips Avenue | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Roselands & Bridgemere | | |
| Ward: | St Anthonys | | |
| Grid Reference: | E: 561847, N: 100479 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.04 | |
| | Prev. Developed: | Mixed (Mainly GF) | |
| Suitability: | Not suitable | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site is rear gardens of properties of St Philips Avenue with frontage to Hunloke Avenue, within the predominantly residential area. Development of the site would not be out of character with pattern of development as other properties face onto Hunloke Avenue on this side, therefore the site is suitable. However a sewer runs through the site, and the cost involved in relocating this is considered likely to make the site unachievable. More than one residential garden would be required to provide a dwelling and appropriate amenity space, therefore it is considered unlikely that the site will be available for development in the plan period.</p> | | |


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| | | |
|--|---|-------------------------------|
| Site Ref: | RO46 | |
| Site Name: | Land within curtilage of 117 St Philips Avenue | |
| Source: | EBC Identified | |
| Neighbourhood: | Roselands & Bridgemere | |
| Ward: | St Anthonys | |
| Grid Reference: | E: 561880, N: 100528 | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.04 |
| | Prev. Developed: | GF |
| Suitability: | Suitable (Housing) | |
| Availability: | Not Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Available | |
| Justification: | <p>The site consists of a residential garden to the rear of the property which has a frontage to The Sidings, within the predominantly residential area. The site is considered suitable and could accommodate 1 dwelling. However access would be required from The Siding which is not adopted highway. As access is required over third party land it is considered unlikely that the site will be available for development in the plan period.</p> | |


| | | |
|--|--|-------------------------------|
| Site Ref: | RO47 | |
| Site Name: | Garages to rear of 1 Willard Close | |
| Source: | EBC Identified | |
| Neighbourhood: | Roselands & Bridgemere | |
| Ward: | St Anthonys | |
| Grid Reference: | E: 561467, N: 100590 | |
|  | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Flood Zone 3c | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.01 |
| | Prev. Developed: | BF |
| Suitability: | Not suitable | |
| Availability: | Not Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | <p>The site consists of a block of garages and residential gardens facing Bridgemere Road, within the predominantly residential area. Given the very small gardens of the adjacent properties development of the site would be overbearing and detrimental to the amenity of the existing properties and result in significant overlooking. Therefore the site is not suitable. The garages are individually owned therefore it is considered unlikely that the site will be available for development in the plan period.</p> | |

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| | | |
|--|---|-------------------------------|
| Site Ref: | RO48 | |
| Site Name: | Garages adjacent to 4 Filder Close | |
| Source: | EBC Identified | |
| Neighbourhood: | Roselands & Bridgemere | |
| Ward: | St Anthonys | |
| Grid Reference: | E: 561490, N: 100691 | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Majority 3c | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.03 |
| | Prev. Developed: | BF |
| Suitability: | Suitable (Housing) | |
| Availability: | Not Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Available | |
| Justification: | <p>The site consists of a block of garages off Filder Close, within the predominantly residential area. Site is situated within flood zone 3c at very high risk of river flooding. An electrical substation on the site restricts capacity to 1, two storey dwelling. Given the road is a dead-end the turning space for vehicles would need to be retained. The garages are individually owned therefore it is considered unlikely that the site will be available for development in the plan period.</p> | |


| | | |
|--|---|-------------------------------|
| Site Ref: | RO49 | |
| Site Name: | Garages between 23 and 25 Mortimer Road | |
| Source: | EBC Identified | |
| Neighbourhood: | Roselands & Bridgemere | |
| Ward: | St Anthony's | |
| Grid Reference: | E: 561338, N: 100732 | |
|  | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | NO |
| | Flood Zone: | |
| | Majority 3a, partially 3c | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.02 |
| Prev. Developed: | BF | |
| Suitability: | Suitable (Housing) | |
| Availability: | Not Available | |
| Achievability: | Unlikely to be achievable | |
| Conclusion: | Undevelopable - Not Available | |
| Justification: | <p>The site consists of a block of garages off Mortimer Road, within the predominantly residential area. Site is situated partially within flood zone 3c at very high risk of river flooding. Given the road is a dead-end the turning space for vehicles would need to be retained. There is a sewer running through the site, and the cost involved in relocating this is considered likely to make the site unachievable. The garages are individually owned therefore it is considered unlikely that the site will be available for development in the plan period.</p> | |

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| | | |
|--|---|-------------------------------|
| Site Ref: | RO50 | |
| Site Name: | Garages adjacent to 7 Filder Close | |
| Source: | EBC Identified | |
| Neighbourhood: | Roselands & Bridgemere | |
| Ward: | St Anthonys | |
| Grid Reference: | E: 561469, N: 100721 | |
|  | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | NO |
| | Flood Zone: | |
| | Majority 3a, partially 3c | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.02 |
| Prev. Developed: | BF | |
| Suitability: | Suitable (Housing) | |
| Availability: | Not Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Available | |
| Justification: | <p>The site consists of a block of garages off Mortimer Road, within the predominantly residential area. Site is situated partially within flood zone 3c at very high risk of river flooding. The site could accommodate 1, two storey dwelling, the capacity is reduced given the need for amenity space and off street parking as there is very limited on street parking in the area. The garages are individually owned therefore it is considered unlikely that the site will be available for development in the plan period.</p> | |

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| | | | |
|--|---|-------------------------------|--|
| Site Ref: | RO51 | | |
| Site Name: | Garages to rear of 25 Badlesmere Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Roselands & Bridgemere | | |
| Ward: | St Anthonys | | |
| Grid Reference: | E: 561517, N: 100765 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 3a | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.04 | |
| | Prev. Developed: | BF | |
| Suitability: | Not suitable | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site consists of a block of garages off Badlesmere Road, within the predominantly residential area. The site is surrounded by existing two storey properties with small rear gardens. It is considered that a layout which would not have significant impacts on the amenity of existing or future occupiers from overlooking in close proximity, and/or being overbearing by reason of location and proximity to existing properties is unlikely and therefore the site is not suitable. The garages are individually owned therefore it is considered unlikely that the site will be available for development in the plan period.</p> | | |


| | | |
|--|---|-------------------------------|
| Site Ref: | RO52 | |
| Site Name: | Garages adjacent to 14 Mortimer Road | |
| Source: | EBC Identified | |
| Neighbourhood: | Roselands & Bridgemere | |
| Ward: | St Anthonys | |
| Grid Reference: | E: 561433, N: 100824 | |
|  | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | NO |
| | Flood Zone: | |
| | Majority 3a, partially 3c | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.01 |
| | Prev. Developed: | BF |
| Suitability: | Suitable (Housing) | |
| Availability: | Not Available | |
| Achievability: | Unlikely to be achievable | |
| Conclusion: | Undevelopable - Not Available | |
| Justification: | <p>The site consists of a block of garages off Mortimer Road, within the predominantly residential area. Site is situated partially within flood zone 3c at very high risk of river flooding. Given the road is a dead-end the turning space for vehicles would need to be retained. There is a sewer running through the site, and the cost involved in relocating this is considered likely to make the site unachievable. The garages are individually owned therefore it is considered unlikely that the site will be available for development in the plan period.</p> | |


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| | | |
|--|---|-------------------------------|
| Site Ref: | RO53 | |
| Site Name: | Land adjacent to 85 Bridgemere Road | |
| Source: | EBC Identified | |
| Neighbourhood: | Roselands & Bridgemere | |
| Ward: | St Anthonys | |
| Grid Reference: | E: 561595, N: 100767 | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | 2 and 3a | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.01 |
| Prev. Developed: | Mixed (Mainly GF) | |
| Suitability: | Not suitable | |
| Availability: | Unknown | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | <p>The site consists of a block of two garages off Badlesmere Road, within the predominantly residential area. The adjacent and rear properties are two storey properties with small rear gardens. Development of the site would have significant impacts on the amenity of existing or future occupiers from overlooking in close proximity given the depth of the site, and would be overbearing by reason of location and proximity to existing properties. Therefore the site is not suitable. The garages are individually owned therefore it is considered unlikely that the site will be available for development in the plan period.</p> | |


| | | |
|--|--|-------------------------------|
| Site Ref: | RO54 | |
| Site Name: | Garages to rear of 3 Badlesmere Road | |
| Source: | EBC Identified | |
| Neighbourhood: | Roselands & Bridgemere | |
| Ward: | St Anthonys | |
| Grid Reference: | E: 561570, N: 100785 | |
|  | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | 2 and 3a | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.02 |
| Prev. Developed: | BF | |
| Suitability: | Not suitable | |
| Availability: | Not Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | <p>The site consists of a block of garages off Badlesmere Road, within the predominantly residential area. The site is surrounded by existing two storey properties with small rear gardens. To the north-east is a small incidental amenity space with a significant mature tree, which would likely need removal to facilitate the development of the site, therefore the site is unsuitable. The garages are individually owned therefore it is considered unlikely that the site will be available for development in the plan period.</p> | |


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| | | | |
|--|---|-------------------------------|--|
| Site Ref: | RO55 | | |
| Site Name: | Land adjacent to 118 Bridgemere Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Roselands & Bridgemere | | |
| Ward: | St Anthonys | | |
| Grid Reference: | E: 561635, N: 100940 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | NO | |
| | Flood Zone: | | |
| | Flood Zone 3c | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.04 | |
| | Prev. Developed: | GF | |
| Suitability: | Not suitable | | |
| Availability: | Available | | |
| Achievability: | Unlikely to be achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site consists of an incidental open space between Bridgemere Road and the public cycle path, within the predominantly residential area. The site is small and unlikely to have capacity for a single dwelling, amenity space and off street parking. Development would also result in the loss of a mature tree. The site is therefore not suitable. A high pressure gas main runs to the rear of the site and the necessary exclusion zone would likely result in development of the site being unachievable.</p> | | |


| | | | |
|--|--|-------------------------------|--|
| Site Ref: | RO56 | | |
| Site Name: | Garages adjacent to 105 Bridgemere Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Roselands & Bridgemere | | |
| Ward: | St Anthonys | | |
| Grid Reference: | E: 561606, N: 100947 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | NO | |
| | Flood Zone: | | |
| | Majority 3c | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.02 | |
| | Prev. Developed: | BF | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Available | | |
| Justification: | <p>The site consists of a block of garages off Bridgemere Road, within the predominantly residential area. No windows in the side of the property to the rear, and overlooking would not be worse than already exists from the existing adjacent properties. Site is situated partially within flood zone 3c at very high risk of river flooding. The site could accommodate 2, two storey dwellings. The garages are individually owned therefore it is considered unlikely that the site will be available for development in the plan period.</p> | | |

| | | | |
|--|---|-------------------------------|--|
| Site Ref: | RO57 | | |
| Site Name: | Garages adjacent to 2 Collier Close | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Roselands & Bridgemere | | |
| Ward: | St Anthonys | | |
| Grid Reference: | E: 561818, N: 101119 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | NO | |
| | Flood Zone: | | |
| | Flood Zone 3a | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.02 | |
| | Prev. Developed: | BF | |
| Suitability: | Not suitable | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site consists of garage court off Collier Close, within the predominantly residential area. The site is small and constrained by the adjacent properties layout, and therefore unlikely to have capacity for a single dwelling, amenity space and off street parking. The site is therefore not suitable. The garages are individually owned therefore it is considered unlikely that the site will be available for development in the plan period.</p> | | |

| | | | | |
|--|---|-------------------------------|--|--|
| Site Ref: | RO59 | | | |
| Site Name: | Land adjacent to 92 Northbourne Road | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Roselands & Bridgemere | | | |
| Ward: | St Anthonys | | | |
| Grid Reference: | E: 562255, N: 100854 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.03 | | |
| | Prev. Developed: | GF | | |
| Suitability: | Not suitable | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | The site is incidental open space at the entrance to the Britland Estate (a designated industrial estate) within the predominantly residential area. The adjacent property faces onto this open space, development of the site would be detrimental to the amenity, by way of loss of outlook and overshadowing, of this adjacent property. Therefore the site is not suitable. | | | |

| | | | |
|--|---|-------------------------------|--|
| Site Ref: | RO60 | | |
| Site Name: | Archery Recreation Ground | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Roselands & Bridgemere | | |
| Ward: | St Anthonys | | |
| Grid Reference: | E: 562438, N: 100696 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | YES | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Majority 3a | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.78 | |
| | Prev. Developed: | GF | |
| Suitability: | Not suitable | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | Existing recreation ground, youth club centre and play area protected by existing Policy UHT8, development of the site would be an unacceptable loss of amenity space. There is no evidence to suggest that the open space is surplus to requirements, and therefore the site is not considered to be suitable for development. | | |

| | | | | |
|--|---|-------------------------------|--|--|
| Site Ref: | RO62 | | | |
| Site Name: | Land to rear of 42-44 Woodgate Road | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Roselands & Bridgemere | | | |
| Ward: | St Anthonys | | | |
| Grid Reference: | E: 562069, N: 100326 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 3a | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.06 | | |
| Prev. Developed: | Mixed (Mainly BF) | | | |
| Suitability: | Not suitable | | | |
| Availability: | Not Available | | | |
| Achievability: | Unlikely to be achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | <p>The site is the rear residential gardens of properties of Woodgate Road, fronting Baillie Avenue, within the predominantly residential area. The site is therefore suitable. There is an electrical substation within the site and the cost involved in relocating this is considered likely to make the site unachievable. The site is in multiple ownership, more than one garden would be required to accommodate a dwelling and sufficient amenity space therefore it is considered unlikely that the site will be available for development in the plan period.</p> | | | |


| | | | |
|--|---|-------------------------------|--|
| Site Ref: | RO63 | | |
| Site Name: | Roselands Recreation Ground | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Roselands & Bridgemere | | |
| Ward: | St Anthonys | | |
| Grid Reference: | E: 562028, N: 100390 | | |
|  | Designated Open Space | YES | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Majority 3a | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 1.27 | |
| | Prev. Developed: | GF | |
| Suitability: | Not suitable | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | Existing recreation ground, and play area protected by existing Policy UHT8, development of the site would be an unacceptable loss of amenity space. There is no evidence to suggest that the open space is surplus to requirements, and therefore the site is not considered to be suitable for development. | | |


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Seaside

| | | |
|--|---|-------------------------------|
| Site Ref: | SE01 | |
| Site Name: | TAVR Centre, Seaside | |
| Source: | Borough Plan allocation | |
| Neighbourhood: | Seaside | |
| Ward: | Devonshire | |
| Grid Reference: | E: 562012, N: 99537 | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Majority 1, partially 2 and 3a | |
| | Conservation Area: | NO |
| | Area (Hectares): | 1.51 |
| | Prev. Developed: | BF |
| Suitability: | Suitable (Housing/Employment) | |
| Availability: | Not Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Available | |
| Justification: | <p>The site consists of a Territorial Army depot and training centre containing a number of buildings mainly of 2-storey in height. It is located between a designated shopping centre, the tourist accommodation area and the predominantly residential area. The site was allocated for residential development in the 2003 Borough Plan, and it is considered that the site would be considered suitable for a mix of residential and employment/community development. However, the landowner has confirmed that the site is unlikely to be made available for redevelopment within the plan period, and therefore the site is assessed as not being available.</p> | |


| | | | | |
|--|---|-------------------------------|--|--|
| Site Ref: | SE102 | | | |
| Site Name: | Redoubt Car Park | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Seaside | | | |
| Ward: | Devonshire | | | |
| Grid Reference: | E: 562358, N: 99844 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 3a | | | |
| | Conservation Area: | YES | | |
| | Area (Hectares): | 0.49 | | |
| | Prev. Developed: | BF | | |
| Suitability: | Not Suitable | | | |
| Availability: | Not Available | | | |
| Achievability: | Achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | <p>The site is a seafront car park serving the adjacent small theme park and Redoubt Fortress tourist attractions, located in the preferred area for tourist attractions and within a conservation area on the seafront and adjacent to 3-storey buildings (some residential/some tourist accommodation) on the landward side. The adjacent Redoubt Fortress is a Grade II listed building and a scheduled monument. The car park is well-used and an important facility to serve tourism in the area. It is therefore not considered that this site would be suitable for development.</p> | | | |

| | | |
|--|---|-------------------------------|
| Site Ref: | SE103 | |
| Site Name: | Treasure Island | |
| Source: | EBC Identified | |
| Neighbourhood: | Seaside | |
| Ward: | Devonshire | |
| Grid Reference: | E: 562440, N: 99911 | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Flood Zone 3a | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.73 |
| | Prev. Developed: | BF |
| Suitability: | Not Suitable | |
| Availability: | Not Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | <p>The site is a small theme park tourist attraction, located in the preferred area for tourist attractions and within a conservation area on the seafront and adjacent to 3-storey buildings (some residential/some tourist accommodation) on the landward side. The current theme park is considered to be a viable and continuing use and is an important part of the tourism offer in this part of the seafront. Therefore the site is not considered to be suitable for development.</p> | |


| | | |
|--|--|-------------------------------|
| Site Ref: | SE15 | |
| Site Name: | End of Wartling Road by Crumbles Sewer | |
| Source: | EBC Identified | |
| Neighbourhood: | Seaside | |
| Ward: | Devonshire | |
| Grid Reference: | E: 562787, N: 100611 | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Flood Zone 3a | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.05 |
| Prev. Developed: | GF | |
| Suitability: | Not Suitable | |
| Availability: | Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | The site is an incidental open space adjacent to 2-storey residential development located within the predominantly residential area. The development of the site would require the removal of a number of mature trees in the setting of a public park and adjacent to a Local Wildlife Site, and therefore the site is not considered suitable for development. | |

| | | | |
|--|---|-------------------------------|--|
| Site Ref: | SE20 | | |
| Site Name: | Land adjacent 37 Martello Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Seaside | | |
| Ward: | Devonshire | | |
| Grid Reference: | E: 562808, N: 100872 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 3a | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.02 | |
| | Prev. Developed: | BF | |
| Suitability: | Not Suitable | | |
| Availability: | Unknown | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | The site is a off-street parking area between two 2-storey dwellings within the predominantly residential area. There is a lack of on-street parking provision for the adjacent dwellings, and the narrow and enclosed nature of the site means that development would cause overlooking and impact on the residential amenity of the existing and future occupiers. Therefore it is considered that this site would not be suitable for development. | | |


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| | | |
|--|--|-------------------------------|
| Site Ref: | SE22 | |
| Site Name: | Archery House, 2 Archery Lane | |
| Source: | EBC Identified | |
| Neighbourhood: | Seaside | |
| Ward: | Devonshire | |
| Grid Reference: | E: 562436, N: 100533 | |
|  | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Majority 2, partially 3a | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.02 |
| | Prev. Developed: | BF |
| Suitability: | Suitable (Housing) | |
| Availability: | Not Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Available | |
| Justification: | <p>The site consists of a commercial building and garages located adjacent to existing 2-storey residential development that is located within the predominantly residential area, so the site would be considered to be suitable for residential development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. The landowner has confirmed that there is no intention to make the land available for development, and therefore it is not considered to be available.</p> | |


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| | | |
|--|---|-------------------------------|
| Site Ref: | SE39 | |
| Site Name: | Land between 19 and 27 New Road | |
| Source: | EBC Identified | |
| Neighbourhood: | Seaside | |
| Ward: | Devonshire | |
| Grid Reference: | E: 561592, N: 99534 | |
|  | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | NO |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.02 |
| | Prev. Developed: | BF |
| Suitability: | Not suitable | |
| Availability: | Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | <p>The site consists of a parking area with access from New Road, within the predominantly residential area. The site is the only parking available for a number of adjacent properties which front onto the pedestrianised part of New Road, there is a lack of on street parking for the existing properties. Therefore the site is not suitable. A sewer runs through the site and the cost involved in relocation these is considered likely to make the site unachievable.</p> | |


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| | | | |
|--|--|-------------------------------|--|
| Site Ref: | SE40 | | |
| Site Name: | Land adjacent 48 Sidley Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Seaside | | |
| Ward: | Devonshire | | |
| Grid Reference: | E: 562456, N: 100134 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 3a | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.01 | |
| Prev. Developed: | BF | | |
| Suitability: | Not Suitable | | |
| Availability: | Unknown | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site consists of a gap in a row of 2-storey terrace properties, used for off-road parking, within the predominantly residential area. The site is not considered suitable for development due to the presence of a sewer under the central part of the site and a side entrance to the adjacent property that utilises the sites, which would mean that development would have an unacceptable impact on residential amenity.</p> | | |


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| | | | |
|--|---|-------------------------------|--|
| Site Ref: | SE46 | | |
| Site Name: | Land rear of Gwent Court, St James Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Seaside | | |
| Ward: | Devonshire | | |
| Grid Reference: | E: 562038, N: 99671 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.02 | |
| Prev. Developed: | BF | | |
| Suitability: | Not suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site is a small parking area for the adjacent 3-storey purpose-built block of flats, and adjacent to a listed church and single-storey warehouse building. There is no other on-street parking in the area, and the parking spaces are provided as disabled parking. It is considered that the site would not be large enough to accommodate residential development without impact on residential amenity or harm to the setting of the listed building. Therefore the site is not considered to be suitable for development.</p> | | |

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| | | |
|--|---|-------------------------------|
| Site Ref: | SE50 | |
| Site Name: | Bourne Street Toilets | |
| Source: | EBC Identified | |
| Neighbourhood: | Seaside | |
| Ward: | Devonshire | |
| Grid Reference: | E: 561713, N: 99330 | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | NO |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.02 |
| | Prev. Developed: | BF |
| Suitability: | Not Suitable | |
| Availability: | Available | |
| Achievability: | Potentially Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | The site is a small 'island' site in the middle of a road junction. Its isolated nature and small size mean that it is not considered suitable for development. | |


| | | | | |
|--|--|-------------------------------|--|--|
| Site Ref: | SE54 | | | |
| Site Name: | The Oval, Channel View Road | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Seaside | | | |
| Ward: | Devonshire | | | |
| Grid Reference: | E: 562606, N: 100470 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | YES | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Majority 3a, partially 3b | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 2.73 | | |
| Prev. Developed: | GF | | | |
| Suitability: | Not Suitable | | | |
| Availability: | Not Available | | | |
| Achievability: | Achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | The site is a playing pitch (football ground) and club buildings associated with football club, located within the setting of Princes Park. There is no evidence of a surplus of playing fields, so the site is not considered to be suitable for development. | | | |

| | | | | |
|--|--|-------------------------------|--|--|
| Site Ref: | SE62 | | | |
| Site Name: | Sovereign Centre, Grand Parade | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Seaside | | | |
| Ward: | Devonshire | | | |
| Grid Reference: | E: 563271, N: 100612 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Majority 3a | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 4.06 | | |
| | Prev. Developed: | BF | | |
| Suitability: | Potentially Suitable (Housing) | | | |
| Availability: | Not Available | | | |
| Achievability: | Achievable | | | |
| Conclusion: | Undevelopable - Not Available | | | |
| Justification: | <p>The site consists of a leisure centre and car park, located adjacent to a 6-storey purpose-built block of flats and opposite 3-storey residential development, at a gateway to the seafront, and just behind the sea defences. It is considered that if the leisure centre were surplus to requirements or were to be replaced, the site would be suitable for residential development. However, the landowner has confirmed that previous plans to replace the leisure centre are unlikely to go ahead, and it is unlikely that the site will be available for development within the plan period.</p> | | | |


| | | | | |
|--|---|-------------------------------|--|--|
| Site Ref: | SE65 | | | |
| Site Name: | Land to rear of 36-40 Cavendish Avenue | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Seaside | | | |
| Ward: | Devonshire | | | |
| Grid Reference: | E: 561592, N: 99609 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.03 | | |
| | Prev. Developed: | GF | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Not Available | | | |
| Achievability: | Achievable | | | |
| Conclusion: | Undevelopable - Not Available | | | |
| Justification: | <p>The site consists of residential garden land to the rear of existing 2-storey dwellings, located within the predominantly residential area. The adjacent development means that the development would not be out of character with the layout, and is considered to be suitable for residential development. It is not considered to be suitable for employment due to proximity to existing residential. However, a minimum of three gardens would be required to accommodate a new dwelling on this site, all of which are in separate ownership, and it is therefore considered unlikely that the site would be available for development within the plan period.</p> | | | |

| | | |
|--|---|-------------------------------|
| Site Ref: | SE85 | |
| Site Name: | 64 Belmore Road | |
| Source: | EBC Identified | |
| Neighbourhood: | Seaside | |
| Ward: | Devonshire | |
| Grid Reference: | E: 561612, N: 99664 | |
|  | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.08 |
| | Prev. Developed: | BF |
| Suitability: | Suitable (Housing) | |
| Availability: | Not Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Available | |
| Justification: | <p>The site is a small commercial mews consisting of a number of small commercial units, located to the rear of existing 2-storey dwellings within the predominantly residential area. The site would be considered suitable for residential development. It is unlikely that there could be any net gain in employment space from this site. Each individual commercial unit is separately owned and all would be required to agree to release land, which is considered unlikely to happen and therefore the site is assessed as not available.</p> | |


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| | | |
|--|--|-------------------------------|
| Site Ref: | SE87 | |
| Site Name: | Yard to rear of 99-107 Firle Road | |
| Source: | EBC Identified | |
| Neighbourhood: | Seaside | |
| Ward: | Devonshire | |
| Grid Reference: | E: 561493, N: 99781 | |
|  | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.08 |
| | Prev. Developed: | BF |
| Suitability: | Not suitable | |
| Availability: | Unknown | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | <p>The site consists of part of a commercial yard in use as storage for a builders merchants, located to the rear of a commercial building (motor repair workshop) and existing 2-storey dwellings. The site is part of a wider commercial yard with access from Whitley Road. The site has no existing access, other than through the adjacent yard and as such is considered not suitable for residential development. The site would not be considered to be suitable for a building accommodating additional employment floorspace due to the proximity of existing residential.</p> | |

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| | | | |
|--|---|-------------------------------|--|
| Site Ref: | SE88 | | |
| Site Name: | Land to rear of 123-127 Whitley Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Seaside | | |
| Ward: | Devonshire | | |
| Grid Reference: | E: 561545, N: 99815 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Majority within Flood Zone 2 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.02 | |
| | Prev. Developed: | Mixed (Mainly GF) | |
| Suitability: | Not suitable | | |
| Availability: | Not Available | | |
| Achievability: | Not Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site is the rear gardens of properties of Whitley Road, within the predominantly residential area, therefore the site is suitable. The development of this site with a property facing Firle Road would not be out of keeping with the pattern of development. Therefore the site is considered suitable. There is an electrical substation within the site and the cost involved in relocating this is considered likely to make the site unachievable. The site is in multiple ownership with more than one garden required to provide a dwelling and appropriate amenity space, therefore it is considered unlikely that the site will be available for development in the plan period.</p> | | |

| | | | | |
|--|---|-------------------------------|--|--|
| Site Ref: | SE90 | | | |
| Site Name: | Land to the east of 9 Barden Road | | | |
| Source: | Refused/withdrawn | | | |
| Neighbourhood: | Seaside | | | |
| Ward: | Devonshire | | | |
| Grid Reference: | E: 562172, N: 99894 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.01 | | |
| | Prev. Developed: | BF | | |
| Suitability: | Not Suitable | | | |
| Availability: | Available | | | |
| Achievability: | Not Achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | <p>The site consists of a rear courtyard garden and outbuildings to the rear of an existing 2-storey dwelling, located within the predominantly residential area. The development of the site would be considered to be out of character with the existing layout and the small size of the site and close proximity to other dwellings means that it would cause an unacceptable impact on residential amenity. Therefore the site is not considered suitable for development. There is also a sewer running under the centre of the site that would impact achievability.</p> | | | |


| | | | |
|--|---|-------------------------------|--|
| Site Ref: | SE92 | | |
| Site Name: | Fort Fun, Royal Parade | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Seaside | | |
| Ward: | Devonshire | | |
| Grid Reference: | E: 563034, N: 100396 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Majority 3a | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 1.31 | |
| | Prev. Developed: | BF | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Available | | |
| Justification: | <p>The site is a small theme park tourist attraction and visitor parking for the seafront, which also serves the adjacent Princes Park and is often used for seafront events. The site is located in the preferred area for tourist attractions on the seafront and adjacent to a 6-storey purpose-built block of flats. It occupies a very prominent location at the eastern gateway to the seafront. The site is currently closed, however the landowner has confirmed that a new occupier is being sought and therefore the site is not available for redevelopment.</p> | | |


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| | | | |
|--|--|-------------------------------|--|
| Site Ref: | SE96 | | |
| Site Name: | Garages rear of 27 Firle Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Seaside | | |
| Ward: | Devonshire | | |
| Grid Reference: | E: 561790, N: 99688 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | 1 and 2, Partially 3a | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.11 | |
| | Prev. Developed: | BF | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Available | | |
| Justification: | <p>The site consists of part of a garage site with access from Firle Road, within the predominantly residential area. The site is suitable for residential development. The site is surrounded by existing two storey properties many with small gardens and windows overlooking the site. Development would need to minimise impacts on existing properties, which will reduce the capacity of the site. The site is in multiple ownership so it is considered unlikely that the site will be available for development in the plan period.</p> | | |

| | | | |
|--|--|-------------------------------|--|
| Site Ref: | SE99 | | |
| Site Name: | Land within curtilage of 13 Norway Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Seaside | | |
| Ward: | Devonshire | | |
| Grid Reference: | E: 562665, N: 100765 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 3a | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.02 | |
| | Prev. Developed: | GF | |
| Suitability: | Not suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | The site is the side garden of an existing end of terrace property, within the predominantly residential area. The existing property has a two storey side extension with windows overlooking the side garden, therefore it is considered development of the site would have significant detrimental impacts on the existing properties outlook and loss of light. Therefore the site is not suitable. | | |


Shinewater & North Langney

| | | | |
|--|---|-------------------------------|--|
| Site Ref: | SH03 | | |
| Site Name: | Play Area, Primrose Close | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Shinewater & North Langney | | |
| Ward: | Langney | | |
| Grid Reference: | E: 562008, N: 103042 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.07 | |
| | Prev. Developed: | GF | |
| Suitability: | Not Suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | The site is a former play area (equipment has been removed) within the predominantly residential area. However all of the adjacent 2-storey residential dwellings face into the site and therefore any development on this site would have an unacceptable impact on residential amenity. Therefore this site is not considered suitable for development. | | |

| | | | | |
|--|--|-------------------------------|--|--|
| Site Ref: | SH05 | | | |
| Site Name: | Land opposite 13 Sorrel Drive | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Shinewater & North Langney | | | |
| Ward: | Langney | | | |
| Grid Reference: | E: 562238, N: 103185 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.05 | | |
| | Prev. Developed: | GF | | |
| Suitability: | Not Suitable | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | The site is an incidental open space containing a number of mature trees, located adjacent to existing 2-storey residential development. The site provides access to an electricity substation. The development of the site would result in the loss of the mature trees, and may restrict access to the substation therefore it is considered that this site would not be suitable for development. | | | |

| | | | |
|--|---|-------------------------------|--|
| Site Ref: | SH21 | | |
| Site Name: | Aligra House, 55 Friday Street | | |
| Source: | Refused/withdrawn | | |
| Neighbourhood: | Shinewater & North Langney | | |
| Ward: | Langney | | |
| Grid Reference: | E: 562024, N: 103651 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.03 | |
| | Prev. Developed: | GF | |
| Suitability: | Not Suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site consists of residential garden land to the rear of an existing 2-storey dwelling, located within the predominantly residential area. A previous application was refused and dismissed on appeal due to the development being harmful to the character and appearance of the area; and an unacceptable harm to the living conditions of neighbouring occupiers. Therefore the site is not considered suitable for development.</p> | | |


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| | | | |
|--|---|-------------------------------|--|
| Site Ref: | SH22 | | |
| Site Name: | Land to the West of 19 Burwash Close | | |
| Source: | Refused/withdrawn | | |
| Neighbourhood: | Shinewater & North Langney | | |
| Ward: | Langney | | |
| Grid Reference: | E: 561606, N: 103930 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.01 | |
| | Prev. Developed: | GF | |
| Suitability: | Not Suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | The site consists of a residential garden to the side of a 2-storey dwelling located within the predominantly residential area. A previous application was refused and dismissed on appeal due to unacceptable harm to the character and appearance of the area. Therefore the site is not considered to be suitable for development. | | |


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| | | | |
|--|--|-------------------------------|--|
| Site Ref: | SH23 | | |
| Site Name: | The Friday Street Farm, 15 Friday Street | | |
| Source: | Pre-application advice | | |
| Neighbourhood: | Shinewater & North Langney | | |
| Ward: | Langney | | |
| Grid Reference: | E: 562339, N: 103301 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.13 | |
| | Prev. Developed: | Mixed (mainly BF) | |
| Suitability: | Not Suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site consists of a grassed area to the side of a building used as a public house/restaurant, located adjacent to existing 2-storey residential and within the predominantly residential area. The site would have difficulty in achieving an access from Friday Street, and development would be harmful to the character of the surrounding area, with harm to the residential amenity of adjacent properties by overlooking and loss of privacy. Therefore the site is not considered to be suitable for development.</p> | | |


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| | | | | |
|--|---|-------------------------------|-----|--|
| Site Ref: | SH24 | | | |
| Site Name: | Land at Oak Tree Close | | | |
| Source: | Planning application | | | |
| Neighbourhood: | Shinewater & North Langney | | | |
| Ward: | Langney | | | |
| Grid Reference: | E: 562013, N: 103985 | | | |
|  | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | YES | |
| | NO | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.11 | | |
| Prev. Developed: | GF | | | |
| Suitability: | Not Suitable | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | <p>The site consists of an area of scrubland and trees to the rear of existing single-storey dwellings, located within the predominantly residential area on the administrative boundary with Wealden District Council. The site is on an incline and access to the site is very small and narrow, and it likely to be insufficient to service additional development. Therefore the site is not considered to be suitable for development.</p> | | | |

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| | | | |
|--|---|-------------------------------|--|
| Site Ref: | SH26 | | |
| Site Name: | Land adjacent to 1 Wroxham Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Shinewater & North Langney | | |
| Ward: | Langney | | |
| Grid Reference: | E: 561834, N: 103718 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.02 | |
| | Prev. Developed: | GF | |
| Suitability: | Not suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site is an incidental open space surrounded by residential properties, within the predominantly residential area. The existing adjacent property, which is two flats, has a number of windows in the side elevation, therefore it is considered development of the site would have significant detrimental impacts on the existing neighbouring properties. The development of the site would also result in the loss of planting and a mature tree. Therefore the site is not suitable.</p> | | |


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| | | |
|--|---|-------------------------------|
| Site Ref: | SH29 | |
| Site Name: | Land opposite 14-20 Ranworth Close | |
| Source: | EBC Identified | |
| Neighbourhood: | Shinewater & North Langney | |
| Ward: | Langney | |
| Grid Reference: | E: 561807, N: 103641 | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.04 |
| Prev. Developed: | GF | |
| Suitability: | Suitable (Other) | |
| Availability: | Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | The site is an incidental open space surrounded by existing residential properties, within the predominantly residential area. Given the constraints to development by the close proximity of the existing properties, the site is not suitable for residential development. The site would also not be suitable for employment uses given the residential setting/close proximity to residential properties. | |

| | | | |
|--|---|-------------------------------|--|
| Site Ref: | SH30 | | |
| Site Name: | Land between 5 and 7 Ranworth Close | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Shinewater & North Langney | | |
| Ward: | Langney | | |
| Grid Reference: | E: 561851, N: 103603 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.02 | |
| | Prev. Developed: | GF | |
| Suitability: | Not suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | The site is an incidental open space, between existing two storey terrace properties, within the predominantly residential area. Development of the site would require the removal of 3 mature trees, therefore site is not suitable. | | |


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| | | |
|--|---|-------------------------------|
| Site Ref: | SH31 | |
| Site Name: | Land adjacent to 15 Oulton Close | |
| Source: | EBC Identified | |
| Neighbourhood: | Shinewater & North Langney | |
| Ward: | Langney | |
| Grid Reference: | E: 561856, N: 103507 | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.03 |
| | Prev. Developed: | GF |
| Suitability: | Not suitable | |
| Availability: | Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | The site is an incidental open space, between existing two storey terrace properties, within the predominantly residential area. Development of the site would require the removal of 4 mature trees, which are covered by a TPO, therefore site is not suitable. | |


| | | |
|--|--|-------------------------------|
| Site Ref: | SH32 | |
| Site Name: | Land adjacent to 97 Sorrel Drive | |
| Source: | EBC Identified | |
| Neighbourhood: | Shinewater & North Langney | |
| Ward: | Langney | |
| Grid Reference: | E: 562142, N: 103326 | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.01 |
| | Prev. Developed: | GF |
| Suitability: | Not suitable | |
| Availability: | Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | <p>The site is an incidental open space, adjacent existing two storey dwellings, within the predominantly residential area. The site is too small to accommodate a dwelling house and retain the existing established footpaths. Development of the site would also require the removal of mature trees, and could detrimentally impact the adjacent line of trees separating the residential area with the adjacent playing fields, which are covered by a TPO, therefore site is not suitable.</p> | |


| | | | |
|--|--|-------------------------------|--|
| Site Ref: | SH33 | | |
| Site Name: | Land adjacent to 1 Foxglove Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Shinewater & North Langney | | |
| Ward: | Langney | | |
| Grid Reference: | E: 562101, N: 103172 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.05 | |
| | Prev. Developed: | Mixed (Mainly BF) | |
| Suitability: | Not suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site is an incidental open space, and car parking area adjacent existing two storey dwellings and Dentist Surgery, within the predominantly residential area. Many of the existing properties do not have off street parking given the layout of the existing development, and there is very limited on street parking for existing residents, and the adjacent Dentist Surgery. Development of the site would also require the removal of a mature tree, therefore site is not suitable.</p> | | |

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| | | |
|--|---|-------------------------------|
| Site Ref: | SH35 | |
| Site Name: | Land opposite 57-65 Foxglove Road | |
| Source: | EBC Identified | |
| Neighbourhood: | Shinewater & North Langney | |
| Ward: | Langney | |
| Grid Reference: | E: 561880, N: 103022 | |
|  | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Majority 1, partially 2 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.05 |
| Prev. Developed: | GF | |
| Suitability: | Not suitable | |
| Availability: | Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | The site consists of an open space in front of a terrace of two storey properties, within the predominantly residential area. The adjacent terrace looks onto this open space, therefore development of the site would be out fo character with the pattern of development and detrimental to the amenity of existing properties given the close proximity. Therefore the site is not suitable. | |

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| | | | | |
|--|--|-------------------------------|--|--|
| Site Ref: | SH36 | | | |
| Site Name: | Land adjacent to 1 Erica Close | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Shinewater & North Langney | | | |
| Ward: | Langney | | | |
| Grid Reference: | E: 561886, N: 102917 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.02 | | |
| | Prev. Developed: | GF | | |
| Suitability: | Not suitable | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | The site is incidental open space, adjacent to Larkspur Drive, within the predominantly residential area. Development of the site would be totally out of keeping with the pattern of development adjacent Larkspur Drive and would result in the loss of a mature tree. Therefore the site is not suitable. | | | |

| | | |
|--|--|-------------------------------|
| Site Ref: | SH37 | |
| Site Name: | Open Space at Sheffield Park Way | |
| Source: | EBC Identified | |
| Neighbourhood: | Shinewater & North Langney | |
| Ward: | Langney | |
| Grid Reference: | E: 561199, N: 103760 | |
|  | Designated Open Space | YES |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Majority 1, partially 2, 3a and 3b | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.22 |
| Prev. Developed: | GF | |
| Suitability: | Not suitable | |
| Availability: | Not Available | |
| Achievability: | Unlikely to be achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | Existing open space protected by existing Policy UHT. Development of the site would be an unacceptable loss of amenity space. There is no evidence to suggest that the open space is surplus to requirements, and therefore the site is not considered to be suitable for development. There are numerous sewers running through the site, and the high pressure gas mine runs through the centre of the site, these would likely make the development of the site unachievable. | |


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| | | |
|--|--|-------------------------------|
| Site Ref: | SH38 | |
| Site Name: | Parking area adjacent to 21 Sheffield Park Way | |
| Source: | EBC Identified | |
| Neighbourhood: | Shinewater & North Langney | |
| Ward: | Langney | |
| Grid Reference: | E: 561162, N: 103770 | |
|  | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.02 |
| Prev. Developed: | BF | |
| Suitability: | Not suitable | |
| Availability: | Unknown | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | <p>Existing car parking area adjacent to the Sheffield Park Way open space, within the predominately residential area. The car park is residents parking for adjacent properties without off street car parking, there is also limited on street parking in the area. Therefore the site is not suitable. There are sewers running through the site, the cost involved in relocating these is considered likely to make the site unachievable. The car parking spaces are in association with multiple properties so it is considered unlikely that the site will be available for development in the plan period.</p> | |

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| | | | |
|--|---|-------------------------------|--|
| Site Ref: | SH40 | | |
| Site Name: | Garages adjacent to 5 Lavendar Close | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Shinewater & North Langney | | |
| Ward: | Langney | | |
| Grid Reference: | E: 561947, N: 103379 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.04 | |
| | Prev. Developed: | BF | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Available | | |
| Justification: | The site is a garage court with access from Lavender Close, within the predominantly residential area, therefore the site is suitable. The site could accommodate three, 2 storey properties. However, the garages are individually owned, so it is considered unlikely that the site will be available for development in the plan period. | | |


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| | | | | |
|--|--|-------------------------------|--|--|
| Site Ref: | SH41 | | | |
| Site Name: | Garages to rear of 68 to 76 Milfoil Drive | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Shinewater & North Langney | | | |
| Ward: | Langney | | | |
| Grid Reference: | E: 561984, N: 103324 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.05 | | |
| | Prev. Developed: | BF | | |
| Suitability: | Not suitable | | | |
| Availability: | Not Available | | | |
| Achievability: | Achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | The site is a car parking area and garage court between Lavender Close and Milfoil Drive. Most properties of Milfoil Drive do not have off street parking and there is limited on street parking available for existing residents. Therefore the site is not considered suitable. The garages are individually owned, so it is considered unlikely that the site will be available for development in the plan period. | | | |

| | | |
|--|---|-------------------------------|
| Site Ref: | SH42 | |
| Site Name: | Garages adjacent to 74 Larkspur Drive | |
| Source: | EBC Identified | |
| Neighbourhood: | Shinewater & North Langney | |
| Ward: | Langney | |
| Grid Reference: | E: 561712, N: 103228 | |
|  | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Majority 1, partially 2 and 3a | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.05 |
| Prev. Developed: | BF | |
| Suitability: | Not suitable | |
| Availability: | Not Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | <p>The site is a garage court with access from Larkspur Drive, within the predominantly residential area. The adjacent properties facing Larkspur Drive have no off street parking and there is limited on street parking available for existing residents. Therefore the site is not considered suitable. The garages are individually owned, so it is considered unlikely that the site will be available for development in the plan period.</p> | |


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| | | | |
|--|--|-------------------------------|--|
| Site Ref: | SH43 | | |
| Site Name: | Garages adjacent to 26 Honeysuckle Close | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Shinewater & North Langney | | |
| Ward: | Langney | | |
| Grid Reference: | E: 561791, N: 103207 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.03 | |
| | Prev. Developed: | BF | |
| Suitability: | Not suitable | | |
| Availability: | Not Available | | |
| Achievability: | Unlikely to be achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site is a garage court and parking area with access from Honeysuckle Close, within the predominantly residential area. The adjacent properties have no off street parking due to the layout, and there is limited on street parking available for existing residents. Therefore the site is not considered suitable. There is a sewer running across the front of the site, and the cost involved in relocating this is considered likely to make the site unachievable. The garages are individually owned, so it is considered unlikely that the site will be available for development in the plan period.</p> | | |

| | | |
|--|--|-------------------------------|
| Site Ref: | SH44 | |
| Site Name: | Garages adjacent to 44 Larkspur Drive | |
| Source: | EBC Identified | |
| Neighbourhood: | Shinewater & North Langney | |
| Ward: | Langney | |
| Grid Reference: | E: 561800, N: 103151 | |
|  | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.05 |
| Prev. Developed: | BF | |
| Suitability: | Suitable (Housing) | |
| Availability: | Not Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Available | |
| Justification: | <p>The site is a garage court and parking area with access from Briar Place, within the predominantly residential area. Most of the immediately adjacent properties to Briar Place have off street parking. The shape of the site is awkward and the surrounding properties layout restricts the capacity, as development of the northern section would likely result in significant impacts on the amenity of existing properties from overlooking. The site could accommodate two 2-storey dwellings to the southern part of the site and retain an area of car parking. Therefore the site is considered suitable but with reduced capacity. The garages are individually owned, so it is considered unlikely that the site will be available for development in the plan period.</p> | |


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Sovereign Harbour

| | | |
|--|---|-------------------------------|
| Site Ref: | SO13 | |
| Site Name: | Land adjacent to 33 Salvadore Close | |
| Source: | Pre-application advice | |
| Neighbourhood: | Sovereign Harbour | |
| Ward: | Sovereign | |
| Grid Reference: | E: 563936, N: 101369 | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Flood Zone 3a | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.01 |
| | Prev. Developed: | GF |
| Suitability: | Not Suitable | |
| Availability: | Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | <p>The site is a residential garden to the side of a 2-storey dwelling and adjacent to a 3-storey block of flats, located within the predominantly residential area. The narrow nature of the site means that an additional dwelling would be out of character and would have an unacceptable impact on residential amenity, and therefore the site is not considered to be suitable for development.</p> | |


| | | | |
|--|---|-------------------------------|--|
| Site Ref: | SO16 | | |
| Site Name: | Shingle Bank, Harbour Quay | | |
| Source: | Call for Sites | | |
| Neighbourhood: | Sovereign Harbour | | |
| Ward: | Sovereign | | |
| Grid Reference: | E: 564041, N: 102331 | | |
|  | Designated Open Space | YES | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Majority 1, partially 2 and 3a | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 3.38 | |
| | Prev. Developed: | GF | |
| Suitability: | Not Suitable | | |
| Availability: | Potentially Available | | |
| Achievability: | Unlikely to be Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site is a mounded former landfill site that has been capped and covered with shingle, and designated as an amenity space, located to the south of an employment allocation and to the rear of a large surface car park, with 2- and 3-storey residential development located opposite. The proximity of the site to an existing employment allocation and retail park, the protection of the site as amenity open space and fact that it is a former landfill site means that the site is not considered suitable for development. Any potential remediation and removal of landfill waste is likely to make the site unachievable also.</p> | | |

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| | | | | |
|--|--|-------------------------------|--|--|
| Site Ref: | SO17 | | | |
| Site Name: | Waterfront Car Park | | | |
| Source: | Call for Sites | | | |
| Neighbourhood: | Sovereign Harbour | | | |
| Ward: | Sovereign | | | |
| Grid Reference: | E: 564008, N: 102175 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Majority 3a | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 1.23 | | |
| | Prev. Developed: | BF | | |
| Suitability: | Not Suitable | | | |
| Availability: | Potentially Available | | | |
| Achievability: | Potentially Achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | <p>The site is a surface car park that serves the adjacent designated shopping centre (The Waterfront), located between the Harbour, the designated shopping area and a former landfill site. It is understood that there is a legal agreement that requires a specific number of parking spaces to be provided for the Waterfront, and the need to retain appropriate levels of parking provision, particularly if there was an increase in commercial space provision within the designated shopping area, means that the site is not considered to be suitable for development.</p> | | | |


| | | | |
|--|---|-------------------------------|--|
| Site Ref: | SO18 | | |
| Site Name: | Land adjacent to the Lock Gates, Sovereign Harbour | | |
| Source: | Call for Sites | | |
| Neighbourhood: | Sovereign Harbour | | |
| Ward: | Sovereign | | |
| Grid Reference: | E: 564119, N: 101584 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 3a | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.24 | |
| | Prev. Developed: | BF | |
| Suitability: | Not Suitable | | |
| Availability: | Potentially Available | | |
| Achievability: | Potentially Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site consists of unmade surface level car parking serving the lock gates and RNLi building, and is adjacent to a 5-storey purpose-built block of flats with undercroft parking, and within the predominantly residential area. The location and height of the adjacent residential building and the proximity to the lock gates means that it is unlikely that residential development could be accommodated on this site without adverse impact on residential amenity of existing and future occupiers. Therefore the site is not considered to be suitable for development.</p> | | |


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| | | | |
|--|---|-------------------------------|--|
| Site Ref: | SO19 | | |
| Site Name: | Outer Harbour Peninsula | | |
| Source: | Call for Sites | | |
| Neighbourhood: | Sovereign Harbour | | |
| Ward: | Sovereign | | |
| Grid Reference: | E: 564399, N: 101598 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | NO | |
| | Flood Zone: | | |
| | Flood Zone 3a | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 1.88 | |
| | Prev. Developed: | BF | |
| Suitability: | Not Suitable | | |
| Availability: | Potentially Available | | |
| Achievability: | Potentially Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site is an undesignated amenity open space that forms part of the sea defences protecting Sovereign Harbour. The site is adjacent to the predominantly residential area, which contains a number of purpose-built blocks of flats between 5 and 8 storeys. As the site forms part of the primary sea defences, which may need to be improved or strengthened over time, it is not considered that the site would be appropriate for development.</p> | | |


St Antonys & Langney Point

| | | |
|--|--|-------------------------------|
| Site Ref: | ST02 | |
| Site Name: | Land adjacent to 58 Fraser Avenue | |
| Source: | EBC Identified | |
| Neighbourhood: | St Antonys & Langney Point | |
| Ward: | Sovereign | |
| Grid Reference: | E: 563522, N: 101185 | |
|  | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Flood Zone 3a | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.05 |
| Prev. Developed: | GF | |
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| Suitability: | Not Suitable | |
| Availability: | Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | <p>The site is an area of incidental open space adjacent to single-storey and 2-storey dwellings within the predominantly residential area. It is considered that the development of this site would be out of character with the surrounding layout and would have an unacceptable impact on the residential amenity of the existing occupiers. Therefore the site is not considered to be suitable for development. A sewer line crosses the site close to the adjacent 2-storey dwelling which could also impact achievability.</p> | |

| | | | |
|--|---|-------------------------------|--|
| Site Ref: | ST04 | | |
| Site Name: | Rear of 1-3 Aylesbury Avenue | | |
| Source: | EBC Identified | | |
| Neighbourhood: | St Anthonys & Langney Point | | |
| Ward: | St Anthonys | | |
| Grid Reference: | E: 563252, N: 101491 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 3a | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.04 | |
| Prev. Developed: | GF | | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Available | | |
| Justification: | <p>The site consists of two residential gardens and outbuildings located to the rear of 2-storey semi-detached dwellings, located within the predominantly residential area. As a site within the predominantly residential area without any obvious constraints, it is considered that the site would be suitable for residential development. The site would not be suitable for employment due to proximity to existing residential. However, in order to provide a site of sufficient size to accommodate a dwelling without adverse impact on living conditions, both landowners would be required to agree to release the land, and therefore it is considered that the site is unlikely to be available.</p> | | |


| | | | | |
|--|---|-------------------------------|--|--|
| Site Ref: | ST06 | | | |
| Site Name: | Open Space off Leeds Avenue | | | |
| Source: | Borough Plan allocation | | | |
| Neighbourhood: | St Anthonys & Langney Point | | | |
| Ward: | St Anthonys | | | |
| Grid Reference: | E: 562793, N: 101448 | | | |
|  | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Majority 3a | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.87 | | |
| | Prev. Developed: | GF | | |
| Suitability: | Not Suitable | | | |
| Availability: | Unknown | | | |
| Achievability: | Achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | <p>The site consists of an area of scrubland and reedbeds located to the rear of a designated shopping area and adjacent to a school. The site was allocated in the 2003 Borough Plan for an extension to the adjacent school. However this has not been required, and since that time the site has been designated as Leeds Avenue Reed Bed LWS. LWS designated for its reedbed and marginal wetland in close proximity to Crumbles Sewer waterway. Reedbed is a Habitat of Principal Importance under section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. There are multiple records of protected species from within and adjacent to the site, most notably reptiles. Records of at least species making it a Key Reptile Site, and the site is also considered to be good site for birds. It is also within Eastbourne Marshes Biodiversity Opportunity Area. As the whole site is a standalone LWS and HPI, it is considered that the site would not be suitable for development.</p> | | | |


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| | | |
|--|---|-------------------------------|
| Site Ref: | ST07 | |
| Site Name: | Land to rear of 10 Wallis Place | |
| Source: | Pre-application advice | |
| Neighbourhood: | St Anthony's & Langney Point | |
| Ward: | Sovereign | |
| Grid Reference: | E: 563113, N: 101564 | |
|  | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Flood Zone 3a | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.07 |
| | Prev. Developed: | BF |
| Suitability: | Not Suitable | |
| Availability: | Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | <p>The site consists of residential garden land to the rear of a 2-storey dwelling, located within the predominantly residential area. This site has been subject to a number of applications that have been refused and dismissed on appeal due to harm to the character and appearance of the area and the undermining the pattern of development. Therefore it is considered that this site is not suitable for development.</p> | |

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| | | | | |
|--|--|-------------------------------|--|--|
| Site Ref: | ST11 | | | |
| Site Name: | 5 Fastnet Close | | | |
| Source: | Refused/withdrawn | | | |
| Neighbourhood: | St Anthony's & Langney Point | | | |
| Ward: | Sovereign | | | |
| Grid Reference: | E: 563421, N: 101586 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 3a | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.01 | | |
| | Prev. Developed: | GF | | |
| Suitability: | Not Suitable | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | <p>The site consists of residential garden land to the side of an existing single-storey dwelling, located within the predominantly residential area. A previous application was refused and dismissed on appeal due to the loss of gap between dwellings, which is characteristic of the overall spatial openness of the estate, the loss of this would create a terrace at odds with the prevailing pattern of development within the area, which would erode the open plan nature of the wider estate and have an adverse impact on the character and appearance of the streetscene. Therefore the site is not considered to be suitable for development.</p> | | | |


| | | |
|--|---|-------------------------------|
| Site Ref: | ST14 | |
| Site Name: | 7 Wallis Avenue | |
| Source: | Planning application | |
| Neighbourhood: | St Anthony's & Langney Point | |
| Ward: | Sovereign | |
| Grid Reference: | E: 563085, N: 101499 | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Flood Zone 3a | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.01 |
| | Prev. Developed: | GF |
| Suitability: | Not Suitable | |
| Availability: | Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | <p>The site consists of residential garden land to the side of a 2-storey dwelling, located within the predominantly residential area. The narrow nature of the site means that it is unlikely that an additional dwelling could be accommodated without adverse impact on the residential amenity of existing and future occupiers. Therefore the site is not considered suitable for development.</p> | |

| | | |
|--|---|-------------------------------|
| Site Ref: | ST15 | |
| Site Name: | Land between 19 and 24 Cabot Close | |
| Source: | EBC Identified | |
| Neighbourhood: | St Anthony's & Langney Point | |
| Ward: | Sovereign | |
| Grid Reference: | E: 564072, N: 101103 | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | NO |
| | Flood Zone: | |
| | 2 and 3a | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.04 |
| Prev. Developed: | GF | |
| Suitability: | Suitable (Housing) | |
| Availability: | Available | |
| Achievability: | Unlikely to be achievable | |
| Conclusion: | Undevelopable - Not Achievable | |
| Justification: | <p>The site is an undesignated amenity space located between two rows of 2-storey detached dwellings within the predominantly residential area. As an undesignated site within the built-up area, the site would be considered suitable for residential development. The site is not considered suitable for employment due to proximity to existing residential. However, there is a sewer running through the site and the cost involved in relocating this is considered likely to make the site unachievable.</p> | |


| | | | |
|--|--|-------------------------------|--|
| Site Ref: | ST16 | | |
| Site Name: | Garages between 8 and 10 Fraser Avenue | | |
| Source: | EBC Identified | | |
| Neighbourhood: | St Anthony's & Langney Point | | |
| Ward: | Sovereign | | |
| Grid Reference: | E: 563406, N: 101217 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 3a | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.05 | |
| | Prev. Developed: | BF | |
| Suitability: | Not suitable | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | The site consists of a small garage block and off-street parking provision, located between 2-storey dwellings within the predominantly residential area. The site provides parking for existing dwellings on a 'walk' without direct access to the highway, and there is limited on-street parking available. Therefore the site is not considered to be suitable for development | | |


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| | | |
|--|--|-------------------------------|
| Site Ref: | ST17 | |
| Site Name: | Land adjacent to 11 Fraser Avenue | |
| Source: | EBC Identified | |
| Neighbourhood: | St Anthony's & Langney Point | |
| Ward: | Sovereign | |
| Grid Reference: | E: 563480, N: 101180 | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Flood Zone 3a | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.03 |
| | Prev. Developed: | GF |
| Suitability: | Suitable (Housing) | |
| Availability: | Available | |
| Achievability: | Unlikely to be achievable | |
| Conclusion: | Undevelopable - Not Achievable | |
| Justification: | <p>The site is an incidental open space located adjacent to 2-storey residential development, with a pumping station directly to the rear of the site. As an undesignated space within the built-up area, it is considered that the site would be suitable for residential development. The site is not considered suitable for employment due to proximity to existing residential. However, there is a sewer running through the site to the adjacent pumping station and the cost involved in relocating this is considered likely to make the site unachievable.</p> | |


| | | |
|--|---|-------------------------------|
| Site Ref: | ST18 | |
| Site Name: | Land to rear of 52-62 Sturdee Close | |
| Source: | EBC Identified | |
| Neighbourhood: | St Anthonyms & Langney Point | |
| Ward: | Sovereign | |
| Grid Reference: | E: 563820, N: 101307 | |
|  | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Flood Zone 3a | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.21 |
| | Prev. Developed: | GF |
| Suitability: | Not suitable | |
| Availability: | Unknown | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | <p>The site is a incidental open space with a large grassed mound, located to the rear of existing single-storey dwellings and adjacent to 2-storey dwellings within the predominantly residential area. It is believed that the mound is in place to prevent overlooking to the single-storey dwellings from the 2-storey dwellings. The narrow nature of the site means that the site is unlikely to be able to accommodate development without a significant impact on the residential amenity of existing and future occupiers. Therefore it is considered that the site is not suitable for development.</p> | |

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| | | | | |
|--|---|-------------------------------|--|--|
| Site Ref: | ST19 | | | |
| Site Name: | Land rear of 44-48 Wade Close | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | St Anthony's & Langney Point | | | |
| Ward: | Sovereign | | | |
| Grid Reference: | E: 563672, N: 101441 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 3a | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.11 | | |
| | Prev. Developed: | GF | | |
| Suitability: | Not suitable | | | |
| Availability: | Unknown | | | |
| Achievability: | Achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | <p>The site consists of residential garden land associated with the adjacent 3-storey purpose-built block of flats, within the predominantly residential area. The site is covered with mature trees, and there is no way to provide vehicular access. It is considered that the site would be too small and too close to the 3-storey block of flats to accommodate development within an adverse impact on residential amenity, and therefore the site would not be suitable for development.</p> | | | |


| | | | |
|--|--|-------------------------------|--|
| Site Ref: | ST20 | | |
| Site Name: | Land to rear of Kings Court South, Viking Way, Kings Park | | |
| Source: | EBC Identified | | |
| Neighbourhood: | St Anthony's & Langney Point | | |
| Ward: | Sovereign | | |
| Grid Reference: | E: 563610, N: 101704 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 3a | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.17 | |
| Prev. Developed: | GF | | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Potentially Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site is an undesignated amenity space located immediately to the rear of a 2-storey block of flats, and adjacent to single-storey dwellings and a 3-storey block of flats. The site is located within the predominantly residential area, and within Flood Zone 3. There would be significant difficulties achieving vehicular access to the site, particular to facilitate the construction of any development, and therefore the site is not considered suitable for development.</p> | | |

| | | | |
|--|---|-------------------------------|--|
| Site Ref: | ST22 | | |
| Site Name: | Garages between 110 and 112 Aylesbury Avenue | | |
| Source: | EBC Identified | | |
| Neighbourhood: | St Anthony's & Langney Point | | |
| Ward: | Sovereign | | |
| Grid Reference: | E: 563336, N: 101839 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Majority 3a | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.04 | |
| | Prev. Developed: | BF | |
| Suitability: | Not suitable | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site is a small garage block located between 2-storey dwellings within the predominantly residential area. The site does appear to be well-used for off-road parking for the surrounding residential, the majority of which does not have its own provision. The irregular shape of the site and the position of the access road means that development would be awkward and out of keeping with existing layout, and highly prominent from Pevensey Bay Road. Therefore it is considered that the site would not be suitable for development.</p> | | |


| | | | | |
|--|--|-------------------------------|--|--|
| Site Ref: | ST23 | | | |
| Site Name: | Garages between 94 and 96 Aylesbury Avenue | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | St Anthony's & Langney Point | | | |
| Ward: | Sovereign | | | |
| Grid Reference: | E: 563395, N: 101802 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 3a | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.053 | | |
| | Prev. Developed: | BF | | |
| Suitability: | Suitable (Housing) | | | |
| Availability: | Not Available | | | |
| Achievability: | Achievable | | | |
| Conclusion: | Undevelopable - Not Available | | | |
| Justification: | <p>The site is a small garage block located between 2-storey dwellings within the predominantly residential area. The site does appear to be used for off-road parking but the adjacent dwellings do have off-road parking. The site would be considered suitable for residential development if some off-road parking could be retained. The site is not considered suitable for employment development due to proximity to existing residential. However, the garages are individually owned, so it is considered unlikely that the site will be available for development in the plan period.</p> | | | |

| | | |
|--|--|-------------------------------|
| Site Ref: | ST24 | |
| Site Name: | Garages to rear of 124-126 Aylesbury Avenue | |
| Source: | EBC Identified | |
| Neighbourhood: | St Anthony's & Langney Point | |
| Ward: | Sovereign | |
| Grid Reference: | E: 563292, N: 101823 | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Flood Zone 3a | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.02 |
| Prev. Developed: | BF | |
| Suitability: | Suitable (Housing) | |
| Availability: | Not Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Available | |
| Justification: | <p>The site is a small row of garages to the rear of existing 2-storey dwellings located within the predominantly residential area. There is sufficient separation distance between the existing residential so it is considered that the site would be suitable for residential. The site is not considered suitable for employment development due to proximity to existing residential. However, the garages are individually owned, so it is considered unlikely that the site will be available for development in the plan period.</p> | |


| | | | |
|--|---|-------------------------------|--|
| Site Ref: | ST25 | | |
| Site Name: | Garages adjacent to 82 Aylesbury Avenue | | |
| Source: | EBC Identified | | |
| Neighbourhood: | St Anthony's & Langney Point | | |
| Ward: | Sovereign | | |
| Grid Reference: | E: 563371, N: 101728 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 3a | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.02 | |
| | Prev. Developed: | BF | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Available | | |
| Justification: | <p>The site is a small row of garages to the side of existing 2-storey dwellings located within the predominantly residential area. If the turning space for vehicles could be retained, it is considered that the site would be suitable for residential. The site is not considered suitable for employment development due to proximity to existing residential. However, the garages are individually owned, so it is considered unlikely that the site will be available for development in the plan period.</p> | | |

| | | | |
|--|---|-------------------------------|--|
| Site Ref: | ST26 | | |
| Site Name: | Garages adjacent to 60 Aylesbury Avenue | | |
| Source: | EBC Identified | | |
| Neighbourhood: | St Anthony's & Langney Point | | |
| Ward: | Sovereign | | |
| Grid Reference: | E: 563357, N: 101684 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 3a | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.02 | |
| | Prev. Developed: | BF | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Available | | |
| Justification: | <p>The site is a small row of garages to the side of existing 2-storey dwellings located within the predominantly residential area. If the turning space for vehicles could be retained, it is considered that the site would be suitable for residential. The site is not considered suitable for employment development due to proximity to existing residential. However, the garages are individually owned, so it is considered unlikely that the site will be available for development in the plan period.</p> | | |

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| | | | |
|--|---|-------------------------------|--|
| Site Ref: | ST27 | | |
| Site Name: | Garages adjacent to 58 Aylesbury Avenue | | |
| Source: | EBC Identified | | |
| Neighbourhood: | St Anthony's & Langney Point | | |
| Ward: | Sovereign | | |
| Grid Reference: | E: 563351, N: 101664 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 3a | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.02 | |
| | Prev. Developed: | BF | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Available | | |
| Justification: | <p>The site is a small row of garages to the side of existing 2-storey dwellings located within the predominantly residential area. If the turning space for vehicles could be retained, it is considered that the site would be suitable for residential. The site is not considered suitable for employment development due to proximity to existing residential. However, the garages are individually owned, so it is considered unlikely that the site will be available for development in the plan period.</p> | | |

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| | | | | |
|--|---|-------------------------------|--|--|
| Site Ref: | ST28 | | | |
| Site Name: | Garages rear of 34-44 Aylesbury Avenue | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | St Anthony's & Langney Point | | | |
| Ward: | Sovereign | | | |
| Grid Reference: | E: 563324, N: 101593 | | | |
|  | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 3a | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.03 | | |
| Prev. Developed: | BF | | | |
| Suitability: | Not suitable | | | |
| Availability: | Not Available | | | |
| Achievability: | Achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | The site is a small garage court to the rear and side of existing 2-storey dwellings within the predominantly residential area. It is considered that the irregular shape of the site means that the site is too constrained by the existing layout to provide additional dwellings without significant impact on the existing properties. Therefore the site is not considered to be suitable for development. | | | |

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| | | | |
|--|---|-------------------------------|--|
| Site Ref: | ST29 | | |
| Site Name: | Garages to rear of 6-16 Aylesbury Avenue | | |
| Source: | EBC Identified | | |
| Neighbourhood: | St Anthony's & Langney Point | | |
| Ward: | Sovereign | | |
| Grid Reference: | E: 563333, N: 101491 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 3a | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.03 | |
| | Prev. Developed: | BF | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Available | | |
| Justification: | <p>The site is a small row of garages to the side of existing 2-storey dwellings located within the predominantly residential area. If the turning space for vehicles could be retained, it is considered that the site would be suitable for residential. The site is not considered suitable for employment development due to proximity to existing residential. However, the garages are individually owned, so it is considered unlikely that the site will be available for development in the plan period.</p> | | |

| | | | |
|--|--|-------------------------------|--|
| Site Ref: | ST30 | | |
| Site Name: | Garages between 7-9 Cunningham Drive | | |
| Source: | EBC Identified | | |
| Neighbourhood: | St Anthony's & Langney Point | | |
| Ward: | Sovereign | | |
| Grid Reference: | E: 563323, N: 101397 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 3a | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.03 | |
| Prev. Developed: | BF | | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Available | | |
| Justification: | <p>The site consists of a small garage block and off-street parking provision, located between 2-storey dwellings and single storey dwellings within the predominantly residential area. The site provides parking for existing dwellings on a 'walk' without direct access to the highway. The site could be suitable for some residential development if parking provision can be retained. The site is not considered suitable for employment development due to proximity to existing residential. However, the garages are individually owned, so it is considered unlikely that the site will be available for development in the plan period.</p> | | |


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| | | | |
|--|--|-------------------------------|--|
| Site Ref: | ST31 | | |
| Site Name: | Garages adjacent to 7-8 Vernon Close | | |
| Source: | EBC Identified | | |
| Neighbourhood: | St Anthony's & Langney Point | | |
| Ward: | Sovereign | | |
| Grid Reference: | E: 563416, N: 101342 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 3a | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.06 | |
| | Prev. Developed: | BF | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Available | | |
| Justification: | <p>The site consists of a small garage block and off-street parking provision, located between 2-storey dwellings and single storey dwellings within the predominantly residential area. The site provides parking for existing dwellings on a 'walk' without direct access to the highway. The site could be suitable for some residential development if parking provision can be retained. The site is not considered suitable for employment development due to proximity to existing residential. However, the garages are individually owned, so it is considered unlikely that the site will be available for development in the plan period.</p> | | |


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| | | |
|--|--|-------------------------------|
| Site Ref: | ST32 | |
| Site Name: | Garages adjacent to 7-8 Rodney Close | |
| Source: | EBC Identified | |
| Neighbourhood: | St Anthony's & Langney Point | |
| Ward: | Sovereign | |
| Grid Reference: | E: 563518, N: 101269 | |
|  | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Flood Zone 3a | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.07 |
| Prev. Developed: | BF | |
| Suitability: | Suitable (Housing) | |
| Availability: | Not Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Available | |
| Justification: | <p>The site consists of a small garage block and off-street parking provision, located between 2-storey dwellings and single storey dwellings within the predominantly residential area. The site provides parking for existing dwellings on a 'walk' without direct access to the highway. The site could be suitable for some residential development if parking provision can be retained. The site is not considered suitable for employment development due to proximity to existing residential. However, the garages are individually owned, so it is considered unlikely that the site will be available for development in the plan period.</p> | |


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| | | | |
|--|--|-------------------------------|--|
| Site Ref: | ST33 | | |
| Site Name: | Garages adjacent to 5-6 Cornwallis Close | | |
| Source: | EBC Identified | | |
| Neighbourhood: | St Anthony's & Langney Point | | |
| Ward: | Sovereign | | |
| Grid Reference: | E: 563616, N: 101187 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Majority within Flood Zone 2 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.04 | |
| | Prev. Developed: | BF | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Available | | |
| Justification: | <p>The site consists of a small garage block and off-street parking provision, located between 2-storey dwellings and single storey dwellings within the predominantly residential area. The site provides parking for existing dwellings on a 'walk' without direct access to the highway. The site could be suitable for some residential development if parking provision can be retained. The site is not considered suitable for employment development due to proximity to existing residential. However, the garages are individually owned, so it is considered unlikely that the site will be available for development in the plan period.</p> | | |

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| | | | |
|--|--|-------------------------------|--|
| Site Ref: | ST35 | | |
| Site Name: | Garages between 12 and 14 Cunningham Drive | | |
| Source: | EBC Identified | | |
| Neighbourhood: | St Anthony's & Langney Point | | |
| Ward: | Sovereign | | |
| Grid Reference: | E: 563262, N: 101272 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 3a | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.08 | |
| Prev. Developed: | BF | | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Available | | |
| Justification: | <p>The site consists of two small garage blocks and some off-street parking servicing the adjacent 'walk' of 2-storey dwellings located within the predominantly residential area. There is a low pressure gas pipeline running between the properties and along the eastern boundary. There is a lack of parking provision in the area, so the off-street parking would need to be retained, but the site would be considered suitable for some residential development. The site is not considered suitable for employment due to proximity to existing residential. However, the garages are individually owned, so it is considered unlikely that the site will be available for development in the plan period.</p> | | |

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| | | | |
|--|--|-------------------------------|--|
| Site Ref: | ST36 | | |
| Site Name: | Garages between 22 and 24 Cunningham Drive | | |
| Source: | EBC Identified | | |
| Neighbourhood: | St Anthony's & Langney Point | | |
| Ward: | Sovereign | | |
| Grid Reference: | E: 563261, N: 101157 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 3a | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.08 | |
| | Prev. Developed: | BF | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Available | | |
| Justification: | <p>The site consists of two small garage blocks and some off-street parking servicing the adjacent 'walk' of 2-storey dwellings located within the predominantly residential area. There is a low pressure gas pipeline running between the properties and along the eastern boundary. There is a lack of parking provision in the area, so the off-street parking would need to be retained, but the site would be considered suitable for some residential development. The site is not considered suitable for employment due to proximity to existing residential. However, the garages are individually owned, so it is considered unlikely that the site will be available for development in the plan period.</p> | | |


| | | | |
|--|--|-------------------------------|--|
| Site Ref: | ST37 | | |
| Site Name: | Garages between 32 and 34 Cunningham Drive | | |
| Source: | EBC Identified | | |
| Neighbourhood: | St Anthony's & Langney Point | | |
| Ward: | Sovereign | | |
| Grid Reference: | E: 563260, N: 101038 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 3a | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.09 | |
| Prev. Developed: | BF | | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Available | | |
| Justification: | <p>The site consists of two small garage blocks and some off-street parking servicing the adjacent 'walk' of 2-storey dwellings located within the predominantly residential area. There is a low pressure gas pipeline running between the properties and along the eastern boundary. There is a lack of parking provision in the area, so the off-street parking would need to be retained, but the site would be considered suitable for some residential development. The site is not considered suitable for employment due to proximity to existing residential. However, the garages are individually owned, so it is considered unlikely that the site will be available for development in the plan period.</p> | | |

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| | | | |
|--|--|-------------------------------|--|
| Site Ref: | ST38 | | |
| Site Name: | Open Space between Hood Close and Fraser Avenue | | |
| Source: | EBC Identified | | |
| Neighbourhood: | St Anthony's & Langney Point | | |
| Ward: | Sovereign | | |
| Grid Reference: | E: 563396, N: 101127 | | |
|  | Designated Open Space | YES | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 3a | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.83 | |
| Prev. Developed: | GF | | |
| Suitability: | Not suitable | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | The site is a designated amenity space located in a central area between 2-storey residential development, adjacent to the predominantly residential area. Current policy resists the loss of important amenity spaces, and there is no evidence of a surplus of amenity space within this area, so the site is not considered to be suitable for development. | | |

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| | | | | |
|--|--|-------------------------------|--|--|
| Site Ref: | ST39 | | | |
| Site Name: | Car Park adjacent to 65 Collingwood Close | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | St Anthony's & Langney Point | | | |
| Ward: | Sovereign | | | |
| Grid Reference: | E: 563229, N: 100782 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Majority 2, partially 3a | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.08 | | |
| | Prev. Developed: | BF | | |
| Suitability: | Not suitable | | | |
| Availability: | Not Available | | | |
| Achievability: | Achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | The site is a off-street parking area and garage court serving the adjacent 4-storey purpose-built block of flats, bordered by a mixture of single and 2-storey residential development within the predominantly residential area. There is no alternative parking provision for the 30 flats located adjacent to the site, and therefore the site is not considered to be suitable for development. | | | |


| | | | |
|--|---|-------------------------------|--|
| Site Ref: | ST40 | | |
| Site Name: | Garages adjacent to 99 Collingwood Close | | |
| Source: | EBC Identified | | |
| Neighbourhood: | St Anthony's & Langney Point | | |
| Ward: | Sovereign | | |
| Grid Reference: | E: 563244, N: 100733 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Majority 1, partially 2 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.05 | |
| | Prev. Developed: | BF | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Available | | |
| Justification: | <p>The site is a garage court and off-street parking for the adjacent 3-storey dwellings, located within the predominantly residential area. The adjacent 3-storey dwellings do have off-street parking within the curtilage of the properties, and therefore the site would be considered to be suitable for residential development. The site is not considered suitable for employment due to proximity to existing residential. However, the garages are individually owned, so it is considered unlikely that the site will be available for development in the plan period.</p> | | |


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| | | |
|--|--|-------------------------------|
| Site Ref: | ST41 | |
| Site Name: | Garages between 6 and 7 Collingwood Close | |
| Source: | EBC Identified | |
| Neighbourhood: | St Anthony's & Langney Point | |
| Ward: | Sovereign | |
| Grid Reference: | E: 563351, N: 100761 | |
|  | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Majority 1, partially 2 and 3a | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.03 |
| Prev. Developed: | BF | |
| Suitability: | Suitable (Housing) | |
| Availability: | Not Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Available | |
| Justification: | <p>The site is a small garage court between two 3-storey purpose-built blocks of flats, located within the predominantly residential area. The site does not appear to be used for parking, and there is other off-street and on-street provision available in the area. Therefore the site would be considered to be suitable for residential development. The site is not considered suitable for employment due to proximity to existing residential. However, the garages are individually owned, so it is considered unlikely that the site will be available for development in the plan period.</p> | |


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| | | |
|--|--|-------------------------------|
| Site Ref: | ST42 | |
| Site Name: | Garages between 19 and 20 Collingwood Close | |
| Source: | EBC Identified | |
| Neighbourhood: | St Anthony's & Langney Point | |
| Ward: | Sovereign | |
| Grid Reference: | E: 563404, N: 100771 | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Majority 1, partially 3a | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.02 |
| Prev. Developed: | BF | |
| Suitability: | Not suitable | |
| Availability: | Not Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | <p>The site is a small garage court between two 3-storey purpose-built blocks of flats, located within the predominantly residential area. One of the blocks of flats has a significant number of windows in the side elevation overlooking the site, and therefore the development of the site would likely have an adverse impact on residential amenity. Therefore the site is not considered to be suitable for development.</p> | |


| | | | |
|--|---|-------------------------------|--|
| Site Ref: | ST43 | | |
| Site Name: | Garages adjacent to 32 Collingwood Close | | |
| Source: | EBC Identified | | |
| Neighbourhood: | St Anthony's & Langney Point | | |
| Ward: | Sovereign | | |
| Grid Reference: | E: 563437, N: 100795 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Majority 1, partially 2 and 3a | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.09 | |
| | Prev. Developed: | BF | |
| Suitability: | Not suitable | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | The site is a small garage court between two 3-storey purpose-built blocks of flats, located within the predominantly residential area. There is no alternative parking provision for the 30 flats located adjacent to the site, and therefore the site is not considered to be suitable for development. | | |


| | | |
|--|--|-------------------------------|
| Site Ref: | ST44 | |
| Site Name: | Garages between 107 and 109 Blakes Way | |
| Source: | EBC Identified | |
| Neighbourhood: | St Anthony's & Langney Point | |
| Ward: | Sovereign | |
| Grid Reference: | E: 563566, N: 100811 | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Majority 1, partially 2 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.04 |
| | Prev. Developed: | BF |
| Suitability: | Not suitable | |
| Availability: | Not Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | The site is a off-street parking area and garage court serving the adjacent 4-storey purpose-built block of flats, bordered by 2-storey residential development within the predominantly residential area. There is no alternative parking provision for the 20 flats located adjacent to the site, and therefore the site is not considered to be suitable for development. | |


| | | |
|--|--|-------------------------------|
| Site Ref: | ST45 | |
| Site Name: | Garages between 93 and 95 Blakes Way | |
| Source: | EBC Identified | |
| Neighbourhood: | St Anthony's & Langney Point | |
| Ward: | Sovereign | |
| Grid Reference: | E: 563640, N: 100830 | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.03 |
| | Prev. Developed: | BF |
| Suitability: | Not suitable | |
| Availability: | Not Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | The site is a off-street parking area and garage court serving the adjacent 4-storey purpose-built block of flats, bordered by 2-storey residential development within the predominantly residential area. There is no alternative parking provision for the 20 flats located adjacent to the site, and therefore the site is not considered to be suitable for development. | |

| | | |
|--|---|-------------------------------|
| Site Ref: | ST46 | |
| Site Name: | Garages between 45 ad 47 Blakes Way | |
| Source: | EBC Identified | |
| Neighbourhood: | St Anthony's & Langney Point | |
| Ward: | Sovereign | |
| Grid Reference: | E: 563731, N: 100854 | |
|  | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Majority within Flood Zone 2 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.03 |
| | Prev. Developed: | BF |
| Suitability: | Not suitable | |
| Availability: | Not Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | The site is a off-street parking area and garage court located between two 3-storey purpose-built blocks of flats, within the predominantly residential area. The off-street parking serves the 3-storey purpose-built block of flats, and therefore the site is not considered to be suitable for development. | |


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| | | |
|--|---|-------------------------------|
| Site Ref: | ST47 | |
| Site Name: | Garages adjacent to 17 Blakes Way | |
| Source: | EBC Identified | |
| Neighbourhood: | St Anthony's & Langney Point | |
| Ward: | Sovereign | |
| Grid Reference: | E: 563798, N: 100873 | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Majority 2, partially 3a | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.02 |
| Prev. Developed: | BF | |
| Suitability: | Not suitable | |
| Availability: | Not Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | <p>The site is a small block of garages and off-street parking provision located between a row of three 3-storey houses and a 3-storey purpose-built block of flats. The site provides allocated off-street parking for the adjacent houses, and with limited on-street parking available it is considered that the site would not be suitable for development.</p> | |


| | | | |
|--|--|-------------------------------|--|
| Site Ref: | ST48 | | |
| Site Name: | Garages adjacent to 46 Royal Sovereign View | | |
| Source: | EBC Identified | | |
| Neighbourhood: | St Anthony's & Langney Point | | |
| Ward: | Sovereign | | |
| Grid Reference: | E: 563907, N: 100904 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | NO | |
| | Flood Zone: | | |
| | Majority 1, partially 3a | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.03 | |
| | Prev. Developed: | BF | |
| Suitability: | Not suitable | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site is a small garage block located between a row of 3-storey houses and a 2-storey purpose-built block of flats, located within the predominantly residential area. The site is directly in front of the flats, which face onto the site, so the development of the site would likely have an adverse impact on residential amenity. Therefore the site is not considered to be suitable for development.</p> | | |


| | | | |
|--|---|-------------------------------|--|
| Site Ref: | ST49 | | |
| Site Name: | Garages adjacent to 11 Royal Sovereign View | | |
| Source: | EBC Identified | | |
| Neighbourhood: | St Anthony's & Langney Point | | |
| Ward: | Sovereign | | |
| Grid Reference: | E: 563906, N: 100950 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | NO | |
| | Flood Zone: | | |
| | Flood Zone 3a | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.02 | |
| | Prev. Developed: | BF | |
| Suitability: | Not suitable | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | The site is a small block of garages located to the rear of 2-storey dwellings located within the predominantly residential area. The site provides off-street parking for the adjacent dwellings, and there is insufficient alternative parking on-street, so the site is not considered to be suitable for development. | | |


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| | | | |
|--|--|-------------------------------|--|
| Site Ref: | ST50 | | |
| Site Name: | Garages to rear of Kingford Leeds Avenue | | |
| Source: | EBC Identified | | |
| Neighbourhood: | St Anthonys & Langney Point | | |
| Ward: | St Anthonys | | |
| Grid Reference: | E: 562872, N: 101476 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Majority 3a | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.05 | |
| | Prev. Developed: | BF | |
| Suitability: | Not suitable | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | The site consists of a row of garages and off-street parking serving an adjacent 3-storey purpose-built block of flats, located to the rear of 2-storey residential development on higher ground, and within the predominantly residential area. There is a lack of alternative on-street parking provision for the flats within the area, so the site is not considered to be suitable for development. | | |

Summerdown & Saffrons


| | | | |
|--|--|-------------------------------|--|
| Site Ref: | SU02 | | |
| Site Name: | Saffrons Playing Fields | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Summerdown & Saffrons | | |
| Ward: | Upperton | | |
| Grid Reference: | E: 560514, N: 98827 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | YES | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 7.21 | |
| | Prev. Developed: | GF | |
| Suitability: | Not Suitable | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | The site consists of a sports complex containing natural playing fields, artificial playing pitches, pavilion building and stands, located on the edge of the town centre. Current policy resists the loss of playing fields, and there is no evidence to suggest that there is a surplus of playing pitches, and therefore the site is not considered to be suitable for development. | | |

| | | |
|--|---|-------------------------------|
| Site Ref: | SU03 | |
| Site Name: | Land adjacent to 15 Fairway Close | |
| Source: | EBC Identified | |
| Neighbourhood: | Summerdown & Saffrons | |
| Ward: | Old Town | |
| Grid Reference: | E: 559242, N: 98586 | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | NO |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.10 |
| | Prev. Developed: | GF |
| Suitability: | Not Suitable | |
| Availability: | Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | <p>The site is an incidental open space located adjacent to 2-storey dwellings within the predominantly residential area and adjacent to the South Downs National Park. The development of the site would impact upon a public right of way, would be out of character with the existing layout and would have an adverse impact on the setting of the South Downs National Park. Therefore it is considered that the site would not be suitable for development.</p> | |


| | | | | |
|--|---|-------------------------------|--|--|
| Site Ref: | SU04 | | | |
| Site Name: | Land adjacent to 6 Foredown Close | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Summerdown & Saffrons | | | |
| Ward: | Old Town | | | |
| Grid Reference: | E: 559159, N: 98673 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | NO | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.11 | | |
| | Prev. Developed: | GF | | |
| Suitability: | Not Suitable | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | <p>The site is an incidental open space located adjacent to 2-storey dwellings within the predominantly residential area and adjacent to the South Downs National Park. The development of the site would impact upon a public right of way, would be out of character with the existing layout and would have an adverse impact on the setting of the South Downs National Park. Therefore it is considered that the site would not be suitable for development.</p> | | | |


| | | |
|--|--|-------------------------------|
| Site Ref: | SU05 | |
| Site Name: | Land adjacent 1 Old Camp Road | |
| Source: | EBC Identified | |
| Neighbourhood: | Summerdown & Saffrons | |
| Ward: | Old Town | |
| Grid Reference: | E: 559542, N: 98989 | |
|  | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | NO |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.06 |
| | Prev. Developed: | GF |
| Suitability: | Suitable (Housing) | |
| Availability: | Not Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Available | |
| Justification: | The site is residential garden land to the rear of an existing 2-storey dwelling, located within the predominantly residential area. Similar developments have taken place on sites opposite, so it is considered that the site would be suitable for residential development. However, the landowner has confirmed that they have no intention to develop the site therefore the site is not available. | |


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| | | | |
|--|---|-------------------------------|--|
| Site Ref: | SU06 | | |
| Site Name: | Land adjacent 4 Summerdown Close | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Summerdown & Saffrons | | |
| Ward: | Old Town | | |
| Grid Reference: | E: 559649, N: 99081 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.08 | |
| | Prev. Developed: | GF | |
| Suitability: | Not Suitable | | |
| Availability: | Unknown | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | The site is a residential garden to the front of an existing 2-storey dwelling, located within the predominantly residential area. The small size and shape of the site means that any development would likely have an unacceptable impact on the residential amenity of existing and future occupiers, and therefore the site is not considered suitable for development. | | |


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| | | |
|--|--|-------------------------------|
| Site Ref: | SU10 | |
| Site Name: | Buxton Cottage, Compton Place Road | |
| Source: | Call for Sites | |
| Neighbourhood: | Summerdown & Saffrons | |
| Ward: | Old Town | |
| Grid Reference: | E: 560380, N: 99005 | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.07 |
| | Prev. Developed: | GF |
| Suitability: | Not Suitable | |
| Availability: | Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | <p>The site consists of a private green space, not associated with any building, located in a wooded area to the rear of 2-storey dwelling with the predominantly residential area. The narrow shape of the site and the inability to access into the site from the highway means it is not considered suitable for development. However, it could form part of a development with the adjacent site ME27.</p> | |

| | | | | |
|--|---|-------------------------------|--|--|
| Site Ref: | SU11 | | | |
| Site Name: | Land adjacent to 40 Saffrons Road | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Summerdown & Saffrons | | | |
| Ward: | Upperton | | | |
| Grid Reference: | E: 560356, N: 99130 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.06 | | |
| | Prev. Developed: | GF | | |
| Suitability: | Not suitable | | | |
| Availability: | Unknown | | | |
| Achievability: | Achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | <p>The site consists of residential garden land to the side of an existing 3-storey dwelling within the predominantly residential area and on the boundary of Gildredge Park designated amenity space. The site contains an electricity substation, which would restrict the ability to provide an access to the garden and the development of the site would require the removal of a number of mature trees that form part of the boundary to the park. The development of the site would also be out of character with the existing layout. Therefore the site is not considered to be suitable for development.</p> | | | |


| | | | |
|--|--|-------------------------------|--|
| Site Ref: | SU12 | | |
| Site Name: | Land to rear of 20 Dittons Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Summerdown & Saffrons | | |
| Ward: | Upperton | | |
| Grid Reference: | E: 560323, N: 99096 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.05 | |
| | Prev. Developed: | GF | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site consists of residential garden land to the side of an existing 3-storey dwelling within the predominantly residential area and on the boundary of Gildredge Park designated amenity space. Access to the site would require the demolition of an existing flint wall and the development of the site would require the removal of a number of mature trees that form part of the boundary to the park. The development of the site would also be out of character with the existing layout. Therefore the site is not considered to be suitable for development.</p> | | |


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| | | | | |
|--|--|-------------------------------|--|--|
| Site Ref: | SU13 | | | |
| Site Name: | Land within curtilage of Compton Court, Dittons Road | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Summerdown & Saffrons | | | |
| Ward: | Upperton | | | |
| Grid Reference: | E: 560283, N: 99042 | | | |
|  | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.17 | | |
| Prev. Developed: | GF | | | |
| Suitability: | Not suitable | | | |
| Availability: | Unknown | | | |
| Achievability: | Achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | <p>The site consists of residential garden land associated with a 3-storey residential building converted to flats located within the predominantly residential area and on the boundary of Gildredge Park designated amenity space. Access to the site would be difficult to achieve as it would be on an existing junction, and would require the demolition of an existing flint wall. The development of the site would also require the removal of a number of mature trees that form part of the boundary to the park and would be out of character with the existing layout. Therefore the site is not considered to be suitable for development.</p> | | | |


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Town Centre


| | | | |
|--|--|-------------------------------|--|
| Site Ref: | T002 | | |
| Site Name: | DO Site 3 - Post Office Depot between Upperton Road and Southfields Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Town Centre | | |
| Ward: | Upperton | | |
| Grid Reference: | E: 560766, N: 99141 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.46 | |
| | Prev. Developed: | BF | |
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| Suitability: | Suitable (Housing/Employment) | | |
| Availability: | Not Available | | |
| Achievability: | Potentially Achievable | | |
| Conclusion: | Undevelopable - Not Available | | |
| Justification: | The site consists of a Post Office depot providing a mix of single, 2- and 3-storey buildings and surface parking space that is allocated for development in the Town Centre Local Plan. The site is located in a sustainable location at the gateway to the town centre, and adjacent to a Conservation Area. It is considered that the site would be suitable for a mix of residential and employment (retail/leisure/office) development. However, the land owner has confirmed that the site is not available. | | |

| | | |
|--|---|-------------------------------|
| Site Ref: | TO06 | |
| Site Name: | 147-149 Tideswell Road | |
| Source: | EBC Identified | |
| Neighbourhood: | Town Centre | |
| Ward: | Devonshire | |
| Grid Reference: | E: 561636, N: 99308 | |
|  | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | NO |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.10 |
| | Prev. Developed: | BF |
| Suitability: | Suitable (Housing) | |
| Availability: | Not Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Available | |
| Justification: | <p>The site consists of a number of 2-storey commercial units (workshops/storage) located between 2- and 3-storey residential and to the rear of a 3-storey warehouse building. The site is adjacent to the predominantly residential area, and would be considered suitable for residential development. It is unlikely that there could be any net gain in employment space from this site. Each individual commercial unit is separately owned and all would be required to agree to release land, which is considered unlikely to happen and therefore the site is assessed as not available.</p> | |

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| | | | | |
|--|---|-------------------------------|--|--|
| Site Ref: | TO112 | | | |
| Site Name: | Garages adjacent to flat 1 Aldenham Court, West Terrace | | | |
| Source: | Pre-application advice | | | |
| Neighbourhood: | Town Centre | | | |
| Ward: | Meads | | | |
| Grid Reference: | E: 560932, N: 99013 | | | |
|  | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.01 | | |
| | Prev. Developed: | BF | | |
| Suitability: | Not Suitable | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | <p>The site consists of a small block of garages between two three-storey buildings and adjacent to a single-storey retail unit, located within the predominantly residential area. The small size of the site and the irregular shape means that it is unlikely that a dwelling could be accommodated on site without a significant impact on the residential amenity of existing and future occupiers. Therefore the site is not considered to be suitable for development.</p> | | | |

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| | | | | |
|--|--|-------------------------------|--|--|
| Site Ref: | TO113 | | | |
| Site Name: | Land to the rear of 56 Tideswell Road | | | |
| Source: | Pre-application advice | | | |
| Neighbourhood: | Town Centre | | | |
| Ward: | Devonshire | | | |
| Grid Reference: | E: 561357, N: 99175 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.01 | | |
| | Prev. Developed: | BF | | |
| Suitability: | Not Suitable | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | <p>The site is a residential garden and outbuildings to the rear of a 2-storey dwelling, located within the predominantly residential area. The small size of the site and the close proximity to the rear of other residential dwellings means that appropriate separation distances cannot be achieved and therefore the development of this site would have an adverse impact on the residential amenity of existing and future occupiers. The site is not considered to be suitable for development.</p> | | | |

| | | | |
|--|--|-------------------------------|--|
| Site Ref: | TO114 | | |
| Site Name: | 84 Tideswell Road | | |
| Source: | Pre-application advice | | |
| Neighbourhood: | Town Centre | | |
| Ward: | Devonshire | | |
| Grid Reference: | E: 561517, N: 99282 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | NO | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.02 | |
| | Prev. Developed: | GF | |
| Suitability: | Not Suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site is a courtyard between two rows of 3-storey residential buildings, located within the predominantly residential area. The small and narrow nature of the site and the height of the surrounding buildings with windows facing onto the site means that the site would not be able to accommodate development without a significant impact on residential amenity. Therefore the site is not considered to be suitable for development.</p> | | |


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| | | |
|--|--|-------------------------------|
| Site Ref: | TO117 | |
| Site Name: | 245 Terminus Road | |
| Source: | Pre-application advice | |
| Neighbourhood: | Town Centre | |
| Ward: | Devonshire | |
| Grid Reference: | E: 561637, N: 98859 | |
|  | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | NO |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.003 |
| | Prev. Developed: | BF |
| Suitability: | Not Suitable | |
| Availability: | Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | The site is a small garage block to the rear of a 5-storey residential building, located within the predominantly residential area. The small size of the site and height of the building to the rear with windows facing onto the site, mean that development would have an unacceptable impact on residential amenity. Therefore this site is not considered suitable for development. | |

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|--|--|-------------------------------|--|
| Site Ref: | TO119 | | |
| Site Name: | NCP Multi-storey car park, Trinity Place | | |
| Source: | Pre-application advice | | |
| Neighbourhood: | Town Centre | | |
| Ward: | Meads | | |
| Grid Reference: | E: 561573, N: 98807 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | NO | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | YES | |
| | Area (Hectares): | 0.35 | |
| | Prev. Developed: | BF | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Not Available | | |
| Achievability: | Potentially Achievable | | |
| Conclusion: | Undevelopable - Not Available | | |
| Justification: | <p>The site consists of a multi-storey car park directly behind a 8-storey purpose-built block of flats and adjacent to a 4-storey row of buildings accommodating retail on the ground floor and flats above, located adjacent to both the predominantly residential area and the tourist accommodation area. As a previously developed site in a central and sustainable location, it is considered that the site would be suitable for development, subject to evidence that there is no requirement for the parking to be retained. However the landowner has confirmed that the site will not be available in the plan period.</p> | | |

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| | | | |
|--|---|-------------------------------|--|
| Site Ref: | TO12 | | |
| Site Name: | 38 Ashford Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Town Centre | | |
| Ward: | Devonshire | | |
| Grid Reference: | E: 561134, N: 99209 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.21 | |
| | Prev. Developed: | BF | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Not Available | | |
| Achievability: | Potentially Achievable | | |
| Conclusion: | Undevelopable - Not Available | | |
| Justification: | <p>The site is a 2-storey building in commercial use (part offices, part motor repair workshop) located adjacent to the Grade II Listed railway station and opposite the rear and service entrance to the Beacon Shopping Centre. If the employment use were to relocate or the site was no longer required, it would be suitable to residential subject to a well designed development in the setting of the listed building and mitigation of impact on the amenity of occupiers from the close proximity of the train station/railway line. It is unlikely that the site could provide a net gain in employment space. It is considered that the site would be able to accommodate a well-designed block of 34 flats. However the site is occupied and availability has not been confirmed therefore the site is considered not available.</p> | | |


| | | | |
|--|---|-------------------------------|--|
| Site Ref: | TO125 | | |
| Site Name: | 61 Cavendish Place | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Town Centre | | |
| Ward: | Devonshire | | |
| Grid Reference: | E: 561596, N: 99274 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | NO | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.21 | |
| | Prev. Developed: | BF | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Not Available | | |
| Achievability: | Potentially Achievable | | |
| Conclusion: | Undevelopable - Not Available | | |
| Justification: | <p>The site consists of a 3-storey equivalent car storage warehouse and offices, located adjacent to and to the rear of 3-storey residential and to the front of a small commercial yard. If the employment use were to relocate or the site was no longer required, it would be suitable for residential development. It is unlikely that the site could provide a net gain in employment space. It is considered that the site would be able to accommodate around 32 flats with undercroft parking. However the site is occupied and availability has not been confirmed therefore the site is considered not available.</p> | | |

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| | | | |
|--|--|-------------------------------|--|
| Site Ref: | TO126 | | |
| Site Name: | Devonshire Park | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Town Centre | | |
| Ward: | Meads | | |
| Grid Reference: | E: 561111, N: 98502 | | |
|  | Designated Open Space | YES | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | NO | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 2.96 | |
| | Prev. Developed: | GF | |
| Suitability: | Not suitable | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site is a designated 'playing field' comprising tennis courts and sports facilities associated with the tennis courts and the hosting of the annual international tennis tournament that is an important part of the events calendar for the town. The Town Centre Local Plan identifies that the strategic importance of the International Lawn Tennis Centre at Devonshire Park is safeguarded, and therefore it is considered that the site is not suitable for development.</p> | | |

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|--|---|-------------------------------|--|
| Site Ref: | TO130 | | |
| Site Name: | 15 The Avenue | | |
| Source: | Refused/withdrawn | | |
| Neighbourhood: | Town Centre | | |
| Ward: | Upperton | | |
| Grid Reference: | E: 560930, N: 99343 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | YES | |
| | Area (Hectares): | 0.01 | |
| Prev. Developed: | BF | | |
| Suitability: | Not Suitable | | |
| Availability: | Available | | |
| Achievability: | Acheivable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site is situated to the rear of a property converted to flats facing The Avenue, within the predominantly residential area. The site is too small to accommodate a new dwelling without harm to the amenities of the existing surrounding properties, and would be unlikely to provide a level of amenity to future occupiers of the proposed dwelling. The site is within the Upperton Conservation area and development of the site is likely to be detrimental to the Conservation Area given the size, location and context. Therefore the site is not suitable for development.</p> | | |

| | | |
|--|---|-------------------------------|
| Site Ref: | TO40 | |
| Site Name: | 32 Cavendish Place | |
| Source: | Pre-application advice | |
| Neighbourhood: | Town Centre | |
| Ward: | Devonshire | |
| Grid Reference: | E: 561644, N: 99094 | |
|  | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | NO |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | YES |
| | Area (Hectares): | 0.02 |
| | Prev. Developed: | GF |
| Suitability: | Not Suitable | |
| Availability: | Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | <p>The site is a residential garden to the rear of a 3-storey building that has been converted to flats, and adjacent to a listed building. The site is within the predominantly residential area and within a Conservation Area. The existing boundary wall surrounding the property has a historic use in defining the curtilage of the listed building adjacent and it is unlikely that any demolition to this wall would be acceptable on the grounds that it is an attractive feature that plays an important role in defining the character and appearance of the conservation area in which it is located. As such, it would not be possible to construct a separate building in the rear garden without creating an overdevelopment of the site or demolishing the boundary wall to facilitate access, and therefore the site is not considered suitable for development.</p> | |


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| | | | |
|--|--|-------------------------------|--|
| Site Ref: | TO43 | | |
| Site Name: | Pembroke House, 8-10 Upperton Road | | |
| Source: | Lapsed permission | | |
| Neighbourhood: | Town Centre | | |
| Ward: | Upperton | | |
| Grid Reference: | E: 560731, N: 99261 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.12 | |
| | Prev. Developed: | BF | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Potentially Available | | |
| Achievability: | Unlikely to be Achievable | | |
| Conclusion: | Undevelopable - Not Achievable | | |
| Justification: | <p>The site consists of a 4-storey residential building that has been converted to flats between a 5-storey purpose-built block of flats and a 5-storey office block, located within the predominantly residential area. A previous application for the redevelopment of the site for a 5-storey purpose-built block of flats was approved, so the site is considered suitable for residential development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. The previous permission has lapsed without being implemented, and availability has not been confirmed. However, considering the existing land values, it is considered unlikely that a redevelopment of the site would provide sufficient additional units to make the development viable, and therefore the site is not considered to be achievable.</p> | | |


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| | | |
|--|--|-------------------------------|
| Site Ref: | TO53 | |
| Site Name: | Land to the rear of 17 West Terrace | |
| Source: | EBC Identified | |
| Neighbourhood: | Town Centre | |
| Ward: | Meads | |
| Grid Reference: | E: 560931, N: 98934 | |
|  | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | YES |
| | Area (Hectares): | 0.07 |
| Prev. Developed: | BF | |
| Suitability: | Suitable (Housing) | |
| Availability: | Not Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Available | |
| Justification: | <p>The site consists of a block of garages located to the rear of 3-storey buildings converted to flats and offices, located within the predominantly residential area. The site is considered suitable for residential development, but not for employment due to the close proximity of existing residential. Each individual garage is privately owned by the owners of the adjacent properties, so it is considered unlikely that the site will be available for development in the plan period.</p> | |

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| | | | |
|--|---|-------------------------------|--|
| Site Ref: | TO54 | | |
| Site Name: | DOS4 - Land at the South Eastern End of Arndale Centre | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Town Centre | | |
| Ward: | Devonshire | | |
| Grid Reference: | E: 561384, N: 99088 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.29 | |
| | Prev. Developed: | BF | |
| Suitability: | Suitable (Housing/Employment) | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Available | | |
| Justification: | <p>The site consists of a row of 3-storey buildings in commercial use, with the ground floor used as retail and the upper floors used as ancillary storage, and a service yard to the rear, located within the Town Centre Primary Retail Area. The site was allocated within the Town Centre Local Plan. The site would be considered suitable for a mixed use redevelopment comprising retail uses on the ground floor and residential above. It is considered that the site could accommodate around 50 flats and retail space, although there is unlikely to be any net gain on the current retail provision. However the site is in multiple ownership, the retail units are occupied and availability has not been confirmed, therefore it is considered unlikely that the site will be available for development in the plan period.</p> | | |

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| | | | |
|--|---|-------------------------------|--|
| Site Ref: | TO74 | | |
| Site Name: | Land to rear of 26 Commercial Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Town Centre | | |
| Ward: | Upperton | | |
| Grid Reference: | E: 561182, N: 99412 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.03 | |
| | Prev. Developed: | BF | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site is an off-street parking area serving the adjacent Glenmore Mews development, located to the rear of existing 2-storey residential development and adjacent to the railway line. The site appears to be well-used for parking, and there is a shortage of on-street parking in the locality. Therefore the site would not be considered to be suitable for development.</p> | | |

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Upperton


| | | | |
|--|--|-------------------------------|--|
| Site Ref: | UP05 | | |
| Site Name: | Land to Rear of 15 Hartfield Road | | |
| Source: | Refused/withdrawn | | |
| Neighbourhood: | Upperton | | |
| Ward: | Upperton | | |
| Grid Reference: | E: 560833, N: 99603 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | YES | |
| | Area (Hectares): | 0.02 | |
| | Prev. Developed: | BF | |
| Suitability: | Not Suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | <p>The site consists of a parking area to the rear of a 3-storey residential building converted into flats, located within the predominantly residential area and within a conservation area. The site has been subject to a number of planning applications for development that have been refused on the basis of creating an unacceptable impact on residential amenity. Therefore it is not considered that this site is suitable for development.</p> | | |

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| | | | |
|--|---|-------------------------------|--|
| Site Ref: | UP06 | | |
| Site Name: | 6 St Anne's Road | | |
| Source: | Lapsed permission | | |
| Neighbourhood: | Upperton | | |
| Ward: | Upperton | | |
| Grid Reference: | E: 560750, N: 99551 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.07 | |
| | Prev. Developed: | BF | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Not Available | | |
| Achievability: | Potentially Achievable | | |
| Conclusion: | Undevelopable - Not Available | | |
| Justification: | <p>The site consists of a 2-storey building housing a veterinary practice, located within the predominantly residential area. The site was granted outline planning permission for the demolition of existing building and redevelopment to provide 8 flats, which has now lapsed. Therefore the site is considered to be suitable for residential development. However the landowner has confirmed that there is now no intention to redevelop the site therefore the site is not available.</p> | | |


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| | | | |
|--|---|-------------------------------|--|
| Site Ref: | UP08 | | |
| Site Name: | Land within curtilage of 14 Ashburnham Road | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Upperton | | |
| Ward: | Upperton | | |
| Grid Reference: | E: 560415, N: 100017 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | NO | NO | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.06 | |
| | Prev. Developed: | GF | |
| Suitability: | Not Suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | The site is a residential garden to the rear of a 2-storey dwelling located within the predominantly residential area. It is considered that the development of the site would be out of character with the surrounding layout and would therefore be unsuitable for development. | | |


| | | | |
|--|--|-------------------------------|--|
| Site Ref: | UP09 | | |
| Site Name: | 26 Upperton Road | | |
| Source: | Lapsed permission | | |
| Neighbourhood: | Upperton | | |
| Ward: | Upperton | | |
| Grid Reference: | E: 560482, N: 99440 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.13 | |
| | Prev. Developed: | BF | |
| Suitability: | Suitable (Housing) | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Available | | |
| Justification: | <p>The site consists of a 2-storey residential building, located adjacent to 4- and 5-storey purpose-built blocks of flats within the predominantly residential area. The site was granted outline planning permission for the redevelopment of site with a four storey building comprising 12 flats and two detached houses to the rear, which has now lapsed. The landowner has confirmed that they now have no intention to redevelop the site therefore the site is not available.</p> | | |


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| | | |
|--|--|-------------------------------|
| Site Ref: | UP10 | |
| Site Name: | Land within the curtilage of 21 Ashburnham Gardens | |
| Source: | EBC Identified | |
| Neighbourhood: | Upperton | |
| Ward: | Upperton | |
| Grid Reference: | E: 560231, N: 100129 | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | NO |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.03 |
| Prev. Developed: | GF | |
| Suitability: | Suitable (Housing) | |
| Availability: | Not Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Available | |
| Justification: | <p>The site consists of residential garden land to the rear of a 3-storey dwelling, located within the predominantly residential area. Similar developments have taken place on Prideaux Road and it is not considered that the development would be out of character, and therefore would be considered suitable for residential development. The site is considered to be unsuitable for employment use due to close proximity to existing residential. However, the landowner has confirmed that there is no intention to release the land for development therefore the site is not available.</p> | |


| | | |
|--|--|-------------------------------|
| Site Ref: | UP12 | |
| Site Name: | Garages to rear of 24 Enys Road | |
| Source: | EBC Identified | |
| Neighbourhood: | Upperton | |
| Ward: | Upperton | |
| Grid Reference: | E: 560789, N: 99636 | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.02 |
| Prev. Developed: | BF | |
| Suitability: | Not Suitable | |
| Availability: | Unknown | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | The site is a small row of garages to the rear of a 3-storey purpose-built block of flats, located within the predominantly residential area. The small size and narrow nature of the site means that it could not be developed without creating an unacceptable impact on residential amenity, and therefore the site is not considered to be suitable for development. | |


| | | |
|--|---|-------------------------------|
| Site Ref: | UP15 | |
| Site Name: | Land within curtilage of 20 Le Brun Road | |
| Source: | Pre-application advice | |
| Neighbourhood: | Upperton | |
| Ward: | Upperton | |
| Grid Reference: | E: 560655, N: 100079 | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | NO |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.12 |
| | Prev. Developed: | BF |
| Suitability: | Not Suitable | |
| Availability: | Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | <p>The site is residential garden land to the side of an existing 2-storey dwelling, located within the predominantly residential area. The sloping nature of the site and its location on a sharp corner means that it would be difficult to create an adequate access to the property, and the development of the site would require the removal of a number of mature trees. Therefore it is considered that the site is not suitable for development.</p> | |


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|--|--|-------------------------------|--|--|
| Site Ref: | UP25 | | | |
| Site Name: | 18 Mayfield Place | | | |
| Source: | Refused/withdrawn | | | |
| Neighbourhood: | Upperton | | | |
| Ward: | Upperton | | | |
| Grid Reference: | E: 561147, N: 99879 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.03 | | |
| | Prev. Developed: | GF | | |
| Suitability: | Not Suitable | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | <p>The site consists of a residential garden and outbuildings located to the rear of an existing 2-storey dwelling, within the predominantly residential area and adjacent to allotments which form part of Eastbourne Park. Previous applications have been refused on the basis that the development of the site would result in a disruptive and incongruous feature that would fail to engage with the surrounding built environment and would compromise the transition between the urban environment and the rural environment. It is therefore considered that development of the site would result in significant harm to the character and appearance of the surrounding area. Therefore the site is considered not suitable for development.</p> | | | |


| | | | |
|--|--|-------------------------------|--|
| Site Ref: | UP30 | | |
| Site Name: | Land between Perth Court and Kinross Court, Upper Avenue | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Upperton | | |
| Ward: | Upperton | | |
| Grid Reference: | E: 561250, N: 99769 | | |
|  | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.08 | |
| | Prev. Developed: | GF | |
| Suitability: | Not suitable | | |
| Availability: | Available | | |
| Achievability: | Potentially Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | The site is an incidental open space with a number of mature trees, located between two 4-storey purpose-built blocks of flats within the predominantly residential area. The height and orientation of the existing adjacent buildings would mean that development would be restricted by the impact on residential amenity, and therefore the site is not considered to be suitable for development. | | |


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| | | |
|--|---|-------------------------------|
| Site Ref: | UP32 | |
| Site Name: | 43 Kings Avenue | |
| Source: | Pre-application advice | |
| Neighbourhood: | Upperton | |
| Ward: | Upperton | |
| Grid Reference: | E: 560228, N: 100299 | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | NO |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.03 |
| | Prev. Developed: | GF |
| Suitability: | Not Suitable | |
| Availability: | Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | <p>The site consists of residential garden land to the rear of an existing 2-storey dwellings, and located within the predominantly residential area. However, development would create an adverse impact on the established character of the surrounding area, and would require the removal of mature trees that contribute to the character of the surroundings. There would also likely be an adverse impact on the amenity of neighbouring residents. Therefore the site is not considered to be suitable for development.</p> | |

| | | | | |
|--|---|-------------------------------|--|--|
| Site Ref: | UP33 | | | |
| Site Name: | Garages between Bramber House and Keymer House, Michel Grove | | | |
| Source: | Pre-application advice | | | |
| Neighbourhood: | Upperton | | | |
| Ward: | Upperton | | | |
| Grid Reference: | E: 560193, N: 99565 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.07 | | |
| Prev. Developed: | BF | | | |
| Suitability: | Not Suitable | | | |
| Availability: | Available | | | |
| Achievability: | Potentially Achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | <p>The site consists of a block of garages serving the adjacent 4-storey purpose-built blocks of flats, located within the predominantly residential area. The site is used for off-street parking in an area where there is limited availability of on-street parking. As there is no alternative parking provision for the flats located adjacent to the site, the site is not considered to be suitable for development.</p> | | | |

| | | | | |
|--|--|-------------------------------|--|--|
| Site Ref: | UP35 | | | |
| Site Name: | David Heights, Kings Avenue | | | |
| Source: | Pre-application advice | | | |
| Neighbourhood: | Upperton | | | |
| Ward: | Upperton | | | |
| Grid Reference: | E: 560047, N: 100184 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | YES | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.12 | | |
| | Prev. Developed: | GF | | |
| Suitability: | Not Suitable | | | |
| Availability: | Available | | | |
| Achievability: | Potentially Achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | <p>The site is a wooded area containing a former scout hut and a former rifle range, located at the bottom of a slope to the rear of 3-storey purpose-built blocks of flats. There is no way to access the site other than a small footpath on a steep slope, and any development would require the removal of a significant number of mature trees. Therefore it is considered that the site would not be suitable for development.</p> | | | |


| | | | | |
|--|---|-------------------------------|--|--|
| Site Ref: | UP38 | | | |
| Site Name: | Land within curtilage of 16 Mill Road | | | |
| Source: | EBC Identified | | | |
| Neighbourhood: | Upperton | | | |
| Ward: | Upperton | | | |
| Grid Reference: | E: 560047, N: 100070 | | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | | |
| | Within 800m Open Space | Within 800m Play Space | | |
| | NO | YES | | |
| | Flood Zone: | | | |
| | Flood Zone 1 | | | |
| | Conservation Area: | NO | | |
| | Area (Hectares): | 0.03 | | |
| | Prev. Developed: | Mixed (Mainly BF) | | |
| Suitability: | Not suitable | | | |
| Availability: | Unknown | | | |
| Achievability: | Achievable | | | |
| Conclusion: | Undevelopable - Not Suitable | | | |
| Justification: | <p>The site consists of residential garden land and outbuildings to the side of existing 2-storey dwellings and opposite a Grade II Listed Building, located within the predominantly residential area. The irregular shape and small size of the site means that the development of the site would be out of character if the surroundings and would result in adverse impact on residential amenity. Therefore the site is not considered to be suitable for development.</p> | | | |

| | | |
|--|--|-------------------------------|
| Site Ref: | UP40 | |
| Site Name: | Land within curtilage of 16 Ashburnham Road | |
| Source: | EBC Identified | |
| Neighbourhood: | Upperton | |
| Ward: | Upperton | |
| Grid Reference: | E: 560426, N: 100045 | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | NO | NO |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.04 |
| | Prev. Developed: | GF |
| Suitability: | Not suitable | |
| Availability: | Unknown | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | The site is residential garden land to the rear of an existing 2-storey dwelling located within the predominantly residential area. Site narrows to the rear and it is unlikely that a layout could be designed to respect the character of the street scene. Therefore the site is not considered to be suitable for development. | |

| | | | |
|--|--|-------------------------------|--|
| Site Ref: | UP41 | | |
| Site Name: | Garages adjacent to 11 Hurst Lane | | |
| Source: | EBC Identified | | |
| Neighbourhood: | Upperton | | |
| Ward: | Upperton | | |
| Grid Reference: | E: 559943, N: 99972 | | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO | |
| | Within 800m Open Space | Within 800m Play Space | |
| | YES | YES | |
| | Flood Zone: | | |
| | Flood Zone 1 | | |
| | Conservation Area: | NO | |
| | Area (Hectares): | 0.04 | |
| Prev. Developed: | BF | | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Achievable | | |
| Conclusion: | Undevelopable - Not Suitable | | |
| Justification: | The site consists of a small garage court and off-street parking area associated with the 3-storey purpose-built block of flats to the front of the site, located within the predominantly residential area. There is no vehicular access to the block of flats and no alternative parking provision, so it is considered that the site would not be suitable for development. | | |

| | | |
|--|---|-------------------------------|
| Site Ref: | UP42 | |
| Site Name: | Land to rear of 49 and 53 Selwyn Road | |
| Source: | EBC Identified | |
| Neighbourhood: | Upperton | |
| Ward: | Upperton | |
| Grid Reference: | E: 560007, N: 99797 | |
|  | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.16 |
| | Prev. Developed: | GF |
| Suitability: | Not suitable | |
| Availability: | Unknown | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | <p>The site consists of residential garden land associated with the adjacent two blocks of 4-storey purpose-built block of flats, within the predominantly residential area. The site is also to the rear of existing 6- and 8-storey purpose-built blocks. The proximity and height of the adjacent buildings to the south of the site means that it is unlikely that development could be accommodated without an adverse impact on residential amenity. Therefore the site is not considered to be suitable for development.</p> | |

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| | | |
|--|--|-------------------------------|
| Site Ref: | UP43 | |
| Site Name: | Garages adjacent to 8 Roborough Close | |
| Source: | EBC Identified | |
| Neighbourhood: | Upperton | |
| Ward: | Upperton | |
| Grid Reference: | E: 561322, N: 99674 | |
|  <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022</p> | Designated Open Space | NO |
| | Within 800m Open Space | Within 800m Play Space |
| | YES | YES |
| | Flood Zone: | |
| | Flood Zone 1 | |
| | Conservation Area: | NO |
| | Area (Hectares): | 0.05 |
| | Prev. Developed: | BF |
| Suitability: | Not suitable | |
| Availability: | Not Available | |
| Achievability: | Achievable | |
| Conclusion: | Undevelopable - Not Suitable | |
| Justification: | The site is a garage block and off-road parking associated with the adjacent 2-storey dwellings, located within the predominantly residential area. There is very limited alternative parking provision for the surrounding residential development, and therefore it is considered that the site would not be suitable for development. | |