

Land Availability Assessment

VOLUME 2: SITE ASSESSMENTS

















Eastbourne Land Availability Assessment

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November 2022

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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	Borough Plan allocation					
Neighbourhood:	Outside Built Up Area (Eas	tbourne Park)					
Ward:	St Anthonys						
Grid Reference:	E: 563015, N: 101740						
1		1	Designate Open Spa		NO		
	SP		Within 80 Open Spa		Within Space:	800m Play	
		1 X	YES		YES		
		1	Flood Zo	ne:			
11111//			Majority F	lood Zon	e 3a		
a male and			Conserva	ition Are	a:	NO	
diac			Area (Hed	ctares):		1.20	
T	Y	*	Prev. Dev	eloped:		GF	
(C) Crown copyright. All rights resonant Suitability:	Suitable (Housing)	A100025879 2022					
Availability:	Available						
Achievability:	Potentially Achievable						
Housing Capacity:	35	Density Area	:	Medium	n Density		
Density (dph):	29	Delivery Peri	od:	6-10 Ye	ears		
Conclusion:	Developable (Housing)						
Justification:	Developable (Housing) 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 cyle 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 Anthonys 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						

accommodate 35 units at a density of 29ph, which reflects the irregular shape of the site and the need to provide on-site mitigation.

Site Ref:	EP18							
Site Name:	Tutts Barn Nursery, Tutts Barn Lane							
Source:	Call for Sites	Call for Sites						
Neighbourhood:	Outside Built Up Area (Eas	tbourne Park)						
Ward:	Upperton							
Grid Reference:	E: 560987, N: 100159							
	1//	M.	Designate Open Spa		NO			
* /				0m ace:	Within Space:	800m Play		
			YES		NO			
			Flood Zoi	ne:				
			Majority 2, partially		3a			
			Conservation Are		a:	NO		
			Area (Hectares):			0.59		
		*	Prev. Dev	eloped:		GF		
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L	A100025879 2022						
Suitability:	Potentially Suitable (Housing	ng)						
Availability:	Available							
Achievability:	Potentially Achievable							
Housing Capacity:	13	Density Area	:	Mediun	n Density	,		
Density (dph):	22.03	Delivery Peri	od:	11+ Ye	ars			
Conclusion:	Potentially Developable (Housing)						
Justification:	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, acheivability will rely on outcome of further evidence in relation to archaeology, flooding and highways mitigation.							

Site Ref:	EP32						
Site Name:	Land off Horsye Road	Land off Horsye Road					
Source:	Borough Plan allocation						
Neighbourhood:	Outside Built Up Area (Eas	tbourne Park)					
Ward:	St Anthonys						
Grid Reference:	E: 561558, N: 101148						
-15151		JX	Designate Open Spa		NO		
			Within 80 Open Spa		Within Space:	800m Play	
		X_\	YES		NO		
1/2/201	Y \//	18	Flood Zo	ne:			
			Majority 3	a, partiall	ly 3b		
			Conserva	ition Are	a:	NO	
			Area (Hed	ctares):		3.85	
T		*	Prev. Dev	eloped:		GF	
Suitability:	Potentially Suitable (Housin						
Availability:	Available	19)					
Achievability:	Potentially Achievable						
Housing Capacity:	45	Density Area	:	Mediun	n Density		
Density (dph):	23.3	Delivery Peri		11+ Ye	•		
Conclusion:	Potentially Developable (
Justification:	Potentially Developable (Housing) 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						

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.

Site Ref:	EP33						
Site Name:	Land off Homewood Clos	Land off Homewood Close					
Source:	EBC Identified	EBC Identified					
Neighbourhood:	Outside Built Up Area (Eas	tbourne Park)					
Ward:	St Anthonys						
Grid Reference:	E: 561465, N: 101050						
	(1) X (1)		Designate Open Spa		NO		
			Within 80 Open Spa		Within Space:	800m Play	
-			YES		NO		
			Flood Zo	ne:			
			Majority 1	, partially	2, 3a an	d 3b	
	18/1		Conserva	ition Are	a:	NO	
λ			Area (Hed	ctares):		3.74	
(C) Crown convigate All rights rose	erved. Eastbourne Borough Council. L	A100025879 2022	Prev. Dev	eloped:		GF	
Suitability:	Potentially Suitable (Housin						
Availability:	Potentially Available						
Achievability:	Potentially Achievable						
Housing Capacity:	40	Density Area	:	Mediun	n Density		
Density (dph):	21.4	Delivery Peri	od:	11+ Ye	ars		
Conclusion:	Potentially Developable (Housing)					
Justification:	Potentially Developable (Housing) 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.						

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.

Site Ref:	EP36						
Site Name:	Former Railway Sidings, Tutts Barn Lane						
Source:	Borough Plan allocation						
Neighbourhood:	Outside Built Up Area (Eas	tbourne Park)					
Ward:	Upperton						
Grid Reference:	E: 561180, N: 100397						
	1 98		Designate Open Spa		NO		
			Within 80 Open Spa		Within Space:	800m Play	
			YES		NO		
7			Flood Zo	ne:			
1 / 1	1 / 1		Majority 2	, partially	3a and 3	Bb	
			Conserva	ition Are	a:	NO	
- /			Area (Hed	ctares):		4.06	
		*	Prev. Dev	eloped:		BF	
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L.	A100025879 2022					
Suitability:	Suitable (Housing)						
Availability:	Available						
Achievability:	Potentially Achievable						
Housing Capacity:	150	Density Area	1:	Medium	n Density		
Density (dph):	37.72	Delivery Peri	iod:	11+ Ye	ars		
Conclusion:	Developable (Housing)						
Justification:	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.						

Site Ref:	EP43					
Site Name:	Triangle shaped land off 1	Triangle shaped land off Tutts Barn Lane				
Source:	EBC Identified					
Neighbourhood:	Outside Built Up Area (East	bourne Park)				
Ward:	Upperton					
Grid Reference:	E: 561075, N: 100454					
					NO	
1 -1			Within 800 Open Spa		Witl Spa	hin 800m Play ce
			YES		NO	
10			Flood Zon	e:		
			Flood Zone	e 2		
	1		Conserva	tion Are	ea:	NO
		160	Area (Hec	tares):		0.74
	-//	T TO	Prev. Dev	eloped:		GF
13 3 3	served. Eastbourne Borough Council. L					
Suitability:	Potentially Suitable (Housin	g)				
Availability:	Potentially Available					
Achievability:	Potentially Achievable					
Housing Capacity:	18	Density Area:		Mediu		nsity
Density (dph):	24.3	Delivery Perio	d:	11+ Ye	ears	
Conclusion:	Potentially Developable (F	lousing)				
Justification:	The site is located outside of Eastbourne Park designation Eastbourne Park. This is a valevels are very sensitive to or Park LWS and Eastbourne classified as coastal floodple. Principal Importance under Communities (NERC) Act 2 species including reptiles, be and it is within the red and a maps indicating Great Creschigh risk in relation to prehist impact achievability. The sitt significant surface water flood suitable however further inviting impacts, highways capacity unachievable. The site wou EP44, EP45 and EP18 to contact the site of the site was a surface water flood suitable however further inviting actions.	on. It is located in very prominent sitchange. The site Marshes Biodive ain grazing mars section 41 of the 006. There are mirds (including Somber zones of the Newts are like storic archaeologie is entirely within od risks. The deventing and flood risk, wild also need to continue to the continue of the continue to the	the centre of te in Eastbo is located acreity Opportunity (CFGM), where the CFGM is a constant of the constant of the constant of the could prome forward of the could prome forward in Eastbo in Elopher of the could prome forward in Eastbo in Elopher of the could prome forward in Eastbo in Elopher of the could prome forward in Eastbo in Elopher of the Eastbo in Elopher of	of the Brourne Pa dijacent to unity Area which is a dironment ds of pro- arn Owl) ested Ne sent. The gged ren e 2, alth this site diversity otentially	oadw rk and to the ea. The a Hab nt and otecte and ewts in nere is nains ough is po r and y mal	ater sector of d the open flat Eastbourne ne site is bitat of d Rural ed and notable invertebrates, mpact risk s also has a that could there are tentially landscape ke the site

Site Ref:	EP44						
Site Name:	Poultry Farm, Tutts Barn Lane						
Source:	EBC Identified	EBC Identified					
Neighbourhood:	Outside Built Up Area (Eas	tbourne Park)					
Ward:	Upperton						
Grid Reference:	E: 561085, N: 100338						
306/				ed ace:	NO		
		The P	Within 80 Open Spa		Within Space:	800m Play	
- 1			YES		NO		
		1. 311	Flood Zo	ne:			
		1911	Majority 2	, partially	3a		
			Conserva	ition Are	a:	NO	
/ ///			Area (Hed	ctares):		1.62	
Title .	7//	*	Prev. Dev	eloped:		GF	
1,3,5	erved. Eastbourne Borough Council. L.						
Suitability:	Potentially Suitable (Housin	ng)					
Availability:	Available						
Achievability:	Potentially Achievable						
Housing Capacity:	39	Density Area			n Density		
Density (dph):	24.1	Delivery Peri	od:	11+ Ye	ars		
Conclusion:	Potentially Developable (
Justification:	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 signficant 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.					er sector of the open	

Site Ref:	EP45						
Site Name:	Grazing land south of Tutts Barns Lane						
Source:	EBC Identified						
Neighbourhood:	Outside Built Up Area (Eas	tbourne Park)					
Ward:	Upperton						
Grid Reference:	E: 561039, N: 100228						
54/3	No. of the second		Designate Open Spa		NO		
		HO	Within 80 Open Spa		Within Space:	800m Play	
			YES		NO		
	-	HAN	Flood Zor	ne:			
			Majority 2,	partially	′ 3a		
			Conserva	tion Are	a:	NO	
		ANT	Area (Hec	tares):		2.11	
		Î.	Prev. Dev	eloped:		GF	
11 13 0	erved. Eastbourne Borough Council. L						
Suitability:	Potentially Suitable (Housing Available	ig)					
Availability: Achievability:	Potentially Achievable						
Housing Capacity:	50	Density Area		Medium	n Density		
Density (dph):	23.8	Delivery Peri		11+ Ye	-		
Conclusion:	Potentially Developable (ou.	11+16	ais		
Justification:	The site is located outside of Eastbourne Park designation Eastbourne Park. This is a flat levels are very sensitive Eastbourne Park LWS and The site is classified as coal Habitat of Principal Importate Rural Communities (NERC notable species including reinvertebrates, and it is within impact risk maps indicating also has a high risk in relating that could impact achievabing there are also significant supotentially suitable howevel landscape impacts, highwathe site unachievable. The sites EP18 to connect with	on. It is located very prominent to change. The Eastbourne Marstal floodplain nee under sectory Act 2006. The Eastbourne Marstal floodplain nee under sectory Act 2006. The East Crested on to prehistori lity. Site is with reface water floor further investives capacity and site would also	in the centre site in East e site in East e site is local arshes Biodingrazing martion 41 of the ere are multiple archaeling Schamber zones Newts are less archaello in Flood Zorod risks. The gation is record flood risk, need to control of the site of the sit	e of the E bourne P ated adja versity O sh (CFG e Natural ple recor edule 1 I s of the G ikely to b gical wat ne 2 and develop juired into	Broadwate Park and to cent to the Opportunit M), which Environneds of pro- Barn Owl Breat Cresto per presenterlogged partly with opposite to biodive and potenter	er sector of the open are y Area. In is a ment and tected and and steed Newts to the site of the site	

Hampden Park

Site Ref:	HA01							
Site Name:	Land at end of Lottbridge	Land at end of Lottbridge Drive						
Source:	EBC Identified							
Neighbourhood:	Hampden Park							
Ward:	Hampden Park							
Grid Reference:	E: 560606, N: 102689							
N. S.			Designate Open Spa		YES			
			Within 80 Open Spa		Within Space:	800m Play		
			YES		YES			
THE PARTY NAMED IN		X 100	Flood Zoi	ne:				
The second		Flood Zone 1		e 1				
			Conservation Ar		a:	NO		
			Area (Hectares):			0.20		
The value of the same of the s		Ŷ	Prev. Dev	eloped:		GF		
(C) Crown copyright. All rights reso	erved. Eastbourne Borough Council. L	A100025879 2022						
Suitability:	Potentially Suitable (Housing	ng)						
Availability:	Available							
Achievability:	Achievable							
Housing Capacity:	12	Density Area	•	Mediun	n-High De	ensity		
Density (dph):	58.87	Delivery Peri	od:	11+ Ye	ars			
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.							

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						
1	and a	800	Designate Open Spa		NO		
N THIN						800m Play	
MANUAL A			YES		YES		
12111	1-1		Flood Zo	ne:			
C. L.	1/6=		Flood Zon	ie 1			
			Conserva	ition Are	a:	NO	
			Area (Hectares):			0.08	
2 * U 28 MP		*	Prev. Dev	eloped:		BF	
1,3,5	erved. Eastbourne Borough Council. L						
Suitability:	Suitable (Housing/Employn	nent)					
Availability:	Potentially Available						
Achievability:	Potentially Achievable						
Housing Capacity:	12	Density Area		High De			
Density (dph):	145.32	Delivery Peri	od:	11+ Ye	ars		
Conclusion:	Developable (Housing)						
Justification:	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.						

Site Ref:	HA04							
Site Name:	Land Adjacent 20 Lindfie	ld Road						
Source:	EBC Identified							
Neighbourhood:	Hampden Park							
Ward:	Ratton	Ratton						
Grid Reference:	E: 559792, N: 102571							
			Designate Open Spa		NO			
THE THE		1/4	Within 80 Open Spa		Within Space:	800m Play		
			YES		NO			
中了了了			Flood Zo	ne:				
	The same of the sa		Flood Zone 1					
			Conservation Are		a:	NO		
		4	Area (Hectares):			0.03		
			Prev. Developed:			GF		
Suitability:	Suitable (Housing)	A100025879 2022						
Availability:	Available							
Achievability:	Achievable							
Housing Capacity:	1	Density Area	:	Medium	n Density			
Density (dph):	30.30	Delivery Peri	od:	6-10 Ye	ears			
Conclusion:	Developable (Housing)							
Justification:	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.							

Site Ref:	HA05						
Site Name:	Land Adjacent Hazelwood	d Avenue					
Source:	EBC Identified						
Neighbourhood:	Hampden Park						
Ward:	Hampden Park						
Grid Reference:	E: 560420, N: 103079						
		Designate Open Spa		NO			
			Within 800m Open Space:		Within Space:	800m Play	
			YES		YES		
			Flood Zone:				
			Flood Zon	e 1			
			Conserva	ition Are	a:	NO	
1 9	THE STATE OF THE S	X-1-1-	Area (Hed	Area (Hectares):		0.05	
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L.	A100025879 2022	Prev. Dev	eloped:		GF	
Suitability:	Suitable (Housing)						
Availability:	Available						
Achievability:	Achievable						
Housing Capacity:	2	Density Area	:	Mediun	n-High De	ensity	
Density (dph):	38.88	Delivery Peri	od:	6-10 Ye	ears		
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	Hampden Park					
Ward:	Hampden Park						
Grid Reference:	E: 559833, N: 103348						
1 1					NO		
		Within 800m Open Space:		Within Space:	800m Play		
					YES		
1		Flood Zone:					
		200	Flood Zone 1				
	10 / A		Conservation Are		a:	NO	
			Area (Hectares):			0.05	
		Ŷ.	Prev. Developed:			GF	
(C) Crown copyright. All rights rese	erved. Eastbourne Borough Council. L	A100025879 2022					
Suitability:	Suitable (Housing)						
Availability:	Available						
Achievability:	Achievable						
Housing Capacity:	3	Density Area	:	Medium	n-High De	ensity	
Density (dph):	57.33	Delivery Perio	od:	6-10 Ye	ears		
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.						

211 2 4							
Site Ref:	HA102	HA102					
Site Name:	2 Nevill Avenue						
Source:	Planning application						
Neighbourhood:	Hampden Park						
Ward:	Hampden Park						
Grid Reference:	E: 560280, N: 102116	E: 560280, N: 102116					
34/76		Designate Open Spa		NO			
	1		Within 80 Open Spa		Within Space:	800m Play	
			YES		YES		
		1 1	Flood Zo	ne:			
N.			Flood Zon	e 1			
		11	Conservation Area:		a:	NO	
6 2 3 3		1	Area (Hed	ctares):		0.07	
Daniel Control	1	TA .	Prev. Developed:			GF	
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L	A100025879 2022					
Suitability:	Suitable (Housing)						
Availability:	Available						
Achievability:	Acheivable						
Housing Capacity:	1	Density Area	:	Mediun	n-Low De	ensity	
Density (dph):	14.02	Delivery Peri	od:	1-5 Yea	ars		
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.						

Site Ref:	HA12						
Site Name:	Land Adjacent 85 Linden	Land Adjacent 85 Linden Close					
Source:	EBC Identified						
Neighbourhood:	Hampden Park						
Ward:	Hampden Park						
Grid Reference:	E: 560367, N: 102937						
			Designate Open Spa		NO		
		Within 80 Open Spa	_	Within Space:	800m Play		
The Ball	- C-		YES		YES		
			Flood Zo	ne:			
			Flood Zone 1				
HIND?		7/7/9	Conservation Are		a:	NO	
		11-/	Area (Hed	ctares):		0.06	
(C) Crown copyright. All rights re	served. Eastbourne Borough Council. L	A100025879 2022	Prev. Developed:			BF	
Suitability:	Suitable (Housing)						
Availability:	Available						
Achievability:	Achievable						
Housing Capacity:	3	Density Area	:	Mediun	n-High De	ensity	
Density (dph):	46.87	Delivery Peri	od:	6-10 Ye	ears		
Conclusion:	Developable (Housing)						
Justification:	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.						

Site Ref:	HA14						
Site Name:	Land Adjacent 86 Woburr	า Way					
Source:	EBC Identified						
Neighbourhood:	Hampden Park						
Ward:	Hampden Park						
Grid Reference: E: 559976, N: 103430							
		1	Designate Open Spa		NO		
Y-1 >>			Within 80 Open Spa		Within Space:	800m Play	
1875			YES		YES		
			Flood Zo	ne:			
			Flood Zon	ie 1			
(1) A (1)	SCLAN		Conserva	ition Are	a:	NO	
12/1	1		Area (Hed	ctares):		0.06	
		*	Prev. Dev	veloped:		BF	
	erved. Eastbourne Borough Council. L	A100025879 2022					
Suitability:	Suitable (Housing)						
Availability:	Available						
Achievability:	Achievable						
Housing Capacity:	3	Density Area			n-High De	ensity	
Density (dph):	45.74	Delivery Peri	od:	6-10 Ye	ears		
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 Sackvi	lle Road						
Source:	EBC Identified							
Neighbourhood:	Hampden Park	Hampden Park						
Ward:	Hampden Park							
Grid Reference:	E: 560872, N: 102656							
;	Chara Character							
					Within Space:	800m Play		
X Y M			YES		YES			
17	4/ /	Flood Zone:						
X		Flood Zon	Flood Zone 2					
7,			Conservation Are		a:	NO		
54.77/2		ANT	Area (Hectares):			0.019		
		PIA.	Prev. Developed:			BF		
13 0	erved. Eastbourne Borough Council. L	A100025879 2022						
Suitability:	Suitable (Housing)							
Availability:	Potentially Available							
Achievability:	Achievable							
Housing Capacity:	1	Density Area	:	Mediun	n-High De	ensity		
Density (dph):	53.07	Delivery Peri	od:	11+ Ye	ars			
Conclusion:	Potentially Developable (Housing)						
Justification:	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.							

Site Ref:	HA18						
Site Name:	Garages adjacent Northu	mberland Cou	rt, Fletchin	g Road			
Source:	EBC Identified						
Neighbourhood:	Hampden Park						
Ward:	Hampden Park						
Grid Reference:	E: 561319, N: 102621						
	1	Designate Open Spa		NO			
		Within 80 Open Sp				800m Play	
		11/4	YES		YES		
		Flood Zoi	ne:				
		Majority 1, partially 2					
**		Conserva	tion Area:		NO		
		6	Area (Hed	tares):		0.12	
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L	A100025879 2022	Prev. Developed:			BF	
Suitability:	Suitable (Housing)						
Availability:	Available						
Achievability:	Potentially Achievable						
Housing Capacity:	8	Density Area	:	Mediun	n-High De	ensity	
Density (dph):	61.85	Delivery Peri	od:	11+ Ye	ars		
Conclusion:	Developable (Housing)						
Justification:	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.						

Site Ref:	HA19							
Site Name:	Garages Adjacent 83 Per	Garages Adjacent 83 Percival Crescent						
Source:	EBC Identified							
Neighbourhood:	Hampden Park	Hampden Park						
Ward:	Hampden Park	Hampden Park						
Grid Reference:	E: 560729, N: 103300							
7/10	4 //		Designate Open Spa		NO			
			Within 80 Open Spa		Within Space:	800m Play		
Ji Est			YES		YES			
				Flood Zone:				
9		1 1	Flood Zone 1					
		3 4	Conservation Are		a:	NO		
	4/-335	1 /	Area (Hectares):			0.08		
Tion of Many Da		1	Prev. Dev	eloped:		BF		
	erved. Eastbourne Borough Council. L	A100025879 2022						
Suitability:	Suitable (Housing)							
Availability:	Potentially Available							
Achievability:	Achievable							
Housing Capacity:	5	Density Area	1:	Mediun	n-High De	ensity		
Density (dph):	60.74	Delivery Peri	od:	11+ Ye	ars			
Conclusion:	Potentially Developable (Housing)						
Justification:	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 accomodate five additional houses.							

Site Ref:	HA20						
Site Name:	Telephone Exchange, 7 V	Valdron Close					
Source:	EBC Identified	EBC Identified					
Neighbourhood:	Hampden Park						
Ward:	Ratton						
Grid Reference:	E: 559594, N: 101862						
300			Designate Open Spa		NO		
			Within 80 Open Spa		Within Space:	800m Play	
O All		1199	YES		YES		
- Pal 7		Mar.	Flood Zoi	ne:			
		10	Flood Zon	e 1			
7		1915	Conserva	ition Are	a:	NO	
1 12 72			Area (Hed	ctares):		0.23	
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L	A100025879 2022	Prev. Dev	reloped:		BF	
Suitability:	Suitable (Housing)						
Availability:	Potentially Available						
Achievability:	Achievable						
Housing Capacity:	10	Density Area	:	Mediun	n-Low De	ensity	
Density (dph):	42.86	Delivery Peri	od:	11+ Ye	ars		
Conclusion:	Potentially Developable (Housing)					
Justification:	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 consdered 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 availabiltiy will be made. It is considered that the site could accommodate 10 houses						

Site Ref:	HA22						
Site Name:	Garages to the rear of 50	Garages to the rear of 50-60 Wilton Avenue					
Source:	EBC Identified						
Neighbourhood:	Hampden Park						
Ward:	Hampden Park						
Grid Reference:	E: 560731, N: 102876						
		/	Designated Open Space:		NO		
			Within 80 Open Spa		Within Space:	800m Play	
			YES		YES		
			Flood Zoi	ne:			
E	3.11		Flood Zon	e 1			
			Conserva	tion Are	a:	NO	
			Area (Hed	tares):		0.23	
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L	A100025879 2022	Prev. Developed:			BF	
Suitability:	Suitable (Housing)						
Availability:	Potentially Available						
Achievability:	Achievable						
Housing Capacity:	14	Density Area	:	Medium	n-High De	ensity	
Density (dph):	60.81	Delivery Peri	od:	11+ Ye	ars		
Conclusion:	Potentially Developable (Housing)					
Justification:	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.						

Site Ref:	HA23						
Site Name:	Garages to the rear of 49-	-63 Southern R	load				
Source:	EBC Identified						
Neighbourhood:	Hampden Park						
Ward:	Hampden Park						
Grid Reference:	E: 560644, N: 102817						
MEHE	1		Designate Open Spa		NO		
			Within 80 Open Spa	-	Within Space:	800m Play	
	- June		YES		YES		
			Flood Zo	ne:			
ATTENTO			Flood Zon	e 1			
			Conservation Are		a:	NO	
			Area (Hed	ctares):		0.15	
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L	A100025879 2022	Prev. Developed:			BF	
Suitability:	Suitable (Housing)						
Availability:	Potentially Available						
Achievability:	Achievable						
Housing Capacity:	10	Density Area	:	Mediun	n-High De	ensity	
Density (dph):	65.11	Delivery Peri	od:	11+ Ye	ars		
Conclusion:	Potentially Developable (Housing)					
Justification:	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.						

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						
Designated NO Open Space:							
						Within 800m Play Space:	
					YES		
	5			ne:			
MEALE	4/1/	Majority 1, partially		/ 2			
		6. 11.0	Conserva	ition Are	a:	NO	
		7	Area (Hectares):		0.24		
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L	A100025879 2022	Prev. Dev	reloped:		BF	
Suitability:	Suitable (Housing)						
Availability:	Potentially Available						
Achievability:	Achievable						
Housing Capacity:	6	Density Area	:	Mediun	n-High De	ensity	
Density (dph):	24.65 Delivery Period: 11+ Years						
Conclusion:	Potentially Developable (Housing)					
Justification:	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.						

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						
			Designated Open Space:		NO		
		Within 80 Open Spa		Within 800m Play Space:			
2000		YES		YES			
		Flood Zo	ne:				
The state of the s			Majority 1, partially		<i>r</i> 2		
4			Conservation Are		a: NO		
Company of the second		7	Area (Hectares):		0.07		
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L	A100025879 2022	Prev. Dev	reloped:		GF	
Suitability:	Suitable (Housing)						
Availability:	Available						
Achievability:	Achievable						
Housing Capacity:	4	Density Area	1:	Medium	n-High De	ensity	
Density (dph):	54.77 Delivery Period: 6-10 Years						
Conclusion:	Developable (Housing)						
Justification:	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.						

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.	Grid Reference: E: 560661, N: 103159							
		Designated Open Space:		NO				
				0m ice:	Within 800m Play Space:			
144			YES		YES			
			Flood Zoi	ne:				
				Flood Zone 1				
				Conservation Are		NO		
			Area (Hectares):		0.33			
(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022			Prev. Developed:			BF		
Suitability:	Suitable (Housing)							
Availability:	Potentially Available							
Achievability:	Achievable							
Housing Capacity:	14	Density Area: Medium-High Density						
Density (dph):	42.25	Delivery Peri	od:	11+ Ye	ars			
Conclusion:	Potentially Developable (Housing)							
Justification:	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.							

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						
Designated Open Space:							
		Within 80 Open Spa		Within Space:	800m Play		
	23 19		YES		YES		
To 4 4 8		-	Flood Zo	ne:			
2 4 4 6	Majority 1, partially 2, 3a and				d 3b		
4 4 4 4 4			Conserva	ition Are	a:	NO	
4 4 3			Area (Hectares):			0.10	
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L.	A100025879 2022	Prev. Dev	reloped:		GF	
Suitability:	Suitable (Housing)						
Availability:	Available						
Achievability:	Potentially Achievable						
Housing Capacity:	2	Density Area	:	Mediun	n-High De	ensity	
Density (dph):	27.67	Delivery Peri	od:	11+ Ye	ars		
Conclusion:	Developable (Housing)						
Justification:	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.						

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						
			Designate Open Spa		NO		
		Within 80 Open Spa		Within 800m Pla Space:			
	111		YES		YES		
The state of the s		Flood Zone:					
	Flood Zone 1		ie 1				
		100	Conservation Are		a:	NO	
	- NA		Area (Hectares):			0.04	
		*	Prev. Dev	veloped:		BF	
1,7,5	erved. Eastbourne Borough Council. L	A100025879 2022					
Suitability:	Suitable (Housing)						
Availability:	Available						
Achievability:	Achievable						
Housing Capacity:	2	Density Area	:	Mediun	n Density		
Density (dph):	49.95	Delivery Peri	od:	6-10 Ye	ears		
Conclusion:	Developable (Housing)						
Justification:	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.						

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							
		1	Designate Open Spa		NO			
	He Con			0m Within Space:		800m Play		
		YES		YES				
C. C.C.		Flood Zone:						
		Flood Zone 1						
100			Conservation Area		a:	NO		
	111		Area (Hectares):			0.07		
<u> </u>		P	Prev. Developed:			BF		
13 5	erved. Eastbourne Borough Council. L	A100025879 2022						
Suitability:	Suitable (Housing)							
Availability:	Available							
Achievability:	Achievable							
Housing Capacity:	2	Density Area	:	Mediun	n Density			
Density (dph):	25.68	Delivery Peri	od:	6-10 Ye	ears			
Conclusion:	Developable (Housing)							
Justification:	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.							

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:							
			Within 800m Open Space:		Within 800m Play Space:		
			YES		YES		
			Flood Zone:				
			Flood Zone 1				
			Conservation Are		a:	NO	
(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022			Area (Hectares):			0.07	
			Prev. Developed:			BF	
Suitability:	Suitable (Housing)						
Availability:	Available						
Achievability:	Achievable						
Housing Capacity:	4 Density Area: Medium-High Density					ensity	
Density (dph):	54.48 Delivery Period: 6-10 Years						
Conclusion:	Developable (Housing)						
Justification:	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.						

Site Ref:	HA41						
Site Name:	Garages to the rear of 23	Garages to the rear of 23 Ashington Road					
Source:	EBC Identified						
Neighbourhood:	Hampden Park	Hampden Park					
Ward:	Hampden Park						
Grid Reference:	E: 561251, N: 102543						
		Designated Open Space:					
					Within Space:	800m Play	
					YES		
		Flood Zone:					
					Flood Zone 1		
		3 / 16	Conservation Are		a:	NO	
		7/4	Area (Hectares):			0.07	
			Prev. Developed:			BF	
13 0 0	served. Eastbourne Borough Council. L	A100025879 2022					
Suitability:	Suitable (Housing)						
Availability:	Available						
Achievability:	Achievable						
Housing Capacity:	3	Density Area	:	Mediun	n-High De	ensity	
Density (dph):	39.80	Delivery Peri	od:	6-10 Ye	ears		
Conclusion:	Developable (Housing)						
Justification:	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.						

Site Ref:	HA43						
Site Name:	Garages to the rear of 17	Pulborough A	venue				
Source:	EBC Identified						
Neighbourhood:	Hampden Park						
Ward:	Hampden Park						
Grid Reference:	E: 560455, N: 102639						
		Designated Open Space:					
	To the same	To	Within 80 Open Spa		Within Space:	800m Play	
		111	YES		YES		
4	THE REAL PROPERTY OF THE PARTY				Flood Zone 1		
		1	Conserva	ition Are	a:	NO	
		1	Area (Hectares):			0.15	
**************************************		*	Prev. Developed:		BF		
13 0	erved. Eastbourne Borough Council. L	A100025879 2022					
Suitability:	Suitable (Housing)						
Availability:	Available						
Achievability:	Achievable						
Housing Capacity:	6	Density Area	:	Mediun	n Density		
Density (dph):	38.33	Delivery Peri	od:	6-10 Ye	ears		
Conclusion:	Developable (Housing)						
Justification:	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 onstreet 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.						

Site Ref:	HA45						
Site Name:	Garages adjacent to 1 Wa	dhurst Close					
Source:	EBC Identified						
Neighbourhood:	Hampden Park						
Ward:	Hampden Park	Hampden Park					
Grid Reference:	E: 560687, N: 102491						
			Designate Open Spa		NO		
				0m ace:	Within 800m Play Space:		
					YES		
			Flood Zoi	ne:			
			Flood Zone 1				
			Conservation Are		a:	NO	
R II III			Area (Hectares):			0.085	
-1.5		Ŷ	Prev. Developed:			BF	
Suitability:	Suitable (Housing)	A100025879 2022					
Availability:	Available						
Achievability:	Achievable						
Housing Capacity:	4	Density Area:		Mediun	n-High De	ensity	
Density (dph):	47.019	Delivery Perio	od:	6-10 Ye	ears		
Conclusion:	Developable (Housing)						
Justification:	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.						

Site Ref:	HA57					
Site Name:	Land adjacent to 12 The I	lydeneye				
Source:	Pre-application advice					
Neighbourhood:	Hampden Park					
Ward:	Hampden Park					
Grid Reference:	E: 560926, N: 102366					
				ed ace:	NO	
			Within 80 Open Spa		Within 800m Play Space:	
			YES		NO	
			Flood Zone:			
F 1 = 0 6			Majority 2, partially 3b		3b	
			Conservation Area		: NO	
			Area (Hectares):		0.037	
	g, g, g	*	Prev. Developed:		Mixed (mainly GF)	
17 7 3	erved. Eastbourne Borough Council. L	A100025879 2022				
Suitability:	Suitable (Housing)					
Availability:	Available					
Achievability:	Achievable					
Housing Capacity:	1	Density Area	:	Medium-	-High Density	
Density (dph):	34.97	Delivery Peri	od:	6-10 Yea	ars	
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.					

Site Ref:	HA67							
Site Name:	Land adjacent to 65 Bodia	am Crescent						
Source:	EBC Identified							
Neighbourhood:	Hampden Park	Hampden Park						
Ward:	Hampden Park							
Grid Reference:	E: 561145, N: 102806	E: 561145, N: 102806						
EEN	. 7 .	Designate Open Spa		NO				
			Within 80 Open Spa		Within Space:	800m Play		
0 0	d'a	YES		YES				
			Flood Zone:					
			Flood Zone 1					
	1 52		Conservation Area:		a:	NO		
100			Area (Hectares):		0.022			
		4	Prev. Developed:			GF		
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L.	A100025879 2022						
Suitability:	Suitable (Housing)							
Availability:	Available							
Achievability:	Achievable							
Housing Capacity:	1	Density Area	:	Mediun	n Density			
Density (dph):	45.23	Delivery Peri	od:	11+ Ye	ars			
Conclusion:	Developable (Housing)							
Justification:	The site is an incidential 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.							

Site Ref:	HA76						
Site Name:	Land adjacent to 35 Linde	en Close					
Source:	EBC Identified						
Neighbourhood:	Hampden Park						
Ward:	Hampden Park						
Grid Reference:	E: 560332, N: 103054						
PHI	HEAR	-	Designate Open Spa		NO		
				0m ace:	Within Space:	800m Play	
					YES		
7114	Flood Zone:						
				Flood Zone 1			
	TI RATE		Conserva	ition Are	a:	NO	
THE PLAN			Area (Hectares):		0.035		
1.100		1	Prev. Developed:			GF	
	erved. Eastbourne Borough Council. L	A100025879 2022					
Suitability:	Suitable (Housing)						
Availability:	Available						
Achievability:	Achievable						
Housing Capacity:	2	Density Area	:	Mediun	n-High De	ensity	
Density (dph):	56.30	Delivery Peri	od:	11+ Ye	ars		
Conclusion:	Developable (Housing)						
Justification:	The site is an incidential 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.						

Site Ref:	HA77						
Site Name:	Land adjacent to 71 Linde	Land adjacent to 71 Linden Close					
Source:	EBC Identified	EBC Identified					
Neighbourhood:	Hampden Park						
Ward:	Hampden Park						
Grid Reference:	E: 560347, N: 102987						
D Harry		Designate Open Spa		NO			
		A CONTRACTOR OF THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS N	Within 80 Open Spa	-	Within Space:	800m Play	
			YES		YES		
			Flood Zone:				
			Flood Zone 1				
		77/	Conservation Area		a:	NO	
The state of	PayAnn	101/7	Area (Hectares):			0.03	
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L.	Ĥ	Prev. Developed:			GF	
Suitability:	Suitable (Housing)						
Availability:	Available						
Achievability:	Achievable						
Housing Capacity:	2	Density Area:		Mediun	n-High De	ensity	
Density (dph):	86.98	Delivery Period	d:	6-10 Ye	ears		
Conclusion:	Developable (Housing)						
Justification:	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.						

Site Ref:	HA80							
Site Name:	Land adjacent to 12 Malv	Land adjacent to 12 Malvern Close						
Source:	EBC Identified	EBC Identified						
Neighbourhood:	Hampden Park	Hampden Park						
Ward:	Hampden Park	Hampden Park						
Grid Reference:	E: 559961, N: 103501							
				ed ace:	NO			
	MAT OF	The state of the s		Within 800m Open Space:		800m Play		
		1	YES		YES			
		3/3/3			Flood Zone:			
					Flood Zone 1			
		1 1/2/2	Conservation Are		a:	NO		
Y 1)		11-25	Area (He	ctares):		0.09		
P1 + UP		Î	Prev. Dev	eloped:		GF		
	eserved. Eastbourne Borough Council. L	A100025879 2022						
Suitability:	Suitable (Housing)							
Availability:	Available							
Achievability:	Achievable							
Housing Capacity:	3	Density Area	1:	Mediun	n-High De	ensity		
Density (dph):	35.09	Delivery Peri	od:	6-10 Ye	ears			
Conclusion:	Developable (Housing)							
Justification:	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.							

Site Ref:	HA82						
Site Name:	Garages adjacent to 28 A	cacia Road					
Source:	EBC Identified						
Neighbourhood:	Hampden Park						
Ward:	Ratton	Ratton					
Grid Reference:	E: 559717, N: 102739						
			Designate Open Spa		NO		
		Within 80 Open Spa	-	Within Space:	800m Play		
			YES		YES		
			Flood Zone:				
			Flood Zone 1				
		1 1000	Conservation Are		a:	NO	
		Bar	Area (Hectares):			0.06	
	THE P	1	Prev. Developed:			BF	
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L	A100025879 2022					
Suitability:	Suitable (Housing)						
Availability:	Available						
Achievability:	Potentially Achievable						
Housing Capacity:	4	Density Area	:	Mediun	n-Low De	ensity	
Density (dph):	65.78	Delivery Peri	od:	6-10 Ye	ears		
Conclusion:	Developable (Housing)						
Justification:	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.						

Site Ref:	HA83							
Site Name:	Garages adjacent to 3 Ac	Garages adjacent to 3 Acacia Road						
Source:	EBC Identified							
Neighbourhood:	Hampden Park							
Ward:	Ratton							
Grid Reference:	E: 559757, N: 102759							
Designated Open Space:								
			Within 80 Open Spa		Within Space:	800m Play		
			YES		YES			
		100	Flood Zoi	ne:				
		F						
	V .	1 42	Conservation Are		a:	NO		
(Valley ()		1	Area (Hectares):			4.69		
-	III WAR	1	Prev. Developed:			BF		
	erved. Eastbourne Borough Council. L	A100025879 2022						
Suitability:	Suitable (Housing)							
Availability:	Available							
Achievability:	Potentially Achievable							
Housing Capacity:	4	Density Area	:	Mediun	n-Low De	ensity		
Density (dph):	85.19	Delivery Peri	od:	6-10 Ye	ears			
Conclusion:	Developable (Housing)							
Justification:	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.							

Langney

Site Ref:	LA06							
Site Name:	Pensford Drive Play Area							
Source:	EBC Identified							
Neighbourhood:	Langney	Langney						
Ward:	Langney							
Grid Reference:	E: 562654, N: 103035	E: 562654, N: 103035						
7/1/1/1	The same	The second secon	Designate Open Spa		NO			
			Within 80 Open Spa		Within Space:	800m Play		
	1.1		YES		YES			
· N B C		Flood Zone:						
		Flood Zone 1						
			Conserva	tion Are	a:	NO		
181			Area (Hed	tares):		0.04		
(C) Crown copyright. All rights rese	erved. Eastbourne Borough Council. L.	Ŷ.	Prev. Developed:			GF		
Suitability:	Suitable (Housing)							
Availability:	Available							
Achievability:	Achievable							
Housing Capacity:	2	Density Area:		Mediun	n Density			
Density (dph):	42.47	Delivery Perio	d:	6-10 Ye	ears			
Conclusion:	Developable (Housing)							
Justification:	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.							

Site Ref:	LA09							
Site Name:	Land adjacent 31 Barmin	g Close						
Source:	EBC Identified							
Neighbourhood:	Langney	Langney						
Ward:	Langney							
Grid Reference:	E: 562663, N: 102592	E: 562663, N: 102592						
	Designate Open Spa		NO					
		14	Within 80 Open Spa		Within Space:	800m Play		
			YES		YES			
The state of the s			Flood Zo	ne:				
			Flood Zone 1					
	Mark I	T Ele-	Conservation Are		a:	NO		
3 / 1 / P	M. B.	BB	Area (Hectares):			0.04		
1 1 1 1 W	A Para	The state of the s	Prev. Developed:			GF		
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L	A100025879 2022						
Suitability:	Suitable (Housing)							
Availability:	Available							
Achievability:	Achievable							
Housing Capacity:	2	Density Area	:	Mediun	n-High De	ensity		
Density (dph):	49.16	Delivery Peri	od:	6-10 Ye	ears			
Conclusion:	Developable (Housing)							
Justification:	The site consists of incidential 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.							

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 Anthonys							
Grid Reference:	E: 564385, N: 102949	E: 564385, N: 102949						
_			Designate Open Spa		NO			
				Om ace:	Within 800m Play Space:			
					YES			
				ne:				
			Majority 3	a, partiall	y 3b			
			Conserva	ition Are	a:	NO		
97			Area (Hed	ctares):		4.10		
T /		*	Prev. Dev	eloped:		GF		
Suitability:	Potentially Suitable (Housin							
Availability:	Available	3/						
Achievability:	Achievable							
Housing Capacity:	82	Density Area	:	Medium	n-Low De	nsity		
Density (dph):	21.93	Delivery Peri	od:	11+ Ye	ars			
Conclusion:	Potentially Developable (I	Housing)						
Justification:	Potentially Developable (Housing) 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 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.							

Site Ref:	LA106						
Site Name:	Land North of Pevensey Bay Road						
Source:	EBC Identified						
Neighbourhood:	Outside Built Up Area (East Langney Levels)						
Ward:	St Anthonys						
Grid Reference:	E: 564243, N: 102792						
			Designate Open Spa		NO		
				00m Within ace: Space		800m Play :	
N.					YES		

			Majority 3a, partial		y 3b		
/				Conservation Are		NO	
		7	Area (Hed	ctares):		3.30	
(C) Course against All statute and	erved. Eastbourne Borough Council. L	A100025070 2022	Prev. Dev	eloped:		GF	
Suitability:	Potentially Suitable (Housin						
Availability:	Potentially Available	-9/					
Achievability:	Achievable						
Housing Capacity:	67	Density Area	:	Medium	n-Low De	nsity	
Density (dph):	22.06	Delivery Peri	od:	11+ Ye	ars		
Conclusion:	Potentially Developable (I	Housing)					
Justification:	Potentially Developable (Housing) 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.						

Site Ref:	LA107							
Site Name:	Land adjacent to 199 Sev	enoaks Road						
Source:	Planning application							
Neighbourhood:	Langney							
Ward:	Langney	Langney						
Grid Reference:	E: 562312, N: 102571							
			Designate Open Spa		NO			
			Within 80 Open Spa		Within Space:	800m Play		
			YES		YES			
The state of the s			Flood Zo	ne:				
333333			Flood Zone 3a					
- 1		1	Conservation Are		ea: NO			
1 1 1 1			Area (Hed	ctares):		7.70		
Bases F 6 15 24 22 =		-	Prev. Dev	eloped:		GF		
,,,,,	erved. Eastbourne Borough Council. L.	A100025879 2022						
Suitability:	Suitable (Housing)							
Availability:	Available							
Achievability:	Achievable	B		N.A. 1:		٠,		
Housing Capacity:	2	Density Area			n-Low De	ensity		
Density (dph):	25.94	Delivery Peri	oa:	1-5 Yea	ars			
Conclusion:	Deliverable (Housing)							
Justification:	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.							

Site Ref:	LA108						
Site Name:	Land within curtilage of 7	'4 Great Cliffe I	Road				
Source:	Pre-application advice						
Neighbourhood:	Langney						
Ward:	St Anthonys	St Anthonys					
Grid Reference:	E: 563438, N: 102195						
Fre 11/2					NO		
		7070	Within 80 Open Spa		Within Space:	800m Play	
					YES		
		445	Flood Zo	ne:			
		4	Flood Zone 3a				
		1-9/	Conservation Are		a:	NO	
		1	Area (Hectares):			0.01	
**************************************		= 4	Prev. Developed:			GF	
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L.	A100025879 2022					
Suitability:	Suitable (Housing)						
Availability:	Available						
Achievability:	Achievable						
Housing Capacity:	1	Density Area	:	Mediun	n-High De	ensity	
Density (dph):	63.26	Delivery Peri	od:	1-5 Yea	ars		
Conclusion:	Deliverable (Housing)						
Justification:	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.						

Site Ref:	LA109						
Site Name:	Land to rear of 2 Priory R	Land to rear of 2 Priory Road					
Source:	Refused/withdrawn						
Neighbourhood:	Langney	Langney					
Ward:	St Anthonys						
Grid Reference:	E: 563183, N: 102044	E: 563183, N: 102044					
				ed ace:	NO		
				0m ace:	Within Space:	800m Play	
					YES		
4114				Flood Zone:			
H ALL PAIN	601 8		Flood Zone 1				
			Conservation Are		a:	NO	
11.		4777	Area (Hectares):			0.014	
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L	A100025879 2022	Prev. Dev	eloped:		BF	
Suitability:	Potentially Suitable (Housir	ng)					
Availability:	Available						
Achievability:	Achievable						
Housing Capacity:	1	Density Area	:	Mediun	n-High De	ensity	
Density (dph):	66.75	Delivery Perio	od:	6-10 Ye	ears		
Conclusion:	Developable (Housing)						
Justification:	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.						

Site Ref:	LA11						
Site Name:	Land between 4-5 Tentero	Land between 4-5 Tenterden Close					
Source:	EBC Identified						
Neighbourhood:	Langney	Langney					
Ward:	Langney	Langney					
Grid Reference:	E: 562746, N: 102495						
200		Designate Open Spa		NO			
3	and the same of th	Within 800m Open Space:		Within 800m Play Space:			
100		-	YES		YES		
Sala S	Safes .	Flood Zone:					
		Flood Zone 1					
		- 5	Conservation Are		a:	NO	
max Car	*	-	Area (Hectares):			0.05	
10 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 2	*	Prev. Developed:			BF	
1,7,5	erved. Eastbourne Borough Council. L	A100025879 2022					
Suitability:	Suitable (Housing)						
Availability:	Available						
Achievability:	Achievable						
Housing Capacity:	3	Density Area	:	Medium	n-High De	ensity	
Density (dph):	57.34	Delivery Peri	od:	11+ Ye	ars		
Conclusion:	Developable (Housing)						
Justification:	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.						

Site Ref:	LA19							
Site Name:	Land at end of Slindon Crescent							
Source:	EBC Identified							
Neighbourhood:	Langney							
Ward:	St Anthonys	St Anthonys						
Grid Reference:	E: 563390, N: 102039							
	1	Within 80 Open Spa		Within Space:	800m Play			
			YES		YES			
			Flood Zone:					
			Majority 1, partially		y 3a and 3b			
				Conservation Area		NO		
	9/4/// 6	7 9/	Area (Hectares):			0.67		
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L	A100025879 2022	Prev. Developed:			GF		
Suitability:	Suitable (Housing)							
Availability:	Available							
Achievability:	Potentially Achievable							
Housing Capacity:	12	Density Area	:	Mediun	n Density			
Density (dph):	18.75	Delivery Peri	od:	11+ Ye	ars			
Conclusion:	Developable (Housing)							
Justification:	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.							

Site Ref:	LA21						
Site Name:	Garages to the rear of 79-	Garages to the rear of 79-99 Ashgate Road					
Source:	EBC Identified						
Neighbourhood:	Langney						
Ward:	St Anthonys						
Grid Reference:	E: 563236, N: 102634						
11/44/			Designate Open Spa		NO		
					Within Space:	800m Play	
					YES		
		Conservation Are		a:	NO		
A STATE OF S			Area (Hed	ctares):		0.13	
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L.	A100025879 2022	Prev. Developed:			BF	
Suitability:	Suitable (Housing)						
Availability:	Available						
Achievability:	Achievable						
Housing Capacity:	6	Density Area	:	Mediun	n Density		
Density (dph):	46.73	Delivery Peri	od:	6-10 Ye	ears		
Conclusion:	Developable (Housing)						
Justification:	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.						

Site Ref:	LA23							
Site Name:	Garages adjacent to 2 Eri	Garages adjacent to 2 Erica Close						
Source:	EBC Identified							
Neighbourhood:	Shinewater & North Langney							
Ward:	Langney							
Grid Reference:	E: 561933, N: 102900							
			Designated Open Space:		NO			
			Within 80 Open Spa		Within Space:	800m Play		
			YES		YES			
	72 / 17	Flood Zone:						
		Flood Zone 1						
- 1		1	Conserva	Conservation Area:		NO		
		7. 10/6	Area (Hed	tares):		0.07		
(C) Crown copyright. All rights rese	erved. Eastbourne Borough Council. L	A100025879 2022	Prev. Developed:			BF		
Suitability:	Suitable (Housing)							
Availability:	Available							
Achievability:	Achievable							
Housing Capacity:	3	Density Area	:	Mediun	n-High De	ensity		
Density (dph):	41.37	Delivery Peri	od:	11+ Ye	ars			
Conclusion:	Developable (Housing)							
Justification:	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.							

Site Ref:	LA25							
Site Name:	Garages to rear of 21 Fav	ersham Road						
Source:	EBC Identified							
Neighbourhood:	Langney							
Ward:	Langney	Langney						
Grid Reference:	E: 562722, N: 102569	E: 562722, N: 102569						
			Designate Open Spa		NO			
	-		Within 80 Open Spa		Within Space:	800m Play		
4 1			YES		YES			
		1 1/2	Flood Zoi	ne:				
			Flood Zone 1					
		7 11.	Conserva	Conservation Area		NO		
	18 10 18	1.	Area (Hectares):			0.05		
	11	*	Prev. Developed:			BF		
Suitability:	Suitable (Housing)	A100025879 2022						
Availability:	Available							
Achievability:	Achievable							
Housing Capacity:	4	Density Area	:	Mediun	n-High De	ensity		
Density (dph):	67.46	Delivery Peri		6-10 Ye	ears	•		
Conclusion:	Developable (Housing)							
Justification:	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.							

Site Ref:	LA26							
Site Name:	Garages adjacent to 53 F	Garages adjacent to 53 Faversham Road						
Source:	EBC Identified							
Neighbourhood:	Langney	Langney						
Ward:	Langney	Langney						
Grid Reference:	E: 562664, N: 102691	E: 562664, N: 102691						
	TITTE		Designate Open Spa		NO			
			Within 80 Open Spa		Within Space:	800m Play		
		1/3/3	YES		YES			
311	107	THE THE	Flood Zone:					
		0.0	Flood Zon	e 1				
	10	1	Conserva	ition Are	a:	NO		
			Area (Hed	ctares):		0.28		
		P	Prev. Dev	eloped:		BF		
	served. Eastbourne Borough Council. L	A100025879 2022						
Suitability:	Suitable (Housing)							
Availability:	Available							
Achievability:	Achievable							
Housing Capacity:	2	Density Area		Mediun	n-High De	ensity		
Density (dph):	72.27	Delivery Peri	od:	11+ Ye	ars			
Conclusion:	Developable (Housing)							
Justification:	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.							

Site Ref:	LA27						
Site Name:	Garages adjacent to 4 Go	udhurst Close					
Source:	EBC Identified						
Neighbourhood:	Langney						
Ward:	Langney						
Grid Reference:	E: 562598, N: 102500						
			Designate Open Spa		NO		
			Within 80 Open Spa		Within Space:	800m Play	
		· ·	YES		YES		
	1.1	110	Flood Zo	ne:			
			Flood Zone 1				
			Conservation Are		a:	NO	
			Area (Hectares):			0.03	
(C) Crown convicts All sights rec	erved. Eastbourne Borough Council. L	A100025870 2022	Prev. Developed:			BF	
Suitability:	Suitable (Housing)	A100023077 2022					
Availability:	Available						
Achievability:	Achievable						
Housing Capacity:	2	Density Area	:	Mediun	n-High De	ensity	
Density (dph):	60.86	Delivery Peri	od:	6-10 Ye	ears		
Conclusion:	Developable (Housing)						
Justification:	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.						

Site Ref:	LA29	LA29							
Site Name:	Garages to the rear of 36	Garages to the rear of 36 Hawkhurst Close							
Source:	EBC Identified	EBC Identified							
Neighbourhood:	Langney	Langney							
Ward:	Langney	Langney							
Grid Reference:	E: 562557, N: 102607	E: 562557, N: 102607							
			Designate Open Spa		NO				
						800m Play :			
					YES				
		Market	Flood Zo	ne:					
			Flood Zone 1						
		The state of the s	Conservation Area: N			NO			
8/12			Area (Hectares): Prev. Developed:			0.059			
		Î				BF			
(C) Crown copyright. All rights	reserved. Eastbourne Borough Council. L	A100025879 2022							
Suitability:	Suitable (Housing)								
Availability:	Available								
Achievability:	Achievable								
Housing Capacity:	4	Density Area	1:	Mediun	n-High De	ensity			
Density (dph):	68.35	Delivery Peri	od:	6-10 Ye	ears				
Conclusion:	Developable (Housing)								
Justification:	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.								

Site Ref:	LA30							
Site Name:	Garages adjacent to 40 Barming Close							
Source:	EBC Identified	EBC Identified						
Neighbourhood:	Langney							
Ward:	Langney							
Grid Reference:	E: 562610, N: 102528	E: 562610, N: 102528						
		Unit	Designate Open Spa		NO			
-		Within 80 Open Spa			n 800m Play e:			
			YES		YES			
		Flood Zone:						
	Flood Zone 1							
			Conservation Are		a:	NO		
	Elera, in	A PART	Area (Hectares):			0.05		
		P	Prev. Developed:			BF		
., ., ., .	served. Eastbourne Borough Council. L	A100025879 2022						
Suitability:	Suitable (Housing)							
Availability:	Available							
Achievability:	Achievable							
Housing Capacity:	3	Density Area	:	Mediun	n-High De	ensity		
Density (dph):	51.96	Delivery Peri	od:	6-10 Ye	ears			
Conclusion:	Developable (Housing)							
Justification:	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.							

Site Ref:	LA31							
Site Name:	Garages adjacent to 45 Westerham Road							
Source:	EBC Identified	EBC Identified						
Neighbourhood:	Langney							
Ward:	St Anthonys							
Grid Reference:	E: 562824, N: 102384							
		Within 800m Open Space:		Within 800m Play Space:				
7			YES		YES			
		-	Flood Zone:					
					Majority 3a			
		THE THE	Conservation Are		a:	NO		
1			Area (Hectares):			0.07		
		1	Prev. Developed:			BF		
Suitability:	erved. Eastbourne Borough Council. L Suitable (Housing)	A100025879 2022						
Availability:	Available							
Achievability:	Achievable							
Housing Capacity:	6	Density Area	ı:	Mediun	n-High De	ensity		
Density (dph):	77.59	Delivery Peri	od:	11+ Ye	ars	<u> </u>		
Conclusion:	Developable (Housing)							
Justification:	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.							

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	E: 562709, N: 102465						
10		NO						
					Within Space:	800m Play		
			YES		YES			
1 2	2 Marks		Flood Zone:					
	3 5 5							
The state of the s			Conservation Are		a:	NO		
		3//5	Area (Hectares): Prev. Developed:			0.06		
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L.	A100025879 2022				BF		
Suitability:	Suitable (Housing)							
Availability:	Available							
Achievability:	Achievable							
Housing Capacity:	2	Density Area	:	Mediun	n-High De	ensity		
Density (dph):	29.97	Delivery Peri	od:	6-10 Ye	ears			
Conclusion:	Developable (Housing)							
Justification:	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 electricty substation would limit capacity to 2 additional houses.							

Site Ref:	LA36						
Site Name:	Land at south side of Hide Hollow, Priory Road						
Source:	EBC Identified						
Neighbourhood:	Outside Built Up Area (Eas	t Langnov Love	vle)				
Ward:		t Languey Leve	;15)				
11311311	Langney						
Grid Reference:	E: 563262, N: 103403						
			Designate Open Spa		NO		
			Within 80 Open Spa		Within Space:	800m Play	
			YES		YES		
			Flood Zo	ne:			
			Flood Zon	e 3a			
1 4 4 1		"\	Conserva	tion Are	a:	NO	
575				tares):		0.48	
	Prev. Developed:				GF		
The state of the s	The state of the s						
1,3 0 0	erved. Eastbourne Borough Council. L						
Suitability:	Potentially Suitable (Housing)						
Availability:	Available						
Achievability:	Potentially Achievable	Danaity Area		Madius	- Danaitu		
Housing Capacity:	12	Density Area			n Density		
Density (dph):	25	Delivery Peri	oa:	11+ Ye	ars		
Conclusion:	Potentially Developable (-	
Justification:	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. 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 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, 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 isses, 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 12 units at 25pdh.

Site Ref:	LA37							
Site Name:	Mountney Levels							
Source:	EBC Identified							
Neighbourhood:	Outside Built Up Area (Eas	t Langney Leve	els)					
Ward:	St Anthonys							
Grid Reference:	E: 563574, N: 103239	·						
>	Designated NO Open Space:							
		Within 80 Open Spa		Within Space:	800m Play			
		NO		YES				
			Flood Zoi	ne:				
		all the same	Majority 3	a, partiall	y 3b			
			Conserva	tion Are	a:	NO		
			Area (Hed	tares):		4.60		
(C) Crown convigant. All rights rose	payed Fasthourno Parquah Council L	A100025870 2022	Prev. Dev	eloped:		GF		
Suitability:	Potentially Suitable (Housing)							
Availability:	Available							
Achievability:	Potentially Achievable							
Housing Capacity:	108	Density Area	:	Mediun	n Density			
Density (dph):	25.11	Delivery Peri	od:	11+ Ye	ars			
Conclusion:	Potentially Developable (I	Housing)						
Justification:	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							

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 isses, 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 (Eas	t Langney Leve	els)				
Ward:	Langney						
Grid Reference:	E: 563504, N: 103354						
	1	×		Designated Open Space:			
<u> </u>			Within 80 Open Spa		Within Space:	800m Play	
			NO		YES		
			Flood Zoi	ne:			
	1	() A	Majority 3a, partially 3b				
1 11		8 . 4	Conserva	ition Are	a:	NO	
/ /	Maria Andreas	3- 3 5	Area (Hed	ctares):		0.46	
		₹	Prev. Dev	eloped:		BF	
13 0 0	Potentially Suitable (Housin						
Suitability: Availability:	Potentially Suitable (Housing Available	19)					
Achievability:	Potentially Achievable						
Housing Capacity:	10	Density Area		Medium	n Density		
Density (dph):	24.3	Delivery Peri		11+ Ye	·		
Conclusion:	Potentially Developable (litv	
Justification:	The site is a residential property located outside of current built-up area boundary within the Mountney 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 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 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 isses, 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 and the irregular shape of the site, the capacity of the site is considered to be 10 units at 24dph.

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	E: 563442, N: 103308						
18	Designated NO Open Space:							
					Within Space:	800m Play		
					YES			
	100 1 100		Flood Zo	ne:				
			Majority 3	a, partial	ly 3b			
			Conserva	tion Are	a:	NO		
	Area (Hectard			tares):		0.64		
	Prev. Developed: BF				BF			
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L	A100025879 2022						
Suitability:	Potentially Suitable (Housing)							
Availability:	Available							
Achievability:	Potentially Achievable							
Housing Capacity:	15	Density Area	:	Mediun	n Density			
Density (dph):	24.5	Delivery Peri	od:	11+ Ye	ars			
Conclusion:	Potentially Developable (Housing)						
Justification:	The site is a residential property located outside of current built-up area boundary within the Mountney 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 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 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 isses, 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 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	Call for Sites					
Neighbourhood:	Outside Built Up Area (East Langney Levels)						
Ward:	Langney						
Grid Reference:	E: 563358, N: 103299						
			Designate Open Spa		NO		
	> >		Within 80 Open Spa		Within Space:	800m Play	
			NO		YES		
		A Comment	Flood Zoi	ne:			
	-	21212	Majority 3	a, partiall	ly 3b		
			Conserva	tion Are	a:	NO	
			Area (Hed	tares):		3.08	
		*	Prev. Dev	eloped:		GF	
Suitability:	Potentially Suitable (Housin						
Availability:	Available	-9/					
Achievability:	Potentially Achievable						
Housing Capacity:	67	Density Area	:	Mediun	n Density		
Density (dph):	25.7	Delivery Peri	od:	11+ Years			
Conclusion:	Potentially Developable (I	Housing)					
Justification:	Potentially Developable (Housing) 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 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						

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 isses, 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 B	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						
	-1	Designate Open Spa		NO			
			Within 80 Open Spa		Within Space:	800m Play	
			YES		YES		
The state of the s			Flood Zoi	ne:			
	/		Majority 3	a, partiall	y 3b		
		1	Conserva	tion Are	a:	NO	
		7	Area (Hec	tares):		21.95	
5 M W 10 100 m	S.	R	Prev. Dev	eloped:		GF	
13 0	erved. Eastbourne Borough Council. L						
Suitability:	Potentially Suitable (Housin	ig)					
Availability: Achievability:	Potentially Available Potentially Achievable						
Housing Capacity:	226	Density Area		Medium	n-Low De	neity	
Density (dph):	11.02	Delivery Peri		Medium-Low Density 11+ Years			
Conclusion:	Potentially Developable (I	•	ou.	11+ 16	ais		
Justification:	The site is agricultural land the Mountney levels; adjaced development that is located southern part of the site is clevels to the north of the site northern part of the site with sensitive to change, but the up area to countryside in the deep into the open levels a sewers and the countryside which is designated for its plants and clean water with channel with rich flora. Of n leaved pondweed. The site (CFGM), which is a Habitat Environment and Rural Cor Pevensey Levels Biodivers notable species including b	ent to predominal within the predon higher grounde. The site is ending flood zone 3 ere could be social location. Carnd to retain a site. The site is additional and area of unite is the present classified as of Principal Important of the present classified as of the principal Important of the principal Impo	antly single dominantly rid, which slottingly within the operation of the control	esidential pes down Flood Z in flat level needed relations asture an ed-date odplain grader section.	esidential area. The note to encount a broad	ne Mountney with the very from built croach too gney LWS, aterside ad water charp- arsh the Natural acent to ected and	

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						
		10	Designate Open Spa		NO		
			Within 80 Open Spa		Within Space:	800m Play	
11 33		12	YES		YES		
11 111	1 / Think		Flood Zo	ne:			
			Flood Zone 1				
		517	Conservation Are		a:	NO	
	The state of the s	二月	Area (Hectares):			0.02	
**************************************	1111/2	*	Prev. Developed:			GF	
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Suitability:	Suitable (Housing)						
Availability:	Available						
Achievability:	Achievable						
Housing Capacity:	1	Density Area	:	Medium	n-High De	ensity	
Density (dph):	40	Delivery Peri	od:	1-5 yea	rs		
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.					ominantly d suitable rould be	

Site Ref:	LA48								
Site Name:	Land adjacent to 102 Way	/ford Close							
Source:	EBC Identified								
Neighbourhood:	Langney	Langney							
Ward:	Langney								
Grid Reference:	E: 562662, N: 102971								
V IN	7 2	Designate Open Spa		NO					
	4	4	Within 80 Open Spa		Within Space:	800m Play			
10-11	A month	1-1-	YES		YES				
	Market Park	11/4	Flood Zo	ne:					
	1 Land	Flood Zon	ne 1						
			Conservation Area		a:	NO			
-			Area (Hectares):			0.014			
	1	Tataly .	Prev. Dev	/eloped:		GF			
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L	A100025879 2022							
Suitability:	Suitable (Housing)								
Availability:	Available								
Achievability:	Achievable								
Housing Capacity:	1	Density Area	:	Mediun	n Density	,			
Density (dph):	72.69	Delivery Peri	od:	6-10 Ye	ears				
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 accomodate 1 dwelling to match the existing terrace.								

Site Ref:	LA49						
Site Name:	Land adjacent to 16 Wayf	ord Close					
Source:	EBC Identified						
Neighbourhood:	Langney						
Ward:	Langney						
Grid Reference:	E: 562672, N: 102953						
541	The last	19	Designate Open Spa		NO		
Z. W /	Vert III			Om ace:	Within Space:	800m Play :	
			YES		YES		
			Flood Zo	ne:			
- ///				Flood Zone 1			
	1		Conservation Are		a:	NO	
PAN 1/2	Market Land		Area (Hectares):			0.02	
	Klan	1	Prev. Developed:			GF	
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L.	A100025879 2022					
Suitability:	Suitable (Housing)						
Availability:	Available						
Achievability:	Achievable						
Housing Capacity:	2	Density Area	:	Medium	n Density		
Density (dph):	89.34	Delivery Peri	od:	6-10 Ye	ears		
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 accomodate 2 dwellings to match the adjacent properties. The vehicle turning space would need to be retained.						

Site Ref:	LA51							
Site Name:	Land adjacent to 55 Fave	Land adjacent to 55 Faversham Road						
Source:	EBC Identified	EBC Identified						
Neighbourhood:	Langney	Langney						
Ward:	Langney							
Grid Reference:	E: 562647, N: 102719							
	11	1	Designated Open Space:		NO			
	V. 1		Within 800m Open Space:		Within Space:	800m Play		
		4	YES		YES			
					Flood Zone:			
					Flood Zone 1			
			Conservation Are		a:	NO		
	A TOTAL OF THE PARTY OF THE PAR	17/1/2	Area (Hectares):			0.03		
Pr 1771		N	Prev. Dev	eloped:		GF		
	eserved. Eastbourne Borough Council. L	A100025879 2022						
Suitability:	Suitable (Housing)							
Availability:	Available							
Achievability:	Achievable	D ''. A		N.A. 1:	11: 1 5	••		
Housing Capacity:	2	Density Area			n-High De	ensity		
Density (dph):	62.25	Delivery Per	loa:	11+ Ye	ars			
Conclusion:	Developable (Housing)							
Justification:	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.							

Site Ref:	LA56							
Site Name:	Land between 3 and 5 Ch	ilham Close						
Source:	EBC Identified							
Neighbourhood:	Langney	Langney						
Ward:	Langney	Langney						
Grid Reference:	E: 562636, N: 102695							
			Designate Open Spa		NO			
			Within 80 Open Spa	_	Within Space:	800m Play		
-		The state of the s	YES		YES			
	100	TO TO	Flood Zo	ne:				
		1	Flood Zone 1					
E A S	The said	+ 44	Conservation Are		a:	NO		
	The same	1	Area (Hectares):			0.04		
1		Ŷ.	Prev. Developed:			GF		
(C) Crown copyright. All rights resonant Suitability:	Suitable (Housing)	A100025879 2022						
Availability:	Available							
Achievability:	Achievable							
Housing Capacity:	4	Density Area	:	Mediun	n-High De	ensity		
Density (dph):	85.57	Delivery Peri	od:	6-10 Ye	ears			
Conclusion:	Developable (Housing)							
Justification:	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.							

Site Ref:	LA58							
Site Name:	Land adjacent to 16 Chill	Land adjacent to 16 Chilham Close						
Source:	EBC Identified	EBC Identified						
Neighbourhood:	Langney	Langney						
Ward:	Langney							
Grid Reference:	E: 562619, N: 102655							
		Design Open S						
					Within Space:	800m Play		
		152	YES		YES			
	1 10	Flood Zone:						
		Flood Zone 1						
	4	1770	Conservation Are		a:	NO		
			Area (Hed	ctares):		0.02		
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L	A100025879 2022	Prev. Developed:			GF		
Suitability:	Suitable (Housing)							
Availability:	Available							
Achievability:	Achievable							
Housing Capacity:	1	Density Area	:	Mediun	n-High De	ensity		
Density (dph):	47.65	Delivery Peri	od:	6-10 Ye	ears			
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. 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 accomodate 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.							

Site Ref:	LA59						
Site Name:	Land adjacent to 7 Sidcu	p Close					
Source:	EBC Identified						
Neighbourhood:	Langney						
Ward:	Langney						
Grid Reference:	E: 562579, N: 102597						
			Designate Open Spa		NO		
		ADV.	Within 80 Open Spa		Within Space:	800m Play	
			YES		YES		
		Flood Zone:					
				Flood Zone 1			
1 12 30			Conservation Are		a:	NO	
			Area (Hectares):			0.012	
	181	Î	Prev. Dev	eloped:		GF	
	erved. Eastbourne Borough Council. L	A100025879 2022					
Suitability:	Suitable (Housing)						
Availability:	Available						
Achievability:	Achievable						
Housing Capacity:	1	Density Area	:	Mediun	n-High De	ensity	
Density (dph):	78.56	Delivery Peri	od:	11+ Ye	ars		
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 Fave	rsham Road						
Source:	EBC Identified							
Neighbourhood:	Langney	Langney						
Ward:	Langney	Langney						
Grid Reference:	E: 562681, N: 102601	E: 562681, N: 102601						
		1 Park	Designated Open Space:		NO			
		P	Within 80 Open Spa		Within Space:	800m Play		
	19/10	1/1/	YES		YES			
			Flood Zo	one:				
			Flood Zon	ie 1				
2	A		Conservation A		a:	NO		
LA SIL		A CONTRACTOR	Area (Hectares):			0.02		
		*	Prev. Developed:			GF		
(C) Crown copyright. All rights reso	erved. Eastbourne Borough Council. L	A100025879 2022						
Suitability:	Suitable (Housing)							
Availability:	Available							
Achievability:	Achievable							
Housing Capacity:	2	Density Area	:	Mediun	n-High De	ensity		
Density (dph):	80.10	Delivery Peri	od:	6-10 Ye	ears			
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 Seve	noaks Road					
Source:	EBC Identified						
Neighbourhood:	Langney						
Ward:	St Anthonys	St Anthonys					
Grid Reference:	E: 562968, N: 102002						
	YIB	Designate Open Spa		NO			
				Om ace:	Within Space:	800m Play	
					YES		
Carlotte Control of the Control of t				Flood Zone:			
To the state of th					Majority 2, partially 3a		
200	Character of the Control of the Cont		Conservation Are		a:	NO	
	CHARLES AND	7792	Area (Hectares):			0.02	
		~ CO77772	Prev. Developed:			GF	
T	1	N					
(C) Crown copyright. All rights resonant Suitability:	Suitable (Housing)	A100025879 2022					
Availability:	Available						
Achievability:	Achievable	B		8.4 II	11: 1 5	.,	
Housing Capacity:	1	Density Area			n-High De	ensity	
Density (dph):	36.50	Delivery Peri	od:	6-10 Ye	ears		
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 Wor	dsworth Drive)					
Source:	EBC Identified							
Neighbourhood:	Langney	Langney						
Ward:	Langney	Langney						
Grid Reference:	E: 563218, N: 102757							
	10/97		Designate Open Spa		NO			
			Within 80 Open Spa		Within Space:	800m Play		
		5/00	YES		YES			
			Flood Zone:					
	(1) (1) (1) (1) (1) (1) (1) (1) (1) (1)	-//	Flood Zone 3a					
	70700	X	Conservation Are		a:	NO		
	97 147 143		Area (Hectares):			0.01		
		*	Prev. Dev	eloped:		Mixed (mainly		
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L	A100025879 2022				GF)		
Suitability:	Suitable (Housing)							
Availability:	Potentially Available							
Achievability:	Achievable							
Housing Capacity:	1	Density Area	:	Mediun	n Density			
Density (dph):	88.87	Delivery Peri	od:	11+ Ye	ars			
Conclusion:	Potentially Developable (Housing)						
Justification:	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.							

Site Ref:	LA94						
Site Name:	Car park between 55 and	57 Wordswort	h Drive				
Source:	EBC Identified						
Neighbourhood:	Langney						
Ward:	Langney	Langney					
Grid Reference:	E: 563172, N: 102717						
					NO		
1					Within Space:	800m Play	
	10/05/05				YES		
140/2/2					Flood Zone:		
					Flood Zone 3a		
		3//	Conservation Are		a:	NO	
			Area (Hed	ctares):		0.04	
(C) Crown copyright. All rights rese	erved. Eastbourne Borough Council. L.	A100025879 2022	Prev. Dev	veloped:		BF	
Suitability:	Suitable (Housing)						
Availability:	Potentially Available						
Achievability:	Achievable						
Housing Capacity:	3	Density Area	:	Mediun	n Density		
Density (dph):	65.63	Delivery Peri	od:	11+ Ye	ars		
Conclusion:	Potentially Developable (Housing)					
Justification:	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.						

Meads

Site Ref:	ME07						
Site Name:	Land within the curtilage	of 12 Granville	Road				
Source:	Lapsed permission						
Neighbourhood:	Meads	Meads					
Ward:	Meads						
Grid Reference:	E: 560542, N: 98169						
THE REAL PROPERTY.			Designate Open Spa		NO		
			Within 80 Open Spa		Within Space:	800m Play	
		15	YES		NO		
	-		Flood Zoi	ne:			
			Flood Zone 1				
			Conserva	ition Are	a:	YES	
		14 1	Area (Hed	ctares):		0.08	
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L	A100025879 2022	Prev. Dev	reloped:		BF	
Suitability:	Suitable (Housing)						
Availability:	Available						
Achievability:	Potentially Achievable						
Housing Capacity:	9	Density Area	:	High De	ensity		
Density (dph):	109.38	Delivery Peri	od:	6-10 Ye	ears		
Conclusion:	Developable (Housing)						
Justification:	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 accomodate 9 flats in a 3-storey building.						

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	E: 560432, N: 99010						
1			Designate Open Spa		NO			
7/10			Within 80 Open Spa		Within Space:	800m Play		
	The state of the s	3/2.X	YES		YES			
		924	Flood Zo	ne:				
				Flood Zone 1				
		11/6	Conservation Are		a:	NO		
			Area (Hed	ctares):		0.18		
2-1 H H H	2	7	Prev. Dev	veloped:		Mixed (mainly GF)		
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L	A100025879 2022				J. ,		
Suitability:	Suitable (Housing)							
Availability:	Available							
Achievability:	Achievable							
Housing Capacity:	3	Density Area	:	High De	ensity			
Density (dph):	15.08	Delivery Peri	od:	6-10 Ye	ears			
Conclusion:	Developable (Housing)							
Justification:	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.							

Site Ref:	ME34					
Site Name:	New Field, Carlisle Road					
Source:	EBC Identified					
Neighbourhood:	Meads					
Ward:	Meads					
Grid Reference:	E: 559651, N: 97787					
44.	The second secon		Designate Open Spa		YES	
			Within 80 Open Spa	•	Within Space:	800m Play
OR PRINCE			YES		NO	
1		Flood Zo	ne:			
100			Flood Zon	e 1		
			Conserva	ition Are	a:	YES
3/8/5	10 mm		Area (Hed	ctares):		1.03
10000		Prev. Developed:			GF	
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L	A100025879 2022				
Suitability:	Potentially Suitable (Housing	ng)				
Availability:	Available					
Achievability:	Achievable					
Housing Capacity:	35	Density Area	:	Medium	n-Low De	nsity
Density (dph):	33.80	Delivery Peri	od:	6-10 Ye	ears	
Conclusion:	Potentially Developable (I	Housing)				
Justification:	Potentially Developable (Housing) 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					

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:	Moira House School, Upp	er Carlisle Ro	ad				
Source:	Pre-application advice						
Neighbourhood:	Meads						
Ward:	Meads						
Grid Reference:	E: 559710, N: 98015	E: 559710, N: 98015					
				ed ace:	NO		
		Within 80 Open Spa		Within Space:	800m Play		
=			YES		NO		
			Flood Zo	ne:			
			Flood Zon	ie 1			
			Conserva	onservation Area:		YES	
			Area (Hectares):			2.02	
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L	A100025879 2022	Prev. Developed:			BF	
Suitability:	Suitable (Housing)						
Availability:	Available						
Achievability:	Achievable						
Housing Capacity:	57	Density Area	:	Mediun	n-Low De	ensity	
Density (dph):	28.21	Delivery Peri	od:	6-10 Ye	ears		
Conclusion:	Developable (Housing)						
Justification:	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.						

Site Ref:	ME40						
Site Name:	Land at 5 Denton Road	Land at 5 Denton Road					
Source:	Lapsed permission						
Neighbourhood:	Meads						
Ward:	Meads	Meads					
Grid Reference:	E: 559899, N: 97880						
1/ 350		Designate Open Spa		NO			
			Within 800m Open Space:		Within Space:	800m Play	
		YES		NO			
			Flood Zone:				
11/1			Flood Zone 1				
	V 37		Conservation Area		a:	YES	
	19.0 19.0	10	Area (Hectares):			0.11	
	1/6/0	*	Prev. Developed:			GF	
(C) Crown copyright. All rights rese	erved. Eastbourne Borough Council. L	A100025879 2022					
Suitability:	Suitable (Housing)						
Availability:	Potentially Available						
Achievability:	Achievable						
Housing Capacity:	1	Density Area	:	Mediun	n-Low De	ensity	
Density (dph):	8.51	Delivery Peri	od:	11+ Ye	ars		
Conclusion:	Potentially Developable (Housing)					
Justification:	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.						

Site Ref:	ME68							
Site Name:	Hillbrow, Denton Road							
Source:	EBC Identified							
Neighbourhood:	Meads	Meads						
Ward:	Meads							
Grid Reference:	E: 560007, N: 98002	E: 560007, N: 98002						
+ 130	F-71/- : 10		Designate Open Spa		NO			
	T. T.	Within 80 Open Spa		Within Space:	800m Play			
4 30			YES		NO			
Jan. ald Ba			Flood Zoi	ne:				
		THE STATE	Flood Zon	e 1				
		100	Conserva	ition Are	a:	YES		
			Area (Hed	ctares):		1.87		
		南	Prev. Developed:			BF		
Suitability:	Suitable (Housing)	A100025879 2022						
Availability:	Available							
Achievability:	Achievable							
Housing Capacity:	25	Density Area	:	Low De	nsity			
Density (dph):	69.63	Delivery Peri	od:	11+ Ye	ars			
Conclusion:	Developable (Housing)							
Justification:	and 3-storey buildings, included adjacent to the precedential buildings, and is have confirmed their intention meaning their current location previously developed site was uitable for residential developosed to be retained, he	Developable (Housing) 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 artifical 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 consisted 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						

Site Ref:	ME69						
Site Name:	Welkin, Carlisle Road						
Source:	EBC Identified						
Neighbourhood:	Meads						
Ward:	Meads						
Grid Reference:	E: 560100, N: 98287						
	()		Designate Open Spa		NO		
and the state of t			Within 80 Open Spa		Within Space:	800m Play	
		YES		NO			
			Flood Zone:				
				e 1			
110				tion Area:		YES	
	TA GALLEY		Area (Hectares):			2.72	
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L	A100025879 2022	Prev. Developed:			Mixed (Mainly BF)	
Suitability:	Suitable (Housing)						
Availability:	Available						
Achievability:	Achievable						
Housing Capacity:	43	Density Area	:	Low De	ensity		
Density (dph):	15.75	Delivery Peri	od:	11+ Ye	ars		
Conclusion:	Developable (Housing)						
Justification:	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 consisted 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.						

Site Ref:	ME70							
Site Name:	Aldro, Darley Road	Aldro, Darley Road						
Source:	EBC Identified							
Neighbourhood:	Meads							
Ward:	Meads							
Grid Reference:	E: 559873, N: 97540							
THE STATE OF THE S			Designate Open Spa		NO			
			Within 80 Open Spa		Within Space:	800m Play		
	一個名 一面	1641	YES		YES			
A STATE OF THE STA		EAR	Flood Zoi	ne:				
		FELLE	Flood Zon	e 1				
	A CL	Can lade las	Conserva	ition Are	a:	YES		
			Area (Hed	ctares):		2.36		
E	THE	A VA	Prev. Dev	eloped:		BF		
Suitability:	Suitable (Housing)	A100025879 2022						
Availability:	Available (Hodsing)							
Achievability:	Achievable							
Housing Capacity:	154	Density Area	:	High De	ensity			
Density (dph):	65.11	Delivery Peri	od:	11+ Ye	ars			
Conclusion:	Developable (Housing)							
Justification:	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 consisted suitable for residential development. It is considered that the site could accommodate 154 homes.							

Site Ref:	ME71						
Site Name:	Queenwood, Darley Road	I					
Source:	EBC Identified						
Neighbourhood:	Meads						
Ward:	Meads	Meads					
Grid Reference:	E: 559762, N: 97429						
TOTAL		Designate Open Spa		NO			
			Within 80 Open Spa		Within Space:	800m Play :	
100	The state of the s				NO		
				Flood Zone:			
100	The state of the s			Flood Zone 1			
THE RESERVE			Conservation Are		a:	YES	
			Area (Hectares):			0.60	
		*	Prev. Developed:			BF	
	erved. Eastbourne Borough Council. L	A100025879 2022					
Suitability:	Suitable (Housing)						
Availability:	Available						
Achievability:	Achievable						
Housing Capacity:	57	Density Area	:	Low De	ensity		
Density (dph):	93.96	Delivery Peri	od:	11+ Ye	ars		
Conclusion:	Developable (Housing)						
Justification:	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.						

Ocklynge & Rodmill

Site Ref:	OC08							
Site Name:	East Sussex College, King	gs Drive/Cross	s Levels Wa	ay				
Source:	Lapsed permission							
Neighbourhood:	Ocklynge & Rodmill							
Ward:	Ratton	Ratton						
Grid Reference:	E: 560113, N: 101284	E: 560113, N: 101284						
	10		Designate Open Spa		NO			
The State of the S)//	Within 80 Open Spa		Within Space:	800m Play		
		<i>y</i>	YES		YES			
Name of the last o		1/ 1	Flood Zoi	ne:				
		12	Flood Zone 1					
July 12			Conserva	tion Are	a:	NO		
			Area (Hectares):			8.09		
(C) Crown copyright All rights rese	erved. Eastbourne Borough Council. L	A100025879 2022	Prev. Developed:			BF		
Suitability:	Suitable (Housing)							
Availability:	Potentially Available							
Achievability:	Potentially Achievable							
Housing Capacity:	200-275	Density Area	:	Medium	n-Low De	nsity		
Density (dph):	24.72-34.37	Delivery Peri	od:	11+ Ye	ars			
Conclusion:	Developable (Housing)							
Justification:	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.							

Site Ref:	OC10							
Site Name:	St. Elizabeth's Church, O	ld Town						
Source:	EBC Identified							
Neighbourhood:	Ocklynge & Rodmill							
Ward:	Old Town	Old Town						
Grid Reference:	E: 559055, N: 100598							
		- H	Designate Open Spa		NO			
			Within 80 Open Spa		Within Space:	800m Play		
			YES		YES			
			Flood Zo	ne:				
			Flood Zone 1					
			Conservation Are		a:	NO		
	11 1	1	Area (Hectares):			0.18		
Trans.		Î.	Prev. Developed:			BF		
., ,, ,	erved. Eastbourne Borough Council. L	A100025879 2022						
Suitability:	Suitable (Housing)							
Availability:	Available							
Achievability:	Achievable							
Housing Capacity:	9	Density Area	:	Mediun	n-Low De	ensity		
Density (dph):	48.1	Delivery Peri	od:	6-10 Ye	ears			
Conclusion:	Developable (Housing)							
Justification:	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.							

Old Town

Site Ref:	OL01	OL01						
Site Name:	Land rear of Filching Cou	ırt, Filching Ro	ad					
Source:	EBC Identified	EBC Identified						
Neighbourhood:	Old Town							
Ward:	Old Town	Old Town						
Grid Reference:	E: 558576, N: 100209							
FLA	FAILE		Designated Open Space:		NO			
			Within 800m Open Space:		Within 800m Play Space:			
	CALL TOOK	7-11	YES		YES			
	The same of the sa		Flood Zone:					
			Flood Zone 1					
	Making Court			Conservation Are		NO		
			Area (Hectares):			0.05		
(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022			Prev. Developed:			GF		
Suitability:	Suitable (Housing)							
Availability:	Potentially Available							
Achievability:	Potentially Achievable							
Housing Capacity:	10	Density Area	:	Medium	n-Low De	ensity		
Density (dph):	208.33	Delivery Perio	od:	11+ Ye	ars			
Conclusion:	Potentially Developable (Housing)						
Justification:	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.							

Cita Daf	OL08							
Site Ref:								
Site Name:	38 Motcombe Road							
Source:	EBC Identified							
Neighbourhood:	Old Town							
Ward:	Old Town	Old Town						
Grid Reference:	E: 559543, N: 99625							
Designated Open Space:								
		Open Space: S			Within Space:	n 800m Play e:		
					YES			
			Flood Zone:					
					Flood Zone 1			
		A STATE OF	Conservation Area		a:	NO		
	1000	1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1	Area (Hectares):			0.10		
	The state of the s		Prev. Developed:			BF		
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L	A100025879 2022						
Suitability:	Suitable (Housing)							
Availability:	Available							
Achievability:	Achievable							
Housing Capacity:	5	Density Area	:	Mediun	n-High De	ensity		
Density (dph):	49.46	Delivery Peri	od:	6-10 Ye	ears			
Conclusion:	Developable (Housing)							
Justification:	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.					ominantly d suitable n in n was		

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:								
		Within 80 Open Spa	-	Within Space:	800m Play			
11.00		- Tabana	YES		YES			
				Flood Zone:				
					Flood Zone 1			
THE THE					a:	NO		
141			Area (Hectares):		0.03			
300 y y y y y	3m			Prev. Developed:		BF		
Suitability:	erved. Eastbourne Borough Council. L. Suitable (Housing)	A100025879 2022						
Availability:	Available							
Achievability:	Achievable							
Housing Capacity:	6	Density Area	15	Mediun	n-High De	ensity		
Density (dph):	160.91	Delivery Peri		11+ Ye				
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.							

Site Ref:	OL12							
Site Name:	Greenfield Road Methodist Church							
Source:	EBC Identified							
Neighbourhood:	Old Town	Old Town						
Ward:	Old Town							
Grid Reference:	E: 559590, N: 99465							
			Designated Open Space:		NO			
		Within 800m Open Space:		Within 800m Play Space:				
			YES		YES			
			Flood Zoi	ne:				
			Flood Zone 1					
			Conservation Are		a:	NO		
		A STATE OF	Area (Hectares):			0.07		
(C) Crown convigible All sights reco	erved. Eastbourne Borough Council. L.	A100025970 2022	Prev. Developed:			BF		
Suitability:	Suitable (Housing)	A100023074 2022						
Availability:	Available							
Achievability:	Achievable							
Housing Capacity:	4	Density Area	:	Medium	n-High De	ensity		
Density (dph):	54.39	Delivery Peri	od:	11+ Ye	ars			
Conclusion:	Developable (Housing)							
Justification:	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.							

Site Ref:	OL14							
Site Name:	1 Green Street, Eastbourn	ne						
Source:	EBC Identified							
Neighbourhood:	Old Town	Old Town						
Ward:	Old Town							
Grid Reference:	E: 559497, N: 99420							
3			Designate Open Spa		NO			
		G = 12		00m Within ace: Space		n 800m Play e:		
			YES		YES			
	1	Flood Zone:						
			Flood Zone 1					
			Conservation Are		a:	NO		
	-		Area (Hectares):			0.28		
**************************************		1	Prev. Dev	eloped:		BF		
13 5	erved. Eastbourne Borough Council. L.							
Suitability:	Suitable (Housing/Employn	nent)						
Availability:	Potentially Available							
Achievability:	Achievable							
Housing Capacity:	20	Density Area	:	Mediun	n-High De	ensity		
Density (dph):	70.04	Delivery Peri	od:	11+ Ye	ars			
Conclusion:	Developable (Housing)							
Justification:	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.					the site is could be nfirmed in period. dered that		

Site Ref:	OL15							
Site Name:	16a Chamberlain Road	16a Chamberlain Road						
Source:	EBC Identified							
Neighbourhood:	Old Town	Old Town						
Ward:	Old Town	Old Town						
Grid Reference:	E: 559332, N: 99956	E: 559332, N: 99956						
FFF	De Oi							
		71/	Within 80 Open Spa	800m Play				
					YES			
		Flood Zone:						
		P	Flood Zon	one 1				
		700	Conservation Are		a:	NO		
V-/ 4	100		Area (Hectares):			0.14		
T		Ŷ.	Prev. Dev	eloped:		BF		
,, ,	eserved. Eastbourne Borough Council. L							
Suitability:	Suitable (Housing/Employr	nent)						
Availability:	Potentially Available							
Achievability:	Achievable							
Housing Capacity:	5	Density Area			n Density	'		
Density (dph):	34.28	Delivery Peri	od:	11+ Ye	ars			
Conclusion:	Potentially Developable (Housing)						
Justification:	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.							

Site Ref:	OL16							
Site Name:	Milton Garage, 72a Milton	Road						
Source:	EBC Identified							
Neighbourhood:	Old Town							
Ward:	Old Town	Old Town						
Grid Reference:	E: 559225, N: 99999	E: 559225, N: 99999						
	Indiana /	_	Designated NO Open Space:					
			Within 80 Open Spa		Within Space:	800m Play		
		100	YES		YES			
			Flood Zone:					
			Flood Zone 1					
1			Conservation Are		a:	NO		
			Area (Hectares):			0.10		
	N. M.	*	Prev. Developed:		BF			
,,,,,	Costable (Usersian) (Feedback							
Suitability:	Suitable (Housing/Employn	nent)						
Availability:	Potentially Available							
Achievability:	Achievable							
Housing Capacity:	6	Density Area			n Density			
Density (dph):	56.86	Delivery Peri	od:	11+ Ye	ars			
Conclusion:	Developable (Housing)							
Justification:	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.							

Site Ref:	OL23							
Site Name:	Garages rear of 66 Green	Garages rear of 66 Greenway						
Source:	EBC Identified							
Neighbourhood:	Old Town	Old Town						
Ward:	Ratton	Ratton						
Grid Reference:	E: 558835, N: 100774							
	Designate Open Spa		NO					
		Within 80 Open Spa	-	Within 800m Play				
			YES		YES			
		Flood Zo	ne:					
1 1 1 1 1			Flood Zone 1					
			Conservation Are		a:	NO		
			Area (Hectares):			0.09		
(C) Crown copyright. All rights res	(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022			Prev. Developed:		BF		
Suitability:	Suitable (Housing)							
Availability:	Available							
Achievability:	Achievable							
Housing Capacity:	1	Density Area	:	Mediun	n Density			
Density (dph):	11.07	Delivery Peri	od:	6-10 Ye	ears			
Conclusion:	Developable (Housing)							
Justification:	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.					al area. If mature uitable for due to t the site mited by		

Site Ref:	OL24							
Site Name:	Garages to the rear of Du	Garages to the rear of Durham Court, Rockhurst Drive						
Source:	EBC Identified	EBC Identified						
Neighbourhood:	Old Town							
Ward:	Ratton	Ratton						
Grid Reference:	E: 558815, N: 100936							
Designated NO Open Space:								
			Within 800m Open Space:		Within Space:	800m Play		
		11	YES		YES			
			Flood Zone:					
			Flood Zone 1					
5 5 9/			Conservation Are		a:	NO		
4 4 4 9/	(Simple (Sep 17	Area (Hectares):			0.07		
		Ŷ	Prev. Developed:			BF		
(C) Crown copyright. All rights re	served. Eastbourne Borough Council. L	A100025879 2022						
Suitability:	Suitable (Housing)							
Availability:	Available							
Achievability:	Achievable							
Housing Capacity:	6	Density Area	:	Mediun	n Density	,		
Density (dph):	80	Delivery Peri	od:	11+ Ye	ars			
Conclusion:	Developable (Housing)							
Justification:	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.							

Site Ref:	OL26						
Site Name:	Garages to the rear of co	mmunity centr	e, Victoria	Drive			
Source:	EBC Identified						
Neighbourhood:	Old Town	Old Town					
Ward:	Old Town						
Grid Reference:	E: 559029, N: 100231						
			Designated Open Space:		NO		
			Within 800m Open Space:		Within Space:	800m Play	
		1	YES		YES		
Va II al	Frank Land	1.11	Flood Zo	ne:			
			Flood Zon	e 1			
		1 121	Conservation A		a:	NO	
11/2		E	Area (Hectares):			0.03	
T			Prev. Developed:			BF	
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L	A100025879 2022					
Suitability:	Suitable (Housing)						
Availability:	Available						
Achievability:	Achievable						
Housing Capacity:	2	Density Area	:	Mediun	n-Low De	ensity	
Density (dph):	60.60	Delivery Peri	od:	11+ Ye	ars		
Conclusion:	Developable (Housing)						
Justification:	The site is a small garage block located beind 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.						

Site Ref:	OL29						
Site Name:	Garages adjacent to 7-8 N	Maxfield Close					
Source:	EBC Identified						
Neighbourhood:	Old Town	Old Town					
Ward:	Old Town						
Grid Reference:	E: 558946, N: 100199						
	FRANK		Designate Open Spa		NO		
			Within 80 Open Spa	-	Within Space:	800m Play	
			YES		YES		
		Flood Zone:					
munun .			Flood Zone 1				
			Conservation Are		a:	NO	
			Area (Hectares):			0.04	
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L.	A100025879 2022	Prev. Developed:			BF	
Suitability:	Suitable (Housing)						
Availability:	Available						
Achievability:	Achievable						
		Density Area:		Medium-Low De			
Housing Capacity:	2	Density Area	:	Medium	n-Low De	ensity	
-	2 42.25	Density Area Delivery Perio		Medium 6-10 Ye		ensity	
Housing Capacity:						ensity	

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						
4000			Designate Open Spa		NO		
			Within 80 Open Spa	-	Within Space:	800m Play	
			YES		YES		
			Flood Zo	ne:			
		Flood Zon	ie 1				
1/5			Conserva	ition Are	a:	NO	
W/ 474			Area (Hed	ctares):		0.05	
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L.	A100025879 2022	Prev. Developed:			BF	
Suitability:	Suitable (Housing)						
Availability:	Available						
Achievability:	Achievable						
Housing Capacity:	1	Density Area	:	Mediun	n-Low De	ensity	
Density (dph):	31.25	Delivery Peri	od:	6-10 Ye	ears		
Conclusion:	Developable (Housing)						
Justification:	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.						

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:		800m Play	
					YES		
3 = 1		90	Flood Zo	ne:			
		Flood Zone 1					
			Conservation Are		a:	NO	
		W. F. L. T.	Area (Hed	ctares):		0.05	
(C) Crown copyright. All rights rese	erved. Eastbourne Borough Council. L	A100025879 2022	Prev. Dev	eloped:		BF	
Suitability:	Suitable (Housing)						
Availability:	Potentially Available						
Achievability:	Achievable						
Housing Capacity:	2	Density Area	:	Mediun	n-High De	ensity	
Density (dph):	37.20	Delivery Peri	od:	11+ Ye	ars		
Conclusion:	Potentially Developable (Housing)					
Justification:	rear of existing 2-storey res considered to be suitable for be any net gain in employn been confirmed so the site	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					

Site Ref:	OL50									
Site Name:	Land at 57-63 Cavalry Cre	escent								
Source:	EBC Identified									
Neighbourhood:	Old Town									
Ward:	Old Town	Old Town								
Grid Reference:	E: 558801, N: 100351	E: 558801, N: 100351								
						Designated Open Space:			NO	
		4/100	Within 8 Open Sp		With Spa	nin 800m Play ce:				
			YES		YES	3				
			Flood Zo	one:						
			Flood Zone 1							
		Conse		Conservation Are		NO				
		11774	Area (He	ectares):		0.23				
D		₹	Prev. Developed:			Mixed (mainly GF)				
(C) Crown copyright. All rights re Suitability:	Suitable (Housing)	LA100025879 2022								
Availability:	Available (Housing)									
	Achievable									
Achievability: Housing Capacity:	12	Density Area:		Madium	Low	Density				
Density (dph):	50.42	Delivery Perio	d·	1-5 yea		Delisity				
Conclusion:	Deliverable (Housing)	Delivery Ferio	u.	1-5 yea	13					
Justification:	, 5	vieting 2. storov d	wellings o	nd thair a	urtilo	ne two of				
ousimouon.	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.									

Site Ref:	OL54							
Site Name:	Land rear of 53 Royal Sus	ssex Crescent						
Source:	EBC Identified							
Neighbourhood:	Old Town							
Ward:	Old Town							
Grid Reference:	E: 558708, N: 100303	E: 558708, N: 100303						
			Designated Open Space:		NO			
			Within 800m Open Space:		Within Space:	800m Play		
1	1		YES		YES			
To I			Flood Zoi	ne:				
			Flood Zon	e 1				
			Conserva	ition Are	a:	NO		
			Area (Hectares): Prev. Developed:			0.02		
(C) Crown copyright. All rights rese	erved. Eastbourne Borough Council. L.	A100025879 2022				GF		
Suitability:	Suitable (Housing)							
Availability:	Potentially Available							
Achievability:	Achievable							
Housing Capacity:	1	Density Area	:	Medium	n-Low De	nsity		
Density (dph):	43.60	Delivery Peri	od:	11+ Ye	ars			
Conclusion:	Potentially Developable (Housing)						
Justification:	predominantly residential a Crescent, the northern bour principle of a new dwelling of development in Lennox (need to be given to the adjulevel. Therefore the site is a site could accommodate or	Potentially Developable (Housing) 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						

Site Ref:	OL57							
Site Name:	Land to rear of 95 Longla	Land to rear of 95 Longland Road						
Source:	EBC Identified							
Neighbourhood:	Old Town							
Ward:	Old Town							
Grid Reference:	E: 558855, N: 99850							
	HART :	Designate Open Spa		NO				
· 中 · 中		Within 80 Open Spa	-	Within 800m Play Space:				
de al. de		-	YES		YES			
do a do do		Flood Zone:						
de de de		Flood Zon	e 1					
de de de		Conservation Are		a:	NO			
and the second	8.4	1	Area (Hectares):			0.05		
<u> </u>	* 1	*	Prev. Dev	eloped:		GF		
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L	A100025879 2022						
Suitability:	Suitable (Housing)							
Availability:	Potentially Available							
Achievability:	Achievable							
Housing Capacity:	1	Density Area	:	Mediun	n Density			
Density (dph):	17.97	Delivery Peri	od:	11+ Ye	ars			
Conclusion:	Potentially Developable (Housing)						
Justification:	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.							

Site Ref:	OL71							
Site Name:	Land at rear of 21 Abbey	Road						
Source:	EBC Identified							
Neighbourhood:	Old Town							
Ward:	Old Town	Old Town						
Grid Reference:	E: 558658, N: 99999							
			Designate Open Spa		NO			
			Within 80 Open Spa	_	Within Space:	800m Play		
			YES		YES			
17		Flood Zone:						
1					Flood Zone 1			
			Conservation Are		a:	NO		
11671			Area (Hectares):			0.02		
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L	A100025879 2022	Prev. Developed:			GF		
Suitability:	Suitable (Housing)							
Availability:	Potentially Available							
Achievability:	Achievable							
Housing Capacity:	1	Density Area	:	Mediun	n-Low De	ensity		
Density (dph):	38.36	Delivery Peri	od:	11+ Ye	ars			
Conclusion:	Potentially Developable (Housing)						
Justification:	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.							

Site Ref:	OL81						
Site Name:	Land within curtilage of 1	01 Milton Roa	d				
Source:	EBC Identified						
Neighbourhood:	Old Town						
Ward:	Old Town						
Grid Reference:	E: 559417, N: 100011						
15	Million	11,	Designate Open Spa		NO		
1 21/1/1		1	Within 80 Open Spa		Within Space:	800m Play	
170/4	3/11/	1	YES		YES		
					Flood Zone:		
12/2					Flood Zone 1		
1			Conservation Are		a:	NO	
	Man .		Area (Hectares):			0.04	
		A	Prev. Developed:			GF	
13 0	erved. Eastbourne Borough Council. L	A100025879 2022					
Suitability:	Suitable (Housing)						
Availability:	Potentially Available						
Achievability:	Achievable						
Housing Capacity:	1	Density Area	:	Mediun	n Density	,	
Density (dph):	21.83	Delivery Peri	od:	11+ Ye	ars		
Conclusion:	Potentially Developable (Housing)					
Justification:	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.						

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						
		Designate Open Spa		NO			
			Within 80 Open Spa		Within Space:	800m Play	
100			YES		YES		
		800 XX			Flood Zone:		
	1			Flood Zone 1			
- 64	1 10		Conservation Are		a:	NO	
= 1			Area (Hectares):			0.13	
1000			Prev. Developed:			BF	
(C) Crown copyright. All rights rese	erved. Eastbourne Borough Council. L	A100025879 2022					
Suitability:	Suitable (Housing)						
Availability:	Potentially Available						
Achievability:	Achievable						
Housing Capacity:	5	Density Area	:	Medium	n-Low De	nsity	
Density (dph):	37.74	Delivery Peri	od:	11+ Ye	ars		
Conclusion:	Developable (Housing)						
Justification:	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.						

Site Ref:	RA04						
Site Name:	Land within the curtilage	of 87 Wish Hil	I				
Source:	EBC Identified						
Neighbourhood:	Ratton & Willingdon Village						
Ward:	Ratton						
Grid Reference:	E: 558809, N: 102052						
1 . 4		T. J. J. San	Designate Open Spa		NO		
-			Within 80 Open Spa	-	Within Space:	800m Play	
		7//	YES		NO		
		% % / /	Flood Zo	ne:			
		1/200	Flood Zon	ie 1			
	-	X. 4	Conserva	servation Area:		NO	
Contract of the last			Area (Hectares): Prev. Developed:			0.11	
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L	A100025879 2022				GF	
Suitability:	Suitable (Housing)						
Availability:	Available						
Achievability:	Achievable						
Housing Capacity:	3	Density Area	:	Low De	ensity		
Density (dph):	26.84	Delivery Peri	od:	6-10 Ye	ears		
Conclusion:	Developable (Housing)						
Justification:	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.						

Site Ref:	RA17							
Site Name:	Land opposite 14 Woodc	roft Drive						
Source:	EBC Identified							
Neighbourhood:	Ratton & Willingdon Village)						
Ward:	Ratton	Ratton						
Grid Reference:	E: 559232, N: 101511	E: 559232, N: 101511						
			Designated Open Space:		NO			
			Within 80 Open Spa		Within Space:	800m Play		
1			YES		YES			
		Flood Zone:						
			Flood Zone 1					
			Conservation Area:		a:	NO		
			Area (Hectares):			0.17		
		*	Prev. Developed:			Mixed (Mainly GF)		
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	served. Eastbourne Borough Council. L	A100025879 2022						
Suitability:	Suitable (Housing)							
Availability:	Potentially Available							
Achievability:	Potentially Achievable							
Housing Capacity:	9	Density Area	1:	Low De	ensity			
Density (dph):	50.84	Delivery Peri	od:	11+ Ye	ars			
Conclusion:	Potentially Developable (Housing)						
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. As it is within the predominantly residential area the site is considered suitable for residential development. The site could accomodate 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.							

Roselands & Bridgemere

Site Ref:	RO02							
Site Name:	Land at 6 Finmere Road							
Source:	EBC Identified							
Neighbourhood:	Roselands & Bridgemere							
Ward:	St Anthonys							
Grid Reference:	Reference: E: 562478, N: 100836							
			Designated Open Space:		NO			
A CONTRACTOR				0m ace:	Within 800m Play Space:			
					YES			
- GPT		Flood Zone:						
1 mg/s/ s/ s/		Flood Zon	Flood Zone 3a					
			Conservation Are		a:	NO		
			Area (Hectares):			0.08		
27.000		*	Prev. Dev	eloped:		BF		
(C) Crown copyright. All rights resonant Suitability:	Suitable (Housing)	A100025879 2022						
Availability:	Potentially Available							
Achievability:	Achievable							
Housing Capacity:	6	Density Area	:	Mediun	n Density	,		
Density (dph):	74.85	Delivery Peri	od:	11+ Ye	ars			
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 Anthonys						
Grid Reference:	E: 561506, N: 100023						
			Designated Open Space:		NO		
			Within 80 Open Spa	-	Within Space:	800m Play	
	Yalls		YES		YES		
	-	3	Flood Zo	ne:			
				Majority 3a			
			Conservation Are		a:	NO	
			Area (Hectares):			0.67	
71 2 2 2		1	Prev. Dev	eloped:		BF	
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L	A100025879 2022					
Suitability:	Suitable (Housing)						
Availability:	Available						
Achievability:	Achievable						
Housing Capacity:	72	Density Area	:	Mediun	n-Low De	ensity	
Density (dph):	108.28	Delivery Peri	od:	6-10 Ye	ears		
Conclusion:	Developable (Housing)						
Justification:							

Site Ref:	RO06							
Site Name:	2-4 Whitley Road							
Source:	EBC Identified							
Neighbourhood:	Roselands & Bridgemere							
Ward:	St Anthonys	St Anthonys						
Grid Reference:	E: 562070, N: 100065							
	149000		Designate Open Spa		NO			
1777		7/-	Within 80 Open Spa		Within Space:	800m Play		
11/7////			YES		YES			
Dobby I.			Flood Zo	ne:				
	11		Flood Zon	e 3a				
			Conservation Are		a:	NO		
		1	Area (Hectares):			0.06		
(C) Crown convight. All rights reco	erved. Eastbourne Borough Council. L	A100035970 2022	Prev. Dev	eloped:		BF		
Suitability:	Suitable (Housing)	711000230772022						
Availability:	Potentially Available							
Achievability:	Achievable							
Housing Capacity:	4	Density Area	:	Mediun	n-Low De	ensity		
Density (dph):	67.19	Delivery Peri	od:	11+ Ye	ars			
Conclusion:	Potentially Developable (Housing)						
Justification:	The site consists of some vacant land formerly occupied by commercial uses, located to the rear of 2-storey houses and a 4-storey prupose-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.							

Site Ref:	RO08						
Site Name:	Garages to the rear of 86	Churchdale Ro	oad				
Source:	EBC Identified						
Neighbourhood:	Roselands & Bridgemere						
Ward:	St Anthonys						
Grid Reference:	E: 561908, N: 100877						
8/4/	3. N. C.		Designate Open Spa		NO		
1 1 1 2 1			Within 80 Open Spa		Within Space:	800m Play	
1/4/19		100	YES		YES		
			Flood Zoi	ne:			
		in	Flood Zon	e 1			
	1 July 1		Conservation Are		a:	NO	
1631			Area (Hectares):			0.02	
E. 12.		A P	Prev. Developed:			GF	
(C) Crown copyright. All rights research	Suitable (Housing)	A100025879 2022					
Availability:	Potentially Available						
Achievability:	Achievable						
Housing Capacity:	1	Density Area	_	Mediun	n Density		
Density (dph):	37.87	Delivery Perio		11+ Ye			
Conclusion:							
Justification:	Potentially Developable (Housing) 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.						

Site Ref:	RO13							
Site Name:	Garages between 59 and	65 Astaire Ave	nue					
Source:	EBC Identified							
Neighbourhood:	Roselands & Bridgemere							
Ward:	St Anthonys							
Grid Reference:	E: 561630, N: 100610							
	YATE	100	Designate Open Spa		NO			
			Within 800m Open Space:		Within Space:	800m Play		
	1/2 2/3	3////	YES		YES			
			Flood Zone:					
				С				
			Conservation Are		a:	NO		
		1967	Area (Hectares):			0.22		
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L	A100025879 2022	Prev. Developed:			BF		
Suitability:	Potentially Suitable (Housing	ng)						
Availability:	Potentially Available							
Achievability:	Achievable							
Housing Capacity:	7	Density Area	:	Mediun	n-Low De	nsity		
Density (dph):	41.91	Delivery Peri	od:	11+ Ye	ars			
Conclusion:	Potentially Developable (Housing)						
Justification:	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.							

Site Ref:	RO17							
Site Name:	Land adjacent to 4 Mortin	ner Road						
Source:	Pre-application advice							
Neighbourhood:	Roselands & Bridgemere							
Ward:	St Anthonys							
Grid Reference: E: 561457, N: 100789								
1	7984		Designate Open Spa		NO			
			Within 80 Open Spa		Within Space:	800m Play		
		YES		NO				
				Flood Zone:				
				Majority 3a, partially 3c				
			Conservation Area		a:	NO		
			Area (Hectares):		0.02			
2 ⁻¹ 1 2 - 2 - 10 A		*	Prev. Developed:			BF		
Suitability:	Suitable (Housing)	A100025879 2022						
Availability:	Available							
Achievability:	Achievable							
Housing Capacity:	1	Density Area	:	Mediun	n Density			
Density (dph):	38.44	Delivery Peri	od:	6-10 Ye	ears			
Conclusion:	Developable (Housing)							
Justification:	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.							

Site Ref:	RO20							
Site Name:	ESK, Courtlands Road							
Source:	Pre-application advice							
Neighbourhood:	Roselands & Bridgemere							
Ward:	St Anthonys							
Grid Reference:	E: 561471, N: 100235	E: 561471, N: 100235						
NA STATE OF THE PARTY OF THE PA			Designate Open Spa		NO			
			Within 80 Open Spa		Within Space:	800m Play		
	-		YES		YES			
		17/10	Flood Zo	ne:				
	Majority 3	С						
			Conservation Are		a:	NO		
			Area (Hed	ctares):		1.27		
100 A		*	Prev. Dev	veloped:		BF		
(C) Crown copyright. All rights re	served. Eastbourne Borough Council. L	A100025879 2022						
Suitability:	Suitable (Housing/Employn	nent)						
Availability:	Available							
Achievability:	Achievable							
Housing Capacity:	136	Density Area	:	Mediun	n-Low De	ensity		
Density (dph):	106.59	Delivery Peri	od:	6-10 Ye	ears			
Conclusion:	Developable (Housing/En	nployment)						
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 S	St Philips Avenu	e			
Source:	EBC Identified	•				
Neighbourhood:	Roselands & Bridgemere					
Ward:	St Anthonys					
Grid Reference:	E: 561741, N: 100334					
	115 1		Designate Open Spa		NO	
)m ce	Witl Spa	hin 800m Play
		7/	YES		YES	3
			Flood Zone:			
	1300	Flood Zone	e 3a			
	200	Conservat	ion Area:		NO	
	The state of the s		Area (Hec	tares):		0.10
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. L	A100025879 2022	Prev. Developed:		BF	
Suitability:	Potentially Suitable (Housin	g)				
Availability:	Potentially Available					
Achievability:	Achievable					
Housing Capacity:	4	Density Area:		Mediu	m-Lo	w
Density (dph):	40	Delivery Period	d:	11+ Y	ears	
Conclusion:	Potentially Developable (F	lousing)				
Justification:	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.					

Site Ref:	RO58					
Site Name:	Land within curtilage of 6	7 Churchdale	Road			
Source:	EBC Identified					
Neighbourhood:	Roselands & Bridgemere					
Ward:	St Anthonys					
Grid Reference:	E: 561932, N: 100936					
9/12/>		4//>	Designated Open Space:		NO	
	XX //		Within 800m Open Space:		Within Space:	800m Play
			YES		YES	
			Flood Zone:			
			Flood Zone 1			
	$\langle \langle \langle \rangle \rangle \rangle$		Conservation Area		a:	NO
		1990	Area (Hectares):			0.02
		1	Prev. Developed:			GF
(C) Crown copyright. All rights rese	erved. Eastbourne Borough Council. L	A100025879 2022				
Suitability:	Suitable (Housing)					
Availability:	Potentially Available					
Achievability:	Achievable					
Housing Capacity:	1	Density Area	:	Mediun	n Density	
Density (dph):	44.59	Delivery Peri	od:	11+ Ye	ars	
Conclusion:	Potentially Developable (Housing)				
Justification:	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. Unknown availability at this time.					

Site Ref:	RO61						
Site Name:	Land to south in Fitzmau	rice Mews					
Source:	EBC Identified						
Neighbourhood:	Roselands & Bridgemere						
Ward:	St Anthonys						
Grid Reference:	E: 561923, N: 100402						
110		(A)	Designate Open Spa		NO		
275			Within 80 Open Spa			800m Play :	
	1/2	3/1	YES		YES		
			Flood Zoi	ne:			
De la participa de la particip	forth play	7./	Flood Zon	e 3a			
000	Man all			Conservation Are		NO	
8 397 []		1/	Area (Hectares):			0.05	
(C) Crown copyright. All rights rese	erved. Eastbourne Borough Council. L.	A100025879 2022	Prev. Developed:			BF	
Suitability:	Suitable (Housing)						
Availability:	Potentially Available						
Achievability:	Achievable						
Housing Capacity:	2	Density Area	:	Mediun	n-Low De	ensity	
Density (dph):	39.17	Delivery Peri	od:	11+ Ye	ars		
Conclusion:	Potentially Developable (Housing)					
Justification:	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.						

Site Ref:	RO64						
Site Name:	13 Roselands Avenue						
Source:							
	Planning application						
Neighbourhood:	Roselands & Bridgemere						
Ward:	St Anthonys						
Grid Reference:	E: 562142, N: 100357						
100	1/5		Designate Open Spa		NO		
	Within 800m Open Space:		Within Space:	800m Play			
		(///	YES		YES		
		Flood Zone:					
13/9/18		~~ (A)	Flood Zone 3a				
The state of			Conservation Area:		a:	NO	
			Area (Hectares):		0.02		
		T P	Prev. Developed:			GF	
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L	A100025879 2022					
Suitability:	Suitable (Housing)						
Availability:	Available						
Achievability:	Acheivable						
Housing Capacity:	1	Density Area	:	Mediun	n-Low De	ensity	
Density (dph):	62.84	Delivery Peri	od:	1-5 Yea	ars		
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.						

<u>Seaside</u>

Site Ref:	SE04						
Site Name:	59 Bourne Street						
Source:	EBC Identified						
Neighbourhood:	Seaside						
Ward:	Devonshire						
Grid Reference:	E: 561592, N: 99451						
	9.56.7	周	Designated Open Space:		NO		
				0m ace:	Within Space:	800m Play	
					NO		
	:/=>/		Flood Zo	ne:			
	11/1/11		Flood Zon	e 1			
10		Conservation Are		a:	NO		
	7,		Area (Hectares):			0.05	
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L.	A100025879 2022	Prev. Developed:			BF	
Suitability:	Suitable (Housing)						
Availability:	Potentially Available						
Achievability:	Achievable						
Housing Capacity:	10	Density Area	:	High De	ensity		
Density (dph):	191.46	Delivery Peri	od:	6-10 Ye	ears		
Conclusion:	Developable (Housing)						
Justification:	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.						

Site Ref:	SE06					
Site Name:	1 Melbourne Road and 2	Sydney Bood				
		Syuney Roau				
Source:	Lapsed permission					
Neighbourhood:	Seaside					
Ward:	Devonshire					
Grid Reference:	E: 561677, N: 99442					
	I RAI	Designate Open Spa		NO		
		14/	Within 80 Open Spa		Within Space:	800m Play
		1//	YES		NO	
The 1		14	Flood Zone:			
(5°)				Flood Zone 1		
11/12		Norm Filtrary School	Conserva	tion Are	a:	NO
			Area (He			0.029
E		*	Prev. Developed:			BF
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L	A100025879 2022				
Suitability:	Suitable (Housing)					
Availability:	Available					
Achievability:	Achievable					
Housing Capacity:	3	Density Area	:	High De	ensity	
Density (dph):	103.90	Delivery Peri	od:	11+ Ye	ars	
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	Seaside						
Ward:	Devonshire	Devonshire						
Grid Reference:	E: 561514, N: 99771							
		10/9	Designated Open Space:		NO			
				0m ace:	Within Space:	800m Play		
		YES		YES				
				ne:				
				e 1				
		Conserva	ition Are	a:	NO			
			Area (Hectares):			0.02		
Taxang (Prev. Developed:			BF		
13 0	erved. Eastbourne Borough Council. L	A100025879 2022						
Suitability:	Suitable (Housing/Employn	nent)						
Availability:	Potentially Available							
Achievability:	Achievable							
Housing Capacity:	3	Density Area	:	High D	ensity			
Density (dph):	103.96	Delivery Peri	od:	11+ Ye	ars			
Conclusion:	Potentially Developable (Housing)						
Justification:	existing 2-storey residential residential area, so the site development. It is unlikely t from this site. However ava considered potentially avail made. The size and shape	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						

Site Ref:	SE10							
Site Name:	104 Firle Road							
Source:	EBC Identified							
Neighbourhood:	Seaside	Seaside						
Ward:	Devonshire	Devonshire						
Grid Reference:	E: 561592, N: 99830							
		(SX	Designate Open Spa		NO			
	1		Within 80 Open Spa		Within Space:	800m Play		
			YES		YES			
			Flood Zo	ne:				
		1/	Majority 2	, partially	′ 3a			
	The state of		Conserva	ation Are	a:	NO		
	Canna Canna		Area (Hed	ctares):		0.18		
San A M U is		P	Prev. Dev	/eloped:		BF		
	eserved. Eastbourne Borough Council. L							
Suitability:	Suitable (Housing/Employr	nent)						
Availability:	Potentially Available							
Achievability:	Achievable							
Housing Capacity:	20	Density Area	1:	High D	ensity			
Density (dph):	106.13	Delivery Peri	od:	6-10 Ye	ears			
Conclusion:	Potentially Developable (Housing)						
Justification:	storey residential developm area, so the site would be is unlikely that there could However availability has no available and further efforts	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.						

Site Ref:	SE100							
Site Name:	Land within curtilage of 2	27 Norway Roa	d					
Source:	EBC Identified							
Neighbourhood:	Seaside							
Ward:	Devonshire	Devonshire						
Grid Reference:	E: 562700, N: 100812	E: 562700, N: 100812						
			Designate Open Spa					
			Within 80 Open Spa		Within Space:	800m Play		
	N. 196/		YES		YES			
		1//	Flood Zo	ne:				
# 7. W	Flood Zone 3a							
		79/2	Conservation Ar		a:	NO		
	8 // 80/2		Area (Hed	ctares):		0.02		
(C) Crown convicient All rights	reserved. Eastbourne Borough Council. L	A100025970 2022	Prev. Dev	veloped:		GF		
Suitability:	Suitable (Housing)	A100023877 2022						
Availability:	Available							
Achievability:	Achievable							
Housing Capacity:	1	Density Area	1:	Mediun	n Density	,		
Density (dph):	38.65	Delivery Peri	od:	6-10 Ye	ears			
Conclusion:	Developable (Housing)							
Justification:	predominantly residential a character with the existing existing properties. The site two storey dwelling. The la	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.						

Site Ref:	SE101							
Site Name:	Rear of 12 Fort Road							
Source:	EBC Identified							
Neighbourhood:	Seaside							
Ward:	Devonshire	Devonshire						
Grid Reference:	E: 562695, N: 100870							
	110	/	Designate Open Spa		NO			
		<_	Within 80 Open Spa		Within Space:	800m Play		
			YES		YES			
1/1/		Flood Zone:						
	max	Majority 2, partially 3a						
			Conservation Are		a:	NO		
			Area (Hed	ctares):		0.05		
(C) Course government All sights are	erved. Eastbourne Borough Council. L	A100035070 2022	Prev. Dev	eloped:		BF		
Suitability:	Suitable (Housing)	7.11000230772022						
Availability:	Potentially Available							
Achievability:	Achievable							
Housing Capacity:	4	Density Area	:	Mediun	n Density			
Density (dph):	71.68	Delivery Peri	od:	11+ Ye	ars			
Conclusion:	Potentially Developable (Housing)						
Justification:	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.							

Site Ref:	SE104							
Site Name:	214-216 Seaside							
Source:	Planning application							
Neighbourhood:	Seaside							
Ward:	Devonshire	Devonshire						
Grid Reference:	E: 561984, N: 99761							
	4051		Designated Open Space:		NO			
			Within 80 Open Spa		Within Space:	800m Play		
· In the			YES		YES			
		Flood Zone:						
		Majority 3a						
			Conservation Are		a:	NO		
			Area (Hectares):			0.03		
100 E S - (1 - 2 - 6)	1-1-2	*	Prev. Developed:			BF		
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L	A100025879 2022						
Suitability:	Suitable (Housing)							
Availability:	Available							
Achievability:	Acheivable							
Housing Capacity:	9	Density Area	:	High De	ensity			
Density (dph):	249.94	Delivery Peri	od:	1-5 Yea	ars			
Conclusion:	Deliverable (Housing)							
Justification:	The site is an existing composite residential area. As it is with considered suitable for residential dechievability.	hin the predomi dential develop	nantly resid	lential are ent applic	ea, the sit ation for	te is planning		

Site Ref:	SE105							
Site Name:	1a Myrtle Road							
Source:	Pre-application advice							
Neighbourhood:	Seaside							
Ward:	Devonshire	Devonshire						
Grid Reference:	E: 562652, N: 100880							
11-11			Designate Open Spa					
			Within 80 Open Spa		Within Space:	800m Play		
4	34 3 7 1/1		YES		YES			
47)/		4777	Flood Zo	ne:				
				Flood Zone 3a				
			Conservation Area:		a:	NO		
		73.3	Area (Hectares):		0.02			
		*	Prev. Developed:			BF		
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L	A100025879 2022						
Suitability:	Suitable (Housing)							
Availability:	Available							
Achievability:	Acheivable							
Housing Capacity:	6	Density Area	:	Mediun	n Density			
Density (dph):	225.03	Delivery Peri	od:	1-5 Yea	ars			
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	Devonshire						
Grid Reference:	E: 561767, N: 99532	E: 561767, N: 99532						
	11/1/1/	Designate Open Spa		NO				
			Within 800m Open Space:		Within Space:	800m Play		
			YES		YES			
		14	Flood Zone:					
		Majority 1, partially 2						
/ 信息 任司 任		Conservation Area		a:	NO			
A B B B B			Area (Hectares):			0.27		
		*	Prev. Dev	eloped:		BF		
	erved. Eastbourne Borough Council. L							
Suitability:	Suitable (Housing/Employn	nent)						
Availability:	Available							
Achievability:	Achievable							
Housing Capacity:	22	Density Area	:	High De	ensity			
Density (dph):	80.40	Delivery Peri	od:	11+ Ye	ars			
Conclusion:	Developable (Housing)							
Justification:	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.							

Site Ref:	SE13						
Site Name:	Coachmakers Business Centre, 116a Seaside						
Source:	EBC Identified	EBC Identified					
Neighbourhood:	Seaside						
Ward:	Devonshire						
Grid Reference:	E: 561884, N: 99500						
		Designated Open Space		NO			
	4/17	Within 800m Open Space:		Within 800m Play Space:			
	4 247		YES		YES		
S MARKET		Flood Zone:					
		VL	Majority 3	a			
			Conservation Are		a:	NO	
		417	Area (Hectares):			0.10	
	erved. Eastbourne Borough Council. L	*	Prev. Developed:			BF	
Suitability:	Suitable (Housing)	A100023679 2022					
Availability:	Available						
Achievability:	Achievable						
Housing Capacity:	15	Density Area	:	High De	ensity		
Density (dph):	149.10	Delivery Peri	od:	6-10 Ye	ears		
Conclusion:	Developable (Housing)						
Justification:	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						

Site Ref:	SE16							
Site Name:	28 Seabeach Lane	28 Seabeach Lane						
Source:	Lapsed permission	Lapsed permission						
Neighbourhood:	Seaside							
Ward:	Devonshire							
Grid Reference:	E: 562363, N: 100405	E: 562363, N: 100405						
44/1	Call Halor		Designate Open Spa		NO			
			Within 800m Open Space:		Within 800m Play Space:			
111	1 2 14 1 TO	-	YES		YES			
1/1/25		100	Flood Zo	ne:				
076		STRIA	Flood Zon	e 3a				
			Conserva	ition Are	a:	NO		
110000			Area (Hed	ctares):		2.33		
		A	Prev. Dev	eloped:		BF		
Suitability:	erved. Eastbourne Borough Council. L Suitable (Housing)	A100025879 2022						
Availability:	Potentially Available							
Achievability:	Achievable							
Housing Capacity:	2	Density Area	1:	High D	ensity			
Density (dph):	85.58	Delivery Peri	od:	11+ Ye	ars			
Conclusion:	Potentially Developable (Housing)						
Justification:	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.							

Site Ref:	SE25							
Site Name:	38/40 Leslie Street	38/40 Leslie Street						
Source:	EBC Identified							
Neighbourhood:	Seaside							
Ward:	Devonshire	Devonshire						
Grid Reference:	E: 561846, N: 99842	E: 561846, N: 99842						
			Designated Open Space:		NO			
		Within 800m Open Space:		Within 800m Play Space:				
			YES		YES			
	White.	Flood Zone:						
		1	Conservat		a:	NO		
			Area (Hed	ctares):		0.06		
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L.	A100025879 2022	Prev. Dev	reloped:		BF		
Suitability:	Suitable (Housing)							
Availability:	Potentially Available							
Achievability:	Achievable							
Housing Capacity:	5	Density Area	:	High De	ensity			
Density (dph):	81.36	Delivery Peri	od:	11+ Ye	ars			
Conclusion:	Potentially Developable (Housing)						
Justification:	adjcent to existing 2-storey predominantly residential a residential development. The use due to close proximity to responded to contact regar	The site is a building in commercial use (workshop/warehouse) and yard located adjcent 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						

Site Ref:	SE28							
Site Name:	Ambulance Station, Durs	Ambulance Station, Dursley Road						
Source:	Surplus Public Sector Land	Surplus Public Sector Land						
Neighbourhood:	Seaside	Seaside						
Ward:	Devonshire	Devonshire						
Grid Reference:	E: 561478, N: 99532							
	HALL			ed ace:	NO			
			Within 80 Open Spa	_	Within Space:	800m Play		
			YES		YES			
	3/ b	Flood Zo	ne:					
Man I	5"			ie 1				
		HIP	Conserva	ition Are	a:	NO		
	147444	Area (H		ctares):		0.03		
(C) Crown convigint All sights	reserved. Eastbourne Borough Council. L	A100025970 2022	Prev. Developed:			BF		
Suitability:	Suitable (Housing)	LA 100023077 2022						
Availability:	Available							
Achievability:	Achievable							
Housing Capacity:	5	Density Area	:	High D	ensity			
Density (dph):	152.55	Delivery Peri	od:	6-10 Ye	ears			
Conclusion:	Developable (Housing)							
Justification:	Station, surrounded by two predominantly residential a area and close to the town residential development. T proximity to existing reside become available within the	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.						

Site Ref:	SE31							
Site Name:	4 Bayham Road	4 Bayham Road						
Source:	EBC Identified							
Neighbourhood:	Seaside	Seaside						
Ward:	Devonshire	Devonshire						
Grid Reference:	E: 562095, N: 99493	E: 562095, N: 99493						
Curter Starrachia (ARI Course)		1/20	Designate Open Spa		NO			
			Within 80 Open Spa		Within 800m Play Space:			
		1	YES		YES			
	17	5	Flood Zo	ne:				
					1 and 3a			
	Conservation Area:			a:	NO			
			Area (Hectares):			0.01		
		*	Prev. Dev	reloped:		BF		
(C) Crown copyright. All rights	eserved. Eastbourne Borough Council. L	A100025879 2022						
Suitability:	Suitable (Housing)							
Availability:	Potentially Available							
Achievability:	Achievable							
Housing Capacity:	1	Density Area	ı:	High D	ensity			
Density (dph):	96.22	Delivery Per	iod:	11+ Ye	ars			
Conclusion:	Potentially Developable (Housing)						
Justification:	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							

Site Ref:	SE32								
Site Name:	3 Bayham Road	3 Bayham Road							
Source:	EBC Identified								
Neighbourhood:	Seaside	Seaside							
Ward:	Devonshire	Devonshire							
Grid Reference:	E: 562117, N: 99517	E: 562117, N: 99517							
	1/1/17	17		ed ace:	NO				
			Within 80 Open Spa	_	Within 800m Play Space:				
	7/1= 7/1/8		YES		YES				
		1907	Flood Zo	ne:					
- Marie									
					a:	NO			
			Area (Hed	ctares):		0.017			
(C) Crown copyright. All rights	eserved. Eastbourne Borough Council. L	A100025879 2022	Prev. Dev	veloped:		BF			
Suitability:	Suitable (Housing)								
Availability:	Potentially Available								
Achievability:	Achievable								
Housing Capacity:	1	Density Area	1:	High D	ensity				
Density (dph):	59.63	Delivery Peri	iod:	11+ Ye	ars				
Conclusion:	Potentially Developable ((Housing)							
Justification:	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								

Site Ref:	SE34						
Site Name:	16a Beamsley Road						
Source:	EBC Identified						
Neighbourhood:	Seaside						
Ward:	Devonshire						
Grid Reference:	E: 562182, N: 99931						
100	14/11	7/ //	Designated Open Space:		NO		
				0m ace:	Within Space:	800m Play	
		4///	YES		YES		
	1.3	Flood Zone:					
				, partially	2		
			Conserva	rvation Area:		NO	
		7.7	Area (Hectares			0.09	
		*	Prev. Developed:			BF	
	erved. Eastbourne Borough Council. L.						
Suitability:	Suitable (Housing/Employn	nent)					
Availability:	Potentially Available						
Achievability:	Achievable						
Housing Capacity:	1	Density Area	:	High De	ensity		
Density (dph):	107.07	Delivery Peri	od:	11+ Ye	ars		
Conclusion:	Potentially Developable (Housing)					
Justification:	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					The site is ered to be ntial.	

Site Ref:	SE36							
Site Name:	Glennys Estate, Latimer I	Road						
Source:	EBC Identified							
Neighbourhood:	Seaside	Seaside						
Ward:	Devonshire							
Grid Reference:	E: 562339, N: 100064							
					NO			
				Om ace:	Within 800m Play Space:			
			YES		YES			
				Flood Zone:				
					a:	NO		
		130	Area (Hed	ctares):		0.22		
		*	Prev. Dev	eloped:		BF		
., ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	erved. Eastbourne Borough Council. L							
Suitability:	Suitable (Housing/Employn	nent)						
Availability:	Potentially Available							
Achievability:	Achievable	-			••			
Housing Capacity:	20	Density Area		High De				
Density (dph):	90.10	Delivery Peri	od:	11+ Ye	ars			
Conclusion:	Potentially Developable (Housing)						
Justification:	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							

Site Ref:	SE45							
Site Name:	Garages to the rear of 1-1	Garages to the rear of 1-11 Wannock Road						
Source:	EBC Identified							
Neighbourhood:	Seaside	Seaside						
Ward:	Devonshire							
Grid Reference:	E: 562555, N: 100141	E: 562555, N: 100141						
			Designate Open Spa		NO			
			Within 80 Open Spa	_	Within Space:	800m Play		
		1	YES		YES			
			Flood Zo	ne:				
		Flood Zone 3a						
			Conservation Are		a:	NO		
			Area (Hed	ctares):		0.14		
T-1		*	Prev. Dev	eloped:		BF		
1,7,5	erved. Eastbourne Borough Council. L	A100025879 2022						
Suitability:	Suitable (Housing)							
Availability:	Available							
Achievability:	Achievable							
Housing Capacity:	11	Density Area	:	High D	ensity			
Density (dph):	76.45	Delivery Peri	od:	6-10 Ye	ears			
Conclusion:	Developable (Housing)							
Justification:	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.							

Site Ref:	SE47							
Site Name:	101 Bourne Street	101 Bourne Street						
Source:	EBC Identified							
Neighbourhood:	Seaside							
Ward:	Devonshire	Devonshire						
Grid Reference:	E: 561429, N: 99514							
41			Designate Open Spa		NO			
Dept					Within 800m Play Space:			
		77	Flood Zone:					
	1 1 14	Phylin I.	Flood Zon	e 1				
		Conserva	ition Are	a:	NO			
	Nome Piner		Area (Hectares):			0.07		
	Pru	个	Prev. Dev	eloped:		BF		
Suitability:	served. Eastbourne Borough Council. L Suitable (Housing)	A100025879 2022						
Availability:	Potentially Available							
Achievability:	Achievable							
Housing Capacity:	12	Density Area	:	High D	ensity			
Density (dph):	152.37	Delivery Peri	od:	11+ Ye	ars			
Conclusion:	Potentially Developable (Housing)						
Justification:	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.							

Site Ref:	SE48						
Site Name:	Land to the rear of 73-91	Dudley Road					
Source:	EBC Identified						
Neighbourhood:	Seaside						
Ward:	Devonshire	Devonshire					
Grid Reference:	E: 561804, N: 100030						
		di jatanga			NO		
		Within 80 Open Spa		Within Space:	800m Play		
			YES		YES		
			Flood Zone:				
			Flood Zone 3a				
			Conservation Are		a:	NO	
			Area (Hectares):			0.09	
(C) Course on wight All sights are	erved. Eastbourne Borough Council. L	A100035070 2022	Prev. Dev	eloped:		BF	
Suitability:	Suitable (Housing)	A100023877 2022					
Availability:	Potentially Available						
Achievability:	Achievable						
Housing Capacity:	8	Density Area	1:	High De	ensity		
Density (dph):	88.16	Delivery Peri	od:	11+ Ye	ars		
Conclusion:	Potentially Developable (Housing)					
Justification:	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.						

Site Ref:	SE52										
Site Name:	109 Latimer Road										
Source:	EBC Identified										
Neighbourhood:	Seaside										
Ward:	Devonshire	Devonshire									
Grid Reference:	E: 562295, N: 100102										
						Designated Open Space					
					Within 80 Open Sp.			Within Space:	800m Play		
1974m 5	4/4/77		YES		YES						
	1	Flood Zone:									
THE THE	Both Both	Majority 3a									
4.1744		04-47	Conservation Are		a:	NO					
			Area (Hed	ctares):		0.008					
-		100 1	Prev. Dev	eloped:		BF					
Suitability:	Suitable (Housing)	A100025879 2022									
Availability:	Potentially Available										
Achievability:	Achievable										
Housing Capacity:	1	Density Area		High De	aneity						
Density (dph):	122.29	Delivery Peri		11+ Ye							
Conclusion:	Potentially Developable (ou.	11+16	ais						
Justification:			ar valet\ lee	atod adia	oont to o						
Justineation:	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.					ntly elopment. e proximity considered le. It is					

Site Ref:	SE53							
Site Name:	National Tyres Autocare,	49 Seaside						
Source:	EBC Identified							
Neighbourhood:	Seaside	Seaside						
Ward:	Devonshire							
Grid Reference:	E: 561937, N: 99333							
The state of	FIFE		esignate pen Spa		NO			
			/ithin 800 pen Spa	-	Within Space:	800m Play		
11/1/		YI	ES		NO			
26. 31.		FI FI	lood Zor	ne:				
		M	lajority 3a	a				
				Conservation Are		YES		
		A	Area (Hectares):			0.05		
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L.	*	rev. Dev	eloped:		BF		
Suitability:	Suitable (Housing/Employn	nent)						
Availability:	Potentially Available							
Achievability:	Achievable							
Housing Capacity:	15	Density Area:		High De	ensity			
Density (dph):	300.35	Delivery Period:	:	11+ Ye	ars			
Conclusion:	Potentially Developable (Housing)						
Justification:	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.							

Site Ref:	SE55						
Site Name:	Beach Mews and 2A Bea	ch Road					
Source:	EBC Identified						
Neighbourhood:	Seaside	Seaside					
Ward:	Devonshire	Devonshire					
Grid Reference:	E: 562268, N: 100101						
35/14/7		99/	Designate Open Spa		NO		
The state of the s				0m ace:	Within Space:	800m Play	
STATE PO	1 3/4/97		YES		YES		
1/2/2/2/2/2/		1	Flood Zo	ne:			
	27/10/	Byh!	2 and 3a				
			Conserva	ition Are	a:	NO	
	194 Front 1 1/2	Yel	Area (Hed	ctares):		0.08	
(C) Crown copyright. All rights re	served. Eastbourne Borough Council. L	A100025879 2022	Prev. Dev	veloped:		BF	
Suitability:	Suitable (Housing/Employr						
Availability:	Potentially Available						
Achievability:	Achievable						
Housing Capacity:	5	Density Area	1:	High D	ensity		
Density (dph):	62.66	Delivery Peri	od:	11+ Ye	ars		
Conclusion:	Potentially Developable (Housing)					
Justification:	The site is a small commerical 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.						

Site Ref:	SE56							
Site Name:	Garages adjacent to 75 L	Garages adjacent to 75 Longstone Road						
Source:	EBC Identified							
Neighbourhood:	Seaside	Seaside						
Ward:	Devonshire							
Grid Reference:	E: 561645, N: 99469	E: 561645, N: 99469						
			Designate Open Spa		NO			
				0m ace:	Within Space:	800m Play		
			YES		NO			
7	Flood Zone:							
72/4		Flood Zone 1						
- 70					a:	NO		
		1	Area (Hed	ctares):		0.19		
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. L	A100025879 2022	Prev. Developed:			BF		
Suitability:	Suitable (Housing)							
Availability:	Available							
Achievability:	Achievable							
Housing Capacity:	2	Density Area	:	High D	ensity			
Density (dph):	104.90	Delivery Peri	od:	11+ Ye	ars			
Conclusion:	Developable (Housing)							
Justification:	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.							

Site Ref:	SE83						
Site Name:	Land Adjacent to 208-210	Seaside					
Source:	Refused/withdrawn						
Neighbourhood:	Seaside						
Ward:	Devonshire						
Grid Reference:	E: 561984, N: 99749						
7 4 /	in	Designate Open Spa		NO			
Op Li			Within 80 Open Spa		Within Space:	800m Play	
		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	YES		YES		
		HATE	Flood Zo	one:			
			Flood Zon	e 3a			
(2) (4(1))			Conservation Ar		a:	NO	
3 HONZ PA		1	Area (Hectares):			0.07	
		1.4	Prev. Developed:			BF	
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L	A100025879 2022					
Suitability:	Suitable (Housing)						
Availability:	Available						
Achievability:	Potentially Achievable						
Housing Capacity:	2	Density Area	:	High De	ensity		
Density (dph):	266.92	Delivery Peri	od:	6-10 Ye	ears		
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	2 Firle Road						
Source:	Pre-application advice							
Neighbourhood:	Seaside	Seaside						
Ward:	Devonshire							
Grid Reference:	E: 561941, N: 99682							
1/1//			Designate Open Spa		NO			
			Within 80 Open Spa		Within Space:	800m Play		
		1 to	YES		YES			
			Flood Zo	ne:				
3341				Majority 3a				
		Conservation Are		a:	NO			
		144	Area (Hed	tares):		0.11		
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. L	A100025879 2022	Prev. Developed:			BF		
Suitability:	Suitable (Housing)							
Availability:	Available							
Achievability:	Achievable							
Housing Capacity:	15	Density Area	:	High D	ensity			
Density (dph):	125.44	Delivery Peri	od:	11+ Ye	ars			
Conclusion:	Developable (Housing)							
Justification:	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.							

Site Ref:	SE89							
Site Name:	Garages to the rear of 13-	Garages to the rear of 13-19 Wannock Road						
Source:	EBC Identified							
Neighbourhood:	Seaside							
Ward:	Devonshire							
Grid Reference:	E: 562530, N: 100121							
11/1/45			Designated Open Space:		NO			
			Within 80 Open Spa		Within Space:	800m Play		
			YES		YES			
111/2/1/20			Flood Zoi	ne:				
			Flood Zon	e 3a				
The second second		Conservation Are		a:	NO			
			Area (Hed	ctares):		0.12		
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L	A100025879 2022	Prev. Developed:			BF		
Suitability:	Suitable (Housing)							
Availability:	Available							
Achievability:	Achievable							
Housing Capacity:	9	Density Area	:	High D	ensity			
Density (dph):	74.27	Delivery Perio	od:	11+ Ye	ars			
Conclusion:	Developable (Housing)							
Justification:	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.							

Site Ref:	SE93						
Site Name:	Fishermans Green, Roya	Fishermans Green, Royal Parade					
Source:	EBC Identified						
Neighbourhood:	Seaside						
Ward:	Devonshire						
Grid Reference:	E: 562609, N: 100055						
	No THE	()	Designat Open Spa		NO		
		()	Within 80 Open Spa			in 800m Space:	
			YES		YES		
		Flood Zo	ne:				
	X	Flood Zor	ne 3a				
				ation Ar	ea:	NO	
	X- I		Area (He	ctares):		1.4	
		*	Prev. Dev	veloped	:	BF	
(C) Crown copyright. All rights reserv	ved. Eastbourne Borough Council. LA1	100025879 2022					
Suitability:	Potentially Suitable (Housi	ng)					
Availability:	Potentially Available						
Achievability:	Achievable						
Housing Capacity:	80	Density Are	a:	High [ensity	,	
Density (dph):	57.14	Delivery Pe	riod:	11+ Y	ears		
Conclusion:	Potentially Developable (Housing)					
Justification:	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.						

Site Ref:	SE95						
Site Name:	Land rear of 403 Seaside						
Source:	Planning application						
Neighbourhood:	Seaside						
Ward:	Devonshire	Devonshire					
Grid Reference:	E: 562490, N: 100654						
.,	1/1/1/19	1	Designate Open Spa		NO		
			Within 80 Open Spa		Within Space:	800m Play	
		779	YES		YES		
// //			Flood Zo	ne:			
				Majority 3a			
1911	- CA114		Conservation Are		a:	NO	
		6///	Area (Hectares):			0.018	
		#	Prev. Developed:			BF	
11 1	erved. Eastbourne Borough Council. L	A100025879 2022					
Suitability:	Suitable (Housing)						
Availability:	Available						
Achievability:	Achievable						
Housing Capacity:	2	Density Area	:	High De	ensity		
Density (dph):	105.26	Delivery Peri	od:	1-5 yea	ırs		
Conclusion:	Deliverable (Housing)						
Justification:	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.						

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					
	1-11	1,1	Designated Open Space:		NO	
			Within 80 Open Spa		Within Space:	800m Play
4/0		MAN)	YES		YES	
Prince of the second		SE !	Flood Zoi	ne:		
" COM	V/ 7	\rightarrow	Flood Zon	e 3a		
39.00	2N-, (a)		Conserva	ition Are	a:	NO
Site O		//	Area (Hectares):			2.37
	40 (1)		Prev. Developed:			GF
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L	A100025879 2022				
Suitability:	Suitable (Housing)					
Availability:	Available					
Achievability:	Achievable					
Housing Capacity:	1	Density Area	:	Mediun	n Density	
Density (dph):	42.12	Delivery Peri	od:	11+ Ye	ars	
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.					

Site Ref:	SE98							
Site Name:	Land within curtilage of 1	1 Norway Roa	d					
Source:	EBC Identified							
Neighbourhood:	Seaside							
Ward:	Devonshire							
Grid Reference:	E: 562655, N: 100751	E: 562655, N: 100751						
		1/5	Designated Open Space:		NO			
			Within 80 Open Spa		Within Space:	800m Play		
		A C	YES		YES			
		Z Z	Flood Zo	ne:				
			Flood Zon	e 3a				
			Conservation Are		a:	NO		
		A V	Area (Hed	ctares):		2.23		
		THE STATE OF THE S	Prev. Dev	eloped:		GF		
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L	A100025879 2022						
Suitability:	Suitable (Housing)							
Availability:	Available							
Achievability:	Achievable							
Housing Capacity:	1	Density Area	:	Mediun	n Density	,		
Density (dph):	44.71	Delivery Peri	od:	11+ Ye	ars			
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 Languey

Site Ref:	SH01							
Site Name:	Hide Hollow Farm, Hide H	lollow						
Source:	Borough Plan allocation							
Neighbourhood:	Shinewater & North Langne							
Ward:	Langney	Langney						
Grid Reference:	I Reference: E: 562958, N: 103388							
			Designate Open Spa		NO			
				Om ace:	Within Space:	800m Play		
		Page .	YES		YES			
- Marie				Flood Zone:				
			Flood Zone 1					
			Conservation Are		a:	NO		
	A CONTRACTOR OF THE PROPERTY O	3	Area (Hectares):			0.95		
(C) Crown copyright. All rights rese	erved. Eastbourne Borough Council. L	A100025879 2022	Prev. Developed:			GF		
Suitability:	Suitable (Housing)							
Availability:	Available							
Achievability:	Potentially Achievable							
Housing Capacity:	13	Density Area	:	Medium	n Density			
Density (dph):	37.44	Delivery Peri	od:	11+ Ye	ars			
Conclusion:	Developable (Housing)							
Justification:	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.							

Site Ref:	SH04							
Site Name:	Land between 253 and 25	55 Sorrell Drive)					
Source:	EBC Identified							
Neighbourhood:	Shinewater & North Langne	Shinewater & North Langney						
Ward:	Langney	Langney						
Grid Reference:	E: 561901, N: 103713	E: 561901, N: 103713						
	1/2	~/`	Designate Open Spa		NO			
Spart, 1970			Within 80 Open Spa		Within Space:	800m Play :		
	20		YES		YES			
	Flood Zone:							
	Flood Zone 1							
			Conservation Are		a:	NO		
			Area (Hectares):			3.69		
		*	Prev. Developed:			GF		
(C) Crown copyright. All rights re	served. Eastbourne Borough Council. L	A100025879 2022						
Suitability:	Suitable (Housing)							
Availability:	Available							
Achievability:	Achievable							
Housing Capacity:	2	Density Area	1:	Mediun	n-High De	ensity		
Density (dph):	54.05	Delivery Peri	od:	11+ Ye	ars			
Conclusion:	Developable (Housing)							
Justification:	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.							

Site Ref:	SH07						
Site Name:	Land adjacent 23 Oulton	Close					
Source:	EBC Identified						
Neighbourhood:	Shinewater & North Langne	Shinewater & North Langney					
Ward:	Langney	Langney					
Grid Reference:	E: 561846, N: 103536						
	V2/		Designate Open Spa		NO		
			Within 80 Open Spa		Within Space:	800m Play	
130			YES		YES		
			Flood Zo	ne:			
			Flood Zone 1				
			Conservation Are		a:	NO	
			Area (Hed	ctares):		0.04	
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L	A100025879 2022	Prev. Developed:			BF	
Suitability:	Suitable (Housing)						
Availability:	Available						
Achievability:	Achievable						
Housing Capacity:	3	Density Area	:	Mediun	n-High De	ensity	
Density (dph):	70.09	Delivery Peri	od:	6-10 Ye	ears		
Conclusion:	Developable (Housing)						
Justification:	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.						

Site Ref:	SH08							
Site Name:	Land adjacent 26 Sorrel	Land adjacent 26 Sorrel Drive						
Source:	EBC Identified							
Neighbourhood:	Shinewater & North Langn	ey						
Ward:	Langney	Langney						
Grid Reference:	id Reference: E: 562338, N: 103245							
			Designate Open Spa		NO			
					Within 800m Play Space:			
			YES		YES			
Z/ 7 \\					Flood Zone:			
1/1/					Flood Zone 1			
	-		Conserva	ition Are	a:	NO		
	- \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \		Area (Hed	ctares):		0.04		
(C) Crown copyright, All rights	reserved. Eastbourne Borough Council. I	A100025879 2022	Prev. Dev	reloped:		BF		
Suitability:	Suitable (Housing)							
Availability:	Available							
Achievability:	Achievable							
Housing Capacity:	2	Density Area	1:	Mediun	n-High De	ensity		
Density (dph):	42.51	Delivery Per	iod:	6-10 Ye	ears			
Conclusion:	Developable (Housing)							
Justification:	within the predominantly reparking in this area, so the provision is replaced within employment use due to cloconfirmed that the site could Capacity of the site constraint.	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.						

Site Ref:	SH09					
Site Name:	Green Space to Rear of 7	5 Foxglove Ro	ad			
Source:	EBC Identified					
Neighbourhood:	Shinewater & North Langne	∋y				
Ward:	Langney					
Grid Reference:	E: 561859, N: 102974					
			Designated Open Space:		NO	
			Within 80 Open Spa		Within Space:	800m Play
13/1/1/			YES		YES	
// //- //	Polis Control Control		Flood Zo	ne:		
	\ <u></u>		Majority 1	, Partially	2	
			Conservation Are		a:	NO
			Area (Hectares):			0.04
(*************************************		12	Prev. Developed:			BF
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L	A100025879 2022				
Suitability:	Suitable (Housing)					
Availability:	Available					
Achievability:	Achievable					
Housing Capacity:	2	Density Area	:	Mediun	n-High De	ensity
Density (dph):	49.96	Delivery Peri	od:	11+ Ye	ars	
Conclusion:	Developable (Housing)					
Justification:	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 proxmity 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.					

Site Ref:	SH10						
Site Name:	Land adjacent to 46 Foxg	love Road					
Source:	EBC Identified						
Neighbourhood:	Shinewater & North Langne	Shinewater & North Langney					
Ward:	Langney						
Grid Reference:	E: 561932, N: 103151						
5		10	Designate Open Spa		NO		
				Within 800m Open Space:		800m Play	
			YES		YES		
	\$ \\\·\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\		Flood Zo	ne:			
				Flood Zone 1			
	XX		Conservation Are		a:	NO	
		. •	Area (Hectares):			0.04	
		T _P	Prev. Developed:			BF	
Suitability:	Suitable (Housing)	A100025879 2022					
Availability:	Available						
Achievability:	Achievable						
Housing Capacity:	3	Density Area	:	Mediun	n-High De	ensity	
Density (dph):	75.09	Delivery Peri	od:	6-10 Ye	ears		
Conclusion:	Developable (Housing)						
Justification:	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.						

Site Ref:	SH11							
Site Name:	Garages to the rear of 12	0-122 Foxglove	Road					
Source:	EBC Identified							
Neighbourhood:	Shinewater & North Langney							
Ward:	Langney	Langney						
Grid Reference:	ce: E: 561829, N: 103053							
164								
					Within Space:	800m Play		
11 M. 11 11 11 11 11 11 11 11 11 11 11 11 11					YES			
the state of			Flood Zo	ne:				
					od Zone 2			
16.71			Conservation Are		a:	NO		
		13	Area (Hectares):			0.02		
7.107		*	Prev. Developed:			BF		
1,3,5	erved. Eastbourne Borough Council. L	A100025879 2022						
Suitability:	Suitable (Housing)							
Availability:	Available							
Achievability:	Achievable	Daniello Anna	-	NA - disco-	- I II - II D			
Housing Capacity:	2	Density Area			n-High De	ensity		
Density (dph):	86.11	Delivery Peri	oa:	11+ Ye	ars			
Conclusion:	Developable (Housing)							
Justification:	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 consideed that the site could accommodate 2 additional houses.							

Site Ref:	SH12								
Site Name:	Garages between 46 and	48 Milfoil Drive	e						
Source:	EBC Identified								
Neighbourhood:	Shinewater & North Langne	еу							
Ward:	Langney	Langney							
Grid Reference:	Reference: E: 562060, N: 103271								
Mod	1		Designate Open Spa		NO				
	XX	Within 80 Open Spa		Within Space:	800m Play				
44/200					YES				
				Flood Zone:					
					Flood Zone 1				
114		5	Conservation Are		a:	NO			
			Area (Hectares):			0.03			
	erved. Eastbourne Borough Council. L	— ↑	Prev. Dev	Prev. Developed:		BF			
Suitability:	Suitable (Housing)	A100023077 2022							
Availability:	Available								
Achievability:	Achievable								
Housing Capacity:	2	Density Area	:	Medium	n-High De	ensity			
Density (dph):	53.13	Delivery Peri	od:	11+ Ye	ars				
Conclusion:	Developable (Housing)								
Justification:	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 consideed that the site could accommodate 2 additional houses								

Site Ref:	SH13							
Site Name:	Garages to the rear of 1-1	Garages to the rear of 1-11 Primrose Close						
Source:	EBC Identified	EBC Identified						
Neighbourhood:	Shinewater & North Langney							
Ward:	Langney							
Grid Reference:	E: 561951, N: 103038							
					NO			
			Within 80 Open Spa		Within Space:	800m Play		
			YES		YES			
			Flood Zo	ne:				
	Param / S		Flood Zon	e 1				
			Conservation Ar		a:	NO		
	() / () / () / ()		Area (Hectares):			0.07		
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L	A100025879 2022	Prev. Developed:			BF		
Suitability:	Suitable (Housing)							
Availability:	Available							
Achievability:	Achievable							
Housing Capacity:	3	Density Area	:	Mediun	n-High De	ensity		
Density (dph):	38.14	Delivery Peri	od:	6-10 Ye	ears			
Conclusion:	Developable (Housing)							
Justification:	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.							

Site Ref:	SH14							
Site Name:	Garages to rear of 1-11 S	Garages to rear of 1-11 Sorrel Drive						
Source:	EBC Identified							
Neighbourhood:	Shinewater & North Langne	Shinewater & North Langney						
Ward:	Langney							
Grid Reference: E: 562160, N: 103204								
		12	Designate Open Spa		NO			
.~-//		Within 80 Open Spa		Within Space:	800m Play			
		1. 11	YES		YES			
W W								
- 1		Flood Zone 1						
			Conserva	tion Are	a:	NO		
	%		Area (Hed	tares):		0.02		
(C) Crown convigate All rights rose	erved. Eastbourne Borough Council. L	A100025870 2022	Prev. Developed:			BF		
Suitability:	Suitable (Housing)							
Availability:	Available							
Achievability:	Achievable							
Housing Capacity:	2	Density Area	:	Mediun	n-High De	ensity		
Density (dph):	71.48	Delivery Peri	od:	11+ Ye	ars			
Conclusion:	Developable (Housing)							
Justification:	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 consideed that the site could accommodate 2 additional houses							

Site Ref:	SH27							
Site Name:	Land adjacent to 17 Wrox	Land adjacent to 17 Wroxham Road						
Source:	EBC Identified							
Neighbourhood:	Shinewater & North Langney							
Ward:	Langney	Langney						
Grid Reference:	E: 561898, N: 103683							
	11		Designate Open Spa		NO			
					Within Space:	800m Play		
			YES		YES			
			Flood Zo	ne:				
					Flood Zone 1			
9			Conserva	ition Are	a:	NO		
and the same			Area (Hed	ctares):		0.03		
	1/1/	*	Prev. Dev	veloped:		GF		
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L	A100025879 2022						
Suitability:	Suitable (Housing)							
Availability:	Available							
Achievability:	Achievable							
Housing Capacity:	2	Density Area	:	Mediun	n-High De	ensity		
Density (dph):	66.05	Delivery Peri	od:	6-10 Ye	ears			
Conclusion:	Developable (Housing)							
Justification:	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.							

Site Ref:	SH28						
Site Name:	Land adjacent to 12 Hickl	ing Close					
Source:	EBC Identified						
Neighbourhood:	Shinewater & North Langne						
Ward:	Langney						
Grid Reference:	E: 561942, N: 103647						
	Y	Designate Open Spa		NO			
			Within 80 Open Spa		Within Space:	800m Play	
			YES		YES		
			Flood Zone:				
			Flood Zone 1				
			Conservation Are		a:	NO	
			Area (Hectares):			0.06	
500 / 12 13 0 2 0 11 13 0			Prev. Dev	eloped:		GF	
1,7,5	erved. Eastbourne Borough Council. L	A100025879 2022					
Suitability:	Suitable (Housing)						
Availability:	Available						
Achievability:	Achievable						
Housing Capacity:	1	Density Area	:	Mediun	n-High De	ensity	
Density (dph):	15.22	Delivery Peri	od:	6-10 Ye	ears		
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.						

Site Ref:	SH34							
Site Name:	Land adjacent to 6 Foxglo	ove Road						
Source:	EBC Identified							
Neighbourhood:	Shinewater & North Langne							
Ward:	Langney	Langney						
Grid Reference:	ence: E: 562024, N: 103180							
20/AX	N. R.	Designated Open Space			NO			
		-	Within 80 Open Spa		Within Space:	800m Play		
1					YES			
	·/ \/ \/	Flood Zone:						
	A CONTRACTOR	100	Conservation Are		a:	NO		
			Area (Hectares):			0.03		
	(P). /(S)		Prev. Developed:			BF		
(C) Crown copyright. All rights reso	erved. Eastbourne Borough Council. L	A100025879 2022						
Suitability:	Suitable (Housing)							
Availability:	Available							
Achievability:	Achievable							
Housing Capacity:	3	Density Area	:	Mediun	n-High De	ensity		
Density (dph):	76.25	Delivery Peri	od:	6-10 Ye	ears			
Conclusion:	Developable (Housing)							
Justification:	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.							

Sovereign Harbour

Site Ref:	SO02					
Site Name:	Site 2, Sovereign Harbou	r				
Source:	EBC Identified					
Neighbourhood:	Sovereign Harbour					
Ward:	Sovereign					
Grid Reference:	E: 563764, N: 101886					
75/100			Designate Open Spa		NO	
1			Within 80 Open Spa		Within Space:	800m Play
7	SO F		YES		YES	
- No.	HI	Flood Zo	ne:			
100 m		Flood Zon	e 3a			
The state of the s				ition Are	a:	NO
		1/1/2 5 (47/1)				0.22
The state of the s		/ 3	Prev. Dev	eloped:		BF
- Marie - 1	erved. Eastbourne Borough Council. L.	A100025879 2022				
Suitability:	Suitable (Housing)					
Availability:	Available					
Achievability:	Achievable					
Housing Capacity:	10	Density Area	:	High De	ensity	
Density (dph):	45.28	Delivery Peri	od:	6-10 Ye	ears	
Conclusion:	Developable (Housing)					
Justification:	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 bertholder 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 singlestorey 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.					

Site Ref:	SO04							
Site Name:	Site 4, Sovereign Harbour							
Source:	EBC Identified							
Neighbourhood:	Sovereign Harbour							
Ward:	Sovereign	Sovereign						
Grid Reference:	E: 564066, N: 102038							
	1	4	Designate Open Spa		NO			
	M	7-	Within 80 Open Spa	-	Within Space:	800m Play		
0	A_i	N	YES		YES			
A. 377		- 1/						
	1	Flood Zone 3a						
-		Conservation Are		a:	NO			
	4	The state of the s	Area (Hectares):			0.39		
-		*	Prev. Developed:			BF		
(C) Crown copyright. All rights rese	erved. Eastbourne Borough Council. L	A100025879 2022						
Suitability:	Suitable (Housing/Employn	nent)						
Availability:	Available							
Achievability:	Achievable							
Housing Capacity:	30	Density Area	:	Very Hi	gh Densi	ty		
Density (dph):	76.01	Delivery Peri	od:	6-10 Ye	ears			
Conclusion:	Developable (Housing/En	nployment)						
Justification:	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.							

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						
		ST. O.	Designate Open Spa		NO		
			Within 80 Open Spa		Within Space:	800m Play	
1/2	The state of the s	YES		YES			
		Majority 3	a				
			Conservation Are		a:	NO	
			Area (Hectares):			2.16	
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L	A100025879 2022	Prev. Developed:			BF	
Suitability:	Suitable (Housing/Employn	nent)					
Availability:	Available						
Achievability:	Achievable						
Housing Capacity:	40	Density Area	:	Mediun	n Density	,	
Density (dph):	52.21	Delivery Peri	od:	6-10 Ye	ears		
Conclusion:	Developable (Housing/En	nployment)					
Justification:	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.						

Site Ref:	SO15					
Site Name:	Sovereign Harbour Boaty	ard				
Source:	Call for Sites					
Neighbourhood:	Sovereign Harbour					
Ward:	Sovereign					
Grid Reference:	E: 563992, N: 101973					
// .	The state of the s	1	Designate Open Spa		NO	
	Within 80 Open Spa	-	Within Space:	800m Play		
	YES		YES			
		Flood Zoi	ne:			
	7	Flood Zone 3a				
	Conserva	tion Are	a:	NO		
3000	4		Area (Hed	tares):		0.63
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L.	A100025879 2022	Prev. Developed:			BF
Suitability:	Potentially Suitable (Housin	ng/Employment))			
Availability:	Potentially Available					
Achievability:	Potentially Achievable					
Housing Capacity:	20	Density Area	:	High De	ensity	
Density (dph):	31.25	Delivery Peri	od:	11+ Ye	ars	
Conclusion:	Developable (Housing/En	nployment)				
Justification:	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.					

St Anthonys & Langney Point

Site Ref:	ST03							
Site Name:	Land to rear of 76-83 Rotunda Road							
Source:	EBC Identified							
Neighbourhood:	St Anthonys & Langney Point							
Ward:	St Anthonys							
Grid Reference: E: 562758, N: 101679								
			Designate Open Spa		NO			
			Within 80 Open Spa		Within Space:	800m Play		
//					NO			
		Flood Zo	ne:					
-417			Majority 3a, partially 3b					
/ N		All Park	Conserva	tion Area:		NO		
	The state of the s		Area (Hectares)			0.20		
E			Prev. Dev	eloped:		BF		
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L	A100025879 2022						
Suitability:	Potentially Suitable (Housing	ng)						
Availability:	Potentially Available							
Achievability:	Achievable							
Housing Capacity:	8	Density Area	:	Medium	n Density			
Density (dph):	47.05	Delivery Peri	od:	11+ Ye	ars			
Conclusion:	Potentially Developable (Housing)						
Justification:	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.							

Site Ref:	ST08					
Site Name:	2 Aylesbury Avenue					
Source:	Pre-application advice					
Neighbourhood:	St Anthonys & Langney Po	int				
Ward:	Sovereign					
Grid Reference:	E: 563323, N: 101467					
	12	Designate Open Spa		NO		
			Within 80 Open Spa	-	Within Space:	800m Play
	137		YES		YES	
	MI		Flood Zo	ne:		
				e 3a		
			Conservation Are		a:	NO
		1000	Area (Hectares):			0.02
		A P	Prev. Developed:			GF
(C) Crown copyright. All rights rese	erved. Eastbourne Borough Council. L	A100025879 2022				
Suitability:	Suitable (Housing)					
Availability:	Available					
Achievability:	Achievable					
Housing Capacity:	1	Density Area	:	Mediun	n Density	
Density (dph):	45.22	Delivery Peri	od:	11+ Ye	ars	
Conclusion:	Developable (Housing)					
Justification:	The site consists of resident dwelling, located within the predominantly residential at to be suitable for residential site may be available for desite could accommodate 1 site.	predominantly rea with no obv I development. evelopment in the	residential a ious constra The landow ne plan peri	area. As aints, the ner has	a site with site is co indicated	nin the ensidered that the

Site Ref:	ST21						
Site Name:	Car Park adjacent to 6 Ma	arine Walk					
Source:	EBC Identified						
Neighbourhood:	St Anthonys & Langney Po	int					
Ward:	Sovereign						
Grid Reference:	E: 563400, N: 101841						
			Designate Open Spa		NO		
		Within 800m Open Space:		Within 800m Play Space:			
		10	YES		YES		
		//num	Flood Zone:				
Secretary States		Flood Zone 3a					
		Conserva	tion Are	a:	NO		
			Area (Hed	tares):		0.08	
(C) Crown convright All rights res	erved. Eastbourne Borough Council. L	A100025879 2022	Prev. Dev	eloped:		BF	
Suitability:	Suitable (Housing)						
Availability:	Potentially Available						
Achievability:	Achievable						
Housing Capacity:	3	Density Area	:	Mediun	n-High De	ensity	
Density (dph):	35.09	Delivery Peri	od:	11+ Ye	ars		
Conclusion:	Potentially Developable (Housing)					
Justification:	the rear of existing 2-storey. The parking appears to be that the parking is designed their individual dwellings. T shape, so it is considered to development. The site is colose proximity to existing r so the site is considered possible.	Potentially Developable (Housing) 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					

Summerdown & Saffrons

Site Ref:	SU01						
Site Name:	Compton Cottage, Compt	on Place Road	i				
Source:	EBC Identified						
Neighbourhood:	Summerdown & Saffrons						
Ward:	Meads	Meads					
Grid Reference:	E: 560355, N: 98815						
1011-11				ed ace:	NO		
14	О Y		Within 800m Open Space:		Within 800m Play Space:		
			YES		YES		
5	- 4/16-	· 2/18-		Flood Zone:			
	-		Flood Zon	ie 1			
			Conservation Are		a:	NO	
			Area (Hectares):			0.26	
The .	=	Transfer of the second	Prev. Dev	eloped:		BF	
Suitability:	Suitable (Housing)	A100025879 2022					
Availability:	Available						
Achievability:	Achievable						
Housing Capacity:	10	Density Area	:	Medium	n Density		
Density (dph):	38.21	Delivery Peri	od:	6-10 Ye	ears		
Conclusion:	Developable (Housing)						
Justification:	predominantly residential a for increased residential us to existing residential. The for development within the	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.					

Site Ref:	SU07						
Site Name:	59-63 Summerdown Road	i i					
Source:	Refused/withdrawn						
Neighbourhood:	Summerdown & Saffrons						
Ward:	Old Town						
Grid Reference:	E: 559625, N: 99029						
						NO	
			Within 800m Open Space:		Within 800m Play Space:		
			YES		YES		
		Flood Zone 1					
A STATE OF THE STA	11:37 8	1	Conservation Are		a:	NO	
			Area (Hectares):			0.41	
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L	A100035979 2022	Prev. Developed:			BF	
Suitability:	Suitable (Housing)	711000230772022					
Availability:	Available						
Achievability:	Achievable						
Housing Capacity:	10	Density Area	1:	Low De	ensity		
Density (dph):	23.93	Delivery Peri	od:	6-10 Ye	ears		
Conclusion:	Developable (Housing)						
Justification:	Developable (Housing) 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.						

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						
40 1	100				NO		
		1 /20	Within 80 Open Spa		Within Space:	800m Play	
A STATE OF THE PARTY OF THE PAR		1	YES		YES		
			Flood Zo	ne:			
	1 7	Flood Zone 1					
		199	Conservation Area: Area (Hectares): Prev. Developed:		a:	NO	
7 18 700	7 1 1 10	13/13				0.41	
Erro.	A RESIDENT	*				Mixed (mainly	
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L	A100025879 2022				GF)	
Suitability:	Suitable (Housing)						
Availability:	Available						
Achievability:	Achievable						
Housing Capacity:	3	Density Area	:	Low De	ensity		
Density (dph):	12.98	Delivery Peri	od:	6-10 Ye	ears		
Conclusion:	Developable (Housing)						
Justification:	The site consists of residen storey dwelling, located with the predominantly residenti residential development. An additional houses on the site.	hin the predomi al area the site n application is	nantly resic is consider currently ur	dential are ed to be s nder cons	ea. As a s suitable f	site within or	

Site Ref:	SU14					
Site Name:	Summerdown Sports Fac	ility				
Source:	Call for Sites					
Neighbourhood:	Summerdown & Saffrons					
Ward:	Old Town					
Grid Reference:	E: 559473, N: 98717					
		TEN.	Designated Open Space:		YES	
	Within			Within Space:	800m Play	
The same of the sa			YES		NO	
Man Control		Flood Zoi	ne:			
# 12 -		Flood Zone 1				
			Conservation Area:		a:	NO
				Area (Hectares):		2.08
		ŵ	Prev. Developed:			GF
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L	100				
Suitability:	Potentially Suitable (Housin	ng)				
Availability:	Available					
Achievability:	Achievable					
Housing Capacity:	35	Density Area	:	Low De	ensity	
Density (dph):	16.75	Delivery Peri	od:	11+ Ye	ars	
Conclusion:	Potentially Developable (Housing)				
Justification:	The site is an existing sport public use. Eastbourne Col College Field including the the development of new an may be available within the predomoninantly residentia National Park. Properties s properties in generous plots provision to compensate th and Open Space Study. As considered suitable for resi accommodate 35 dwellings	lege are seekin potential dispos d improved edu plan period. The larea, adjacenturrounding are s. The loss of the loss, this nee it is within the dential develop	g to consoling to consoling all of some ucational factors in the site is site in the boundary site is sports factors to be compredominant.	date thei outlying solities. The uated with ary with the ingle or two cility may neidered attly reside.	r operation of the control of the court of t	ons around rder to fund his site Downs detached alternative ng Pitch a the site is

Site Ref:	SU15						
Site Name:	Beresford Car Park and T	eaching Block					
Source:	Call for Sites						
Neighbourhood:	Summerdown & Saffrons						
Ward:	Old Town						
Grid Reference:	E: 559697, N: 98914						
P. 110	Designated NC Open Space:					10	
				Within 800m Open Space:		800m Play	
					YES		
	Flood Zone:						
				Flood Zone 1			
1	17		Conservation Are		a:	NO	
	11-1-	3	Area (Hectares):			0.26	
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L.	A100025879 2022	Prev. Developed:			Mixed (Mainly BF)	
Suitability:	Suitable (Housing)						
Availability:	Available						
Achievability:	Achievable						
Housing Capacity:	10	Density Area	:	Low De	ensity		
Density (dph):	37.67	Delivery Perio	od:	6-10 Ye	ears		
Conclusion:	Developable (Housing)		·				
Justification:	The site is an existing car p fields. Eastbourne College College Field including the the development of new an may be available within the pitches so there is a potent As it is within the predominaresidential development.	are seeking to opotential disposed improved eduplan period. The ial conflict of us	consolidate sal of some cational factorial fac	their ope outlying s cilities. The jacent to ould need	rations a sites in or nerefore t football a d to be ac	round rder to fund his site and cricket ddressed.	

Site Ref:	SU16					
Site Name:	Memorial Field					
Source:	Call for Sites					
Neighbourhood:	Summerdown & Saffrons					
Ward:	Old Town					
Grid Reference:	E: 559787, N: 99015					
10 10 10	Designated Open Space:		NO			
				Within 800m Open Space:		800m Play
	-		YES		YES	
		Flood Zone:				
10000		Flood Zone 1				
8 25			Conservation Are		a:	NO
1 1	=	1	Area (Hectares):			0.71
		·) •	Prev. Developed:			Mixed (Mainly GF)
1,7 0	erved. Eastbourne Borough Council. L	A100025879 2022				
Suitability:	Suitable (Housing)					
Availability:	Available					
Achievability:	Achievable	Danaity Avan		Law Da		
Housing Capacity:	24	Density Area		Low De		
Density (dph):	33.67	Delivery Peri	oa:	6-10 Ye	ears	
Conclusion:	Developable (Housing)					
Justification:	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 are the site is considered suitable for residential development.					

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						
			Designated Open Space:		NO		
		Within 800m Open Space:		Within 800m Play Space:			
					NO		
	Flood Zone:						
				Flood Zone 1			
				Conservation Are		YES	
	16 11	16	Area (Hed	ctares):		0.13	
(C) Crown copyright. All rights rese	erved. Eastbourne Borough Council. L	A100025879 2022	Prev. Developed:			BF	
Suitability:	Suitable (Housing/Employn	nent)					
Availability:	Available						
Achievability:	Achievable						
Housing Capacity:	12	Density Area	:	Very Hi	gh Densi	ty	
Density (dph):	88.90	Delivery Peri	od:	6-10 Ye	ears		
Conclusion:	Developable (Housing)						
Justification:	The site consists of a parking 5-storey hotel buildings, loc was previously allocated in residential development was uitable for residential deel employment use due to clo application history, the site site could accommodate a	cated within the the Borough Plus granted (now opment. The sit se proximity to should be cons	tourist accordan, and a part lapsed), so the is considered available.	ommodati lanning p the site ered to be idential. (lable. It is	ion area. permissio is consid e unsuital Given the s conside	The site n for ered to be ble for red that the	

	TO103									
Site Name:	Parking area to rear of Qu	ueens Hotel Li	on Lane							
Source:	EBC Identified									
Neighbourhood:	Town Centre	Town Centre								
Ward:	Devonshire	Devonshire								
Grid Reference:	E: 561827, N: 99076									
2.9	Designated Open Space:									
\ <u>\</u>	JUL STORY	V/	Within 80 Open Spa	-	Within Space:	800m Play				
		-//	YES		NO					
6. 3		11	Flood Zoi	ne:						
		11	Majority 3	a						
	11	Conserva	tion Are	a:	YES					
		11 1	Area (Hectares):			0.08				
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L.	A100025879 2022	Prev. Dev	eloped:	Prev. Developed:					
	Suitable (Housing)									
Suitability:	Suitable (Housing)									
Suitability:	Suitable (Housing) Potentially Available									
Availability:	Potentially Available	Density Area	:	Very Hi	gh Densi	ty				
Availability: Achievability:	Potentially Available Potentially Achievable	Density Area		Very Hi		ty				
Availability: Achievability: Housing Capacity:	Potentially Available Potentially Achievable 12	Delivery Peri				ity				

Site Ref:	TO108					
Site Name:	Commerical Mews South	, Commercial F	Road			
Source:	EBC Identified					
Neighbourhood:	Town Centre					
Ward:	Upperton					
Grid Reference:	E: 561259, N: 99500					
1. //	A STATE	11 11	Designated Open Space:		NO	
			Within 800m Open Space:		Within 800m Play Space:	
			YES		YES	
	Y // ///		Flood Zone:			
		Floor Con Are				
					a:	NO
						0.07
(C) Crown copyright. All rights re-	served. Eastbourne Borough Council. L	A100025879 2022	Prev. Dev	eloped:		BF
Suitability:	Suitable (Housing)					
Availability:	Potentially Available					
Achievability:	Achievable					
Housing Capacity:	10	Density Area	:	Very Hi	gh Densi	ty
Density (dph):	131.44	Delivery Peri	od:	11+ Ye	ars	
Conclusion:	Potentially Developable (Housing)				
Justification:	units, located to the rear of residential area. The site is railway station, and if the ellonger required, the site world is unlikely that there could however availability has no available and further efforts	Potentially Developable (Housing) 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				

Site Ref:	TO109					
Site Name:	Commerical Mews North,	Commercial R	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:	
Y / / / /			YES		YES	
			Flood Zone:			
			Flood Zon	e 1		
< / / /SSA				Conservation Are		NO
		1	Area (Hed	ctares):		0.10
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L	A100025879 2022	Prev. Dev	reloped:		BF
Suitability:	Suitable (Housing)					
Availability:	Potentially Available					
Achievability:	Achievable					
Housing Capacity:	16	Density Area	:	Very Hi	gh Densi	ity
Density (dph):	154.67	Delivery Peri	od:	11+ Ye	ars	
Conclusion:	Potentially Developable (Housing)				
Justification:	Potentially Developable (Housing) 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.					

Site Ref:	TO111							
Site Name:	Land to the rear of 8 Trin	Land to the rear of 8 Trinity Trees fronting Lismore Road						
Source:	EBC Identified	EBC Identified						
Neighbourhood:	Town Centre							
Ward:	Meads							
Grid Reference:	E: 561334, N: 98918							
	WEIL		Designate Open Spa		NO			
		11.	Within 80 Open Spa			800m Play		
11	2 .	BIL	YES		NO			
71	1 1 34		Flood Zor	ne:				
		12/ 12	Flood Zon	e 1				
7 /	net method	1/1/2	Conserva	tion Are	a:	YES		
A A COLE			Area (Hectares):			0.03		
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L	A100025879 2022	Prev. Developed:			GF		
Suitability:	Suitable (Housing)							
Availability:	Potentially Available							
Achievability:	Achievable							
Housing Capacity:	6	Density Area:		Very Hi	gh Densi	ity		
Density (dph):	168.99	Delivery Perio	od:	11+ Ye	ars			
Conclusion:	Potentially Developable (Housing)						
Justification:	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.							

Site Ref:	TO115						
Site Name:	Vincents Yard, 65a Susar	ns Road					
Source:	Pre-application advice						
Neighbourhood:	Town Centre	Town Centre					
Ward:	Devonshire	Devonshire					
Grid Reference:	E: 561380, N: 99300						
		A COL	Within 80 Open Spa		Within Space:	800m Play	
			YES		YES		
				Flood Zone:			
	mil .	Flood Zon	Flood Zone 1				
			Conservation Are		a:	NO	
		. 11	Area (Hed	ctares):		0.06	
300 2 1 2 11 2 N		1	Prev. Dev	eloped:		BF	
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L	A100025879 2022					
Suitability:	Suitable (Housing/Employn	nent)					
Availability:	Available						
Achievability:	Achievable						
Housing Capacity:	5	Density Area	:	Very Hi	gh Densi	ty	
Density (dph):	74.71	Delivery Peri	od:	6-10 Ye	ears		
Conclusion:	Developable (Housing)						
Justification:	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.						

Site Ref:	TO118							
Site Name:	JCP Multi-storey car park	JCP Multi-storey car park, Ashford Road						
Source:	Pre-application advice	Pre-application advice						
Neighbourhood:	Town Centre	Town Centre						
Ward:	Devonshire							
Grid Reference:	E: 561237, N: 99299	E: 561237, N: 99299						
			Designate Open Spa		NO			
			Within 80 Open Spa		Within Space:	800m Play		
			YES		YES			
			Flood Zo	ne:				
Interest to			Flood Zone 1					
			Conservation Are		a:	NO		
			Area (Hectares):			0.39		
(C) Crown copyright. All rights r	eserved. Eastbourne Borough Council. L	A100025879 2022	Prev. Dev	eloped:		BF		
Suitability:	Suitable (Housing)							
Availability:	Available							
Achievability:	Achievable							
Housing Capacity:	80	Density Area	1:	Very Hi	gh Densi	ity		
Density (dph):	201.50	Delivery Peri	od:	6-10 Ye	ears			
Conclusion:	Developable (Housing)							
Justification:	dwellings, located adjacent railway line and rear of the some time, and the current as a car park. As a previou it is considered that the site residential development. To is considered the site could building Study will assess their impact on the wider la	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						

Site Ref:	TO120							
Site Name:	Debenhams, 152-170 Teri	minus Road						
Source:	EBC Identified	EBC Identified						
Neighbourhood:	Town Centre							
Ward:	Meads							
Grid Reference:	E: 561373, N: 98982							
原加利	AN // N		Designated Open Space:		NO			
				0m ace:	Within Space:	800m Play		
TERM AND STREET			YES		NO			
	100	Flood Zone:						
			Flood Zone 1					
			Conserva	tion Are	a:	YES		
119			Area (Hectares):			0.34		
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L	A100025879 2022	Prev. Dev	eloped:		BF		
Suitability:	Suitable (Housing/Employn	nent)						
Availability:	Available							
Achievability:	Achievable							
Housing Capacity:	120	Density Area	:	Very Hi	igh Densi	ty		
Density (dph):	352.94	Delivery Peri	od:	11+ Ye	ars			
Conclusion:	Developable (Housing/En	nployment)						
Justification:	Developable (Housing/Employment) 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.							

Site Ref:	TO121							
Site Name:	TJ Hughes, 177-187 Term	TJ Hughes, 177-187 Terminus Road						
Source:	EBC Identified							
Neighbourhood:	Town Centre	Town Centre						
Ward:	Devonshire							
Grid Reference:	E: 561511, N: 98975							
1/->>			Designate Open Spa		NO			
			Within 80 Open Spa		Within Space:	800m Play		
	A CONTRACTOR OF THE PARTY OF TH	YES		NO				
	5		Flood Zo	ne:				
		400	Flood Zone 1					
TO Play (A)		And Little	Conservation Are		a:	YES		
			Area (Hed	ctares):		0.17		
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L.	A100025879 2022	Prev. Developed:			BF		
Suitability:	Suitable (Housing/Employn	nent)						
Availability:	Available							
Achievability:	Achievable							
Housing Capacity:	65	Density Area	:	Very Hi	gh Densi	ty		
Density (dph):	380.41	Delivery Peri	od:	6-10 Ye	ears			
Conclusion:	Developable (Housing/En	nployment)						
Justification:	Developable (Housing/Employment) 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.					ent to a at it is eloped site ge. The available. ment and commodate odate 65		

Site Ref:	TO124							
Site Name:	Land adjacent to 83 Tides	Land adjacent to 83 Tideswell Road						
Source:	EBC Identified							
Neighbourhood:	Town Centre	Town Centre						
Ward:	Devonshire							
Grid Reference:	E: 561402, N: 99153	E: 561402, N: 99153						
			Designate Open Spa		NO			
		Within 80 Open Spa		Within Space:	800m Play			
		0//	YES		YES			
			Flood Zoi	ne:				
-32 /3			Flood Zone 1					
-			Conservation Are		a:	NO		
		(5.7)	Area (Hectares):			0.01		
Plant to the		*	Prev. Dev	eloped:		BF		
(C) Crown copyright. All rights rese	erved. Eastbourne Borough Council. L	A100025879 2022						
Suitability:	Suitable (Housing)							
Availability:	Available							
Achievability:	Achievable							
Housing Capacity:	2	Density Area	:	Very Hi	gh Densi	ty		
Density (dph):	101.76	Delivery Peri	od:	11+ Ye	ars			
Conclusion:	Developable (Housing)							
Justification:	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.							

Site Ref:	TO127							
Site Name:	Garages adjacent to 35 W	Garages adjacent to 35 Wish Road						
Source:	EBC Identified	EBC Identified						
Neighbourhood:	Town Centre							
Ward:	Meads							
Grid Reference:	E: 561221, N: 98546							
11-	Links Links	TIES .	Designate Open Spa		NO			
	15	CHEMICK PLACE	Within 800m Open Space:		Within Space:	800m Play		
			YES		NO			
	Flood Z		Flood Zoi	ne:				
		1 1	Flood Zone 1					
				Conservation Are		YES		
			Area (Hectares):			0.02		
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L.	A100025879 2022	Prev. Developed:			BF		
Suitability:	Suitable (Housing)							
Availability:	Potentially Available							
Achievability:	Achievable							
Housing Capacity:	1	Density Area	:	Very Hi	gh Densi	ty		
Density (dph):	42.86	Delivery Peri	od:	11+ Ye	ars			
Conclusion:	Potentially Developable (Housing)						
Justification:	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,							

Site Ref:	TO129					
Site Name:	Land to rear of Hardwick	House, 6 Hard	wick Road			
Source:	Planning application					
Neighbourhood:	Town Centre					
Ward:	Meads					
Grid Reference:	E: 561168, N: 98715					
7 11 1-	4 5 1	1	Designate Open Spa		NO	
3 1 2		Within 80 Open Spa	-	Within Space:	800m Play	
MINISTER BE			YES		NO	
Page 1 to 10	Flood Zone:					
		Flood Zon	ie 1			
			Conservation Area:		a:	NO
			Area (Hectares):		0.02	
-		P	Prev. Developed:			BF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. L	A100025879 2022				
Suitability:	Suitable (Housing)					
Availability:	Available					
Achievability:	Achievable					
Housing Capacity:	2	Density Area	:	High De	ensity	
Density (dph):	100.2	Delivery Peri	od:	1-5 Yea	ars	
Conclusion:	Deliverable (Housing)					
Justification:	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.					

Site Ref:	TO23							
Site Name:	60a Ashford Square	60a Ashford Square						
Source:	EBC Identified	EBC Identified						
Neighbourhood:	Town Centre	Town Centre						
Ward:	Devonshire							
Grid Reference:	E: 561329, N: 99381							
VA					NO			
					Within Space:	800m Play		
					YES			
	Y				Flood Zone:			
			Conservation Are		a:	NO		
			Area (Hectares):			0.15		
Ti-var		*	Prev. Developed:			BF		
(C) Crown copyright. All rights resonant Suitability:	Suitable (Housing/Employn							
		nent)						
Availability: Achievability:	Potentially Available Achievable							
Housing Capacity:	11	Density Area		\/on/ Hi	gh Densi	ts./		
Density (dph):	69.62	Delivery Peri		6-10 Ye		ty		
Conclusion:			ou.	0 10 10	Juis			
Justification:	Potentially Developable (Housing) 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.							

Site Ref:	TO24							
Site Name:	111a Ashford Road							
Source:	EBC Identified							
Neighbourhood:	Town Centre							
Ward:	Devonshire							
Grid Reference:	E: 561417, N: 99335							
			Designate Open Spa		NO			
		Within 80 Open Spa		Within 800m Play				
			YES		YES			
				ne:				
		Flood Zone 1						
		Conservation Are		a:	NO			
		35	Area (Hectares):			0.18		
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L.	A100025879 2022	Prev. Dev	eloped:		BF		
Suitability:	Suitable (Housing/Employn							
Availability:	Potentially Available							
Achievability:	Achievable							
Housing Capacity:	20	Density Area	:	Very Hi	gh Densi	ty		
Density (dph):	105.84	Delivery Peri	od:	11+ Ye	ars			
Conclusion:	Developable (Housing)							
Justification:	Developable (Housing) The site consists of a 3-storey commerical 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.							

Site Ref:	TO29							
Site Name:	85a Ashford Road							
Source:	EBC Identified							
Neighbourhood:	Town Centre	Town Centre						
Ward:	Devonshire							
Grid Reference:	E: 561317, N: 99251							
// . »			Designate Open Spa		NO			
		11	Within 80 Open Spa		Within Space:	800m Play		
		.//	YES		YES			
		10	Flood Zo	ne:				
					Flood Zone 1			
			Conservation Are		a:	NO		
			Area (Hed	ctares):		0.05		
Pr. U a.pr.		*	Prev. Dev	reloped:		BF		
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L	A100025879 2022						
Suitability:	Suitable (Housing/Employn	nent)						
Availability:	Available							
Achievability:	Achievable							
Housing Capacity:	4	Density Area	:	Very Hi	gh Densi	ty		
Density (dph):	72.49	Delivery Peri	od:	6-10 Ye	ears			
Conclusion:	Developable (Housing)							
Justification:	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.							

Site Ref:	TO32							
Site Name:	Land at Rear of 1-17 Elms	Land at Rear of 1-17 Elms Avenue						
Source:	Lapsed permission							
Neighbourhood:	Town Centre	Town Centre						
Ward:	Devonshire	Devonshire						
Grid Reference:	E: 561666, N: 98973							
			Designate Open Spa		NO			
			Within 80 Open Spa	-	Within Space:	800m Play		
		THE	YES		NO			
			Flood Zo	ne:				
			Flood Zone 1					
ENTH			Conservation Area (Hectares):		a:	YES		
						0.06		
F-1-3	11/2/1/	*	Prev. Developed:			GF		
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L	A100025879 2022						
Suitability:	Suitable (Housing)							
Availability:	Available							
Achievability:	Achievable							
Housing Capacity:	2	Density Area	ı:	Very Hi	igh Densi	ity		
Density (dph):	33.34	Delivery Peri	iod:	11+ Ye	ars			
Conclusion:	Developable (Housing)							
Justification:	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.							

Site Ref:	TO36						
Site Name:	37a Ceylon Place						
Source:	EBC Identified						
Neighbourhood:	Town Centre						
Ward:	Devonshire						
Grid Reference:	E: 561779, N: 99171						
		S) F	Designate Open Spa		NO		
				Within 800m Open Space:		Within 800m Play Space:	
		Cum S	YES		NO		
		Vage !	Flood Zoi	ne:			
	الماسية الماسية						
	the state of		Conservation Are		a:	YES	
			Area (Hed	tares):		0.03	
(C) Crown copyright. All rights r	eserved. Eastbourne Borough Council. L	A100025879 2022	Prev. Developed:			BF	
Suitability:	Suitable (Housing/Employr	nent)					
Availability:	Potentially Available						
Achievability:	Achievable						
Housing Capacity:	3	Density Area	:	Very Hi	igh Densi	ty	
Density (dph):	81.60	Delivery Peri	od:	11+ Ye	ars		
Conclusion:	Potentially Developable (Housing)					
Justification:	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.						

Site Ref:	TO44						
Site Name:	56 Langney Road						
Source:	Pre-application advice	Pre-application advice					
Neighbourhood:	Town Centre						
Ward:	Devonshire						
Grid Reference:	E: 561588, N: 99187						
	1 / //		Designate Open Spa		NO		
			Within 80 Open Spa	-	Within Space:	800m Play	
Jan 1			YES		NO		
	/		Flood Zo	ne:			
	· \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \		Flood Zon	e 1			
	9.7		Conserva	ition Are	a:	YES	
			Area (Hed	ctares):		0.05	
Truste.		- 1	Prev. Dev	eloped:		BF	
(C) Crown copyright. All rights resonant Suitability:	erved. Eastbourne Borough Council. L Suitable (Housing/Employn						
Availability:	Available						
Achievability:	Potentially Achievable						
Housing Capacity:	47	Density Area) <u>.</u>	Verv Hi	gh Densi	tv	
Density (dph):	783.3	Delivery Peri		11+ Ye		-9	
Conclusion:	Developable (Housing)						
Justification:	Developable (Housing) The site is a 2-storey retail unit and rear parking area, located outside of any designated shopping area and adjacent to the predominatly 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.						

Site Ref:	TO45					
Site Name:	22a/b/c Commercial Road					
Source:	EBC Identified					
Neighbourhood:	Town Centre					
Ward:	Upperton					
Grid Reference:	E: 561163, N: 99394					
1/5	4/ 8/3		Designate Open Spa		NO	
			Within 800m Open Space:		Within Space:	800m Play
		1 111	YES		YES	
7		MANN.	Flood Zoi	ne:		
		MARKE.	Flood Zone 1			
			Conserva	tion Are	a:	NO
	X 10 1 14		Area (Hed	tares):		0.08
(C) Crown copyright. All rights rese	erved. Eastbourne Borough Council. L	A100025879 2022	Prev. Dev	eloped:		BF
Suitability:	Suitable (Housing)					
Availability:	Potentially Available					
Achievability:	Achievable					
Housing Capacity:	12	Density Area	:	Very Hi	gh Densi	ty
Density (dph):	148.78	Delivery Peri	od:	11+ Ye	ars	
Conclusion:	Potentially Developable (Housing)				
Justification:	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.					

Site Ref:	TO48	TO48						
Site Name:	21-23 Langney Road	21-23 Langney Road						
Source:	Pre-application advice	Pre-application advice						
Neighbourhood:	Town Centre	Town Centre						
Ward:	Devonshire							
Grid Reference:	E: 561401, N: 99131							
	~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~		Designate Open Spa		NO			
			Within 800m Open Space:		Within 800m Play Space:			
10			YES		YES			
	F			ne:				
			Flood Zone 1					
		- 1	Conserva	ition Are	a:	NO		
	70X V//	\=\\\ =\\\\	Area (Hectares):			0.04		
(C) Crown convright All rights res	erved. Eastbourne Borough Council. L	A100025879 2022	Prev. Dev	eloped:		BF		
Suitability:	Suitable (Housing/Employn							
Availability:	Available							
Achievability:	Potentially Achievable							
Housing Capacity:	12	Density Area	:	Very Hi	gh Densi	ty		
Density (dph):	266.29	Delivery Peri	od:	6-10 Ye	ears			
Conclusion:	Developable (Housing)							
Justification:	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.							

Site Ref:	TO51						
Site Name:	3-5 Susans Road						
Source:	EBC Identified						
Neighbourhood:	Town Centre						
Ward:	Devonshire	Devonshire					
Grid Reference:	E: 561604, N: 99040						
			Designate Open Spa		NO		
		#,	Within 80 Open Spa		Within Space:	800m Play	
		Control of the last of the las	YES		NO		
		T 600 F	Flood Zone:				
			Flood Zone 1				
		1,1	Conservation Are		a:	YES	
		3/1/2	Area (Hectares):			0.04	
	HATT	*	Prev. Developed:			BF	
(C) Crown copyright. All rights rese	erved. Eastbourne Borough Council. L	A100025879 2022					
Suitability:	Suitable (Housing)						
Availability:	Available						
Achievability:	Achievable						
Housing Capacity:	6	Density Area	:	Very Hi	gh Densi	ty	
Density (dph):	135.40	Delivery Peri	od:	1-5 yea	ırs		
Conclusion:	Deliverable (Housing)						
Justification:	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.						

Site Ref:	TO52						
Site Name:	Eastbourne Law Courts, (Eastbourne Law Courts, Old Orchard Road					
Source:	EBC Identified						
Neighbourhood:	Town Centre						
Ward:	Upperton						
Grid Reference:	E: 560716, N: 98904						
			Designate Open Spa		NO		
	CONTRACTOR OF THE PROPERTY OF		Within 80 Open Spa		Within Space:	800m Play	
			YES		YES		
			Flood Zo	ne:			
			Flood Zone 1				
			Conserva	ition Are	a:	NO	
- \			Area (Hed	ctares):		0.24	
(C) Crown copyright. All rights rese	erved. Eastbourne Borough Council. L.	A100025879 2022	Prev. Developed:			BF	
Suitability:	Suitable (Housing)						
Availability:	Available						
Achievability:	Achievable						
Housing Capacity:	35	Density Area	:	High De	ensity		
Density (dph):	142.53	Delivery Peri	od:	6-10 Ye	ears		
Conclusion:	Developable (Housing)						
Justification:	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.						

Site Ref:	TO55						
Site Name:		Land adjoining the Railway Station and the Enterprise Centre					
Source:	EBC Identified	ay classon and			0		
Neighbourhood:		Town Centre					
-							
Ward:		Upperton					
Grid Reference:	E: 560990, N: 99226						
10/1/2		2000	Designate Open Spa		NO		
		7	Within 80 Open Spa		Within Space:	800m Play	
			YES		YES		
			Flood Zo	ne:			
TATIONAME		Flood Zone 1					
_			Conservation Area:		a:	NO	
		mere da	Area (Hed	ctares):		1.83	
(C) Crown copyright. All rights r	eserved. Eastbourne Borough Council. L	A100025879 2022	Prev. Dev	eloped:		BF	
Suitability:	Suitable (Housing/Employr	ment)					
Availability:	Potentially Available						
Achievability:	Achievable						
Housing Capacity:	192	Density Area	:	Very Hi	igh Densi	ty	
Density (dph):	145.56	Delivery Peri	od:	11+ Ye	ars		
Conclusion:	Developable (Housing/Er	nployment)					
Justification:	Developable (Housing/Employment) 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.						

Site Ref:	TO67							
Site Name:	54-56 Cavendish Place							
Source:	Lapsed permission							
Neighbourhood:	Town Centre							
Ward:	Devonshire							
Grid Reference:	E: 561561, N: 99235							
	1				NO			
					Within Space:	800m Play		
					NO			
					Flood Zone:			
					Flood Zone 1			
			Conservation Are		a:	NO		
			Area (Hed	ctares):		0.06		
Process of the last of the las		1	Prev. Dev	reloped:		BF		
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	erved. Eastbourne Borough Council. L.	A100025879 2022						
Suitability:	Suitable (Housing)							
Availability:	Potentially Available							
Achievability:	Achievable							
Housing Capacity:	3	Density Area			gh Densi	ty		
Density (dph):	525.13	Delivery Peri	od:	11+ Ye	ars			
Conclusion:	Potentially Developable (Housing)						
Justification:	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.							

Site Ref:	TO82						
Site Name:	Garages between 15 and	Garages between 15 and 16 Lusington Lane					
Source:	EBC Identified						
Neighbourhood:	Town Centre	Town Centre					
Ward:	Meads						
Grid Reference:	E: 561082, N: 98825						
					NO		
			Within 800m Open Space:		Within Space:	800m Play	
A TAIN	A PLANT	Transparent Comment	YES		NO		
TETTINE THE			Flood Zone:				
1000				Flood Zone 1			
	الله المستند الم	قبلات	Conservation Are		a:	YES	
_III -			Area (Hectares):			0.01	
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L	A100025879 2022	Prev. Developed:			BF	
Suitability:	Suitable (Housing)						
Availability:	Potentially Available						
Achievability:	Achievable						
Housing Capacity:	3	Density Area	:	Very Hi	gh Densi	ty	
Density (dph):	235.54	Delivery Perio	od:	11+ Ye	ars		
Conclusion:	Potentially Developable (Housing)					
Justification:	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.						

<u>Upperton</u>

Site Ref:	UP29						
Site Name:	Leaf Hospital, St Annes R	Leaf Hospital, St Annes Road					
Source:	EBC Identified	EBC Identified					
Neighbourhood:	Upperton						
Ward:	Upperton						
Grid Reference:	E: 560548, N: 99631						
		7/12	Designate Open Spa		NO		
i i			Within 80 Open Spa	-	Within Space:	800m Play	
-4 -4.			YES		YES		
To Come of			Flood Zo	ne:			
			Flood Zon	e 1			
√ √ √ √ √ √ √ √ √ √ √ √ √ √ √ √ √ √ √			Conserva	ition Are	a:	NO	
		0	Area (Hed	ctares):		0.34	
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L.	A100025879 2022	Prev. Dev	eloped:		BF	
Suitability:	Suitable (Housing)						
Availability:	Available						
Achievability:	Achievable						
Housing Capacity:	40	Density Area	:	High De	ensity		
Density (dph):	114.51	Delivery Peri	od:	6-10 Ye	ears		
Conclusion:	Developable (Housing)						
Justification:	The site is part of the University used for medical and training residential area featuring 2-flats. The University of Brig Eastbourne facilities to Brig previously developed site was suitable for residential development of the suitable for factorial development of the suitable	ng purposes. It is storey dwelling hton have confighton therefore within the built-uelopment. It is configured.	is located a s and 5-sto rmed their i this site cou p area, the onsidered th	djacent to rey purpo ntention ild becom site woul nat the si	o the predose-built leto relocate available do be consteed the could	dominantly blocks of the their ble. As a sidered	

Site Ref:	UP37							
Site Name:	2 Mill Road							
Source:	Planning application							
Neighbourhood:	Upperton							
Ward:	Upperton							
Grid Reference: E: 560253, N: 99953								
			Designate Open Spa		NO			
		Within 800m Open Space:		Within 800m Play Space:				
		6,,/	YES		NO			
	13 7/12		Flood Zo	ne:				
97/20		4	Flood Zon	ie 1				
			Conserva	ition Are	a:	NO		
Jan 1		-	Area (Hed	ctares):		0.12		
	100	Ŷ	Prev. Dev	veloped:		Mixed (mainly GF)		
13 5	erved. Eastbourne Borough Council. L	A100025879 2022				,		
Suitability:	Suitable (Housing)							
Availability:	Available							
Achievability:	Achievable							
Housing Capacity:	14	Density Area	:	Low De	ensity			
Density (dph):	110.23	Delivery Peri	od:	1-5 yea	irs			
Conclusion:	Deliverable (Housing)							
Justification:	The site is a 3-storey fomer 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.							

Site Ref:	UP39						
Site Name:	Land within curtilage of 2	8 Prideaux Ro	ad				
Source:	EBC Identified						
Neighbourhood:	Upperton						
Ward:	Upperton						
Grid Reference:	E: 560240, N: 100175						
336			Designate Open Spa		NO		
-		A AND	Within 80 Open Spa	-	Within Space:	800m Play	
					NO		
	1 10000	Flood Zone:					
		A CONTRACTOR OF THE PARTY OF TH			Flood Zone 1		
		and It	Conservation Are		a:	NO	
100	1 1 1 1	TUL	Area (Hectares):			0.07	
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L	A100025879 2022	Prev. Developed:			GF	
Suitability:	Suitable (Housing)						
Availability:	Potentially Available						
Achievability:	Achievable						
Housing Capacity:	1	Density Area	:	Low De	ensity		
Density (dph):	13.54	Delivery Peri	od:	11+ Ye	ars		
Conclusion:	Potentially Developable (Housing)					
Justification:	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.						

Site Ref:	UP44						
Site Name:	Garages to rear of 2 Hartt	ield Lane					
Source:	EBC Identified						
Neighbourhood:	Upperton						
Ward:	Upperton						
Grid Reference:	E: 560971, N: 99616						
	39 4	1 5	Designate Open Spa		NO		
			Within 80 Open Spa	-	Within Space:	800m Play	
			YES		YES		
			Flood Zoi	ne:			
			Flood Zone 1				
			Conservation Are		a:	YES	
777		11 4	Area (Hectares):			0.09	
(C) Crown convigable All rights res	erved. Eastbourne Borough Council. L	A100025879 2022	Prev. Developed:			BF	
Suitability:	Suitable (Housing)						
Availability:	Potentially Available						
Achievability:	Achievable						
Housing Capacity:	12	Density Area	:	Very Hi	gh Densi	ty	
Density (dph):	130.64	Delivery Peri	od:	11+ Ye	ars		
Conclusion:	Potentially Developable (Housing)					
Justification:	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.						

Site Ref:	UP45							
Site Name:	2-26 Willingdon Road							
Source:	EBC Identified							
Neighbourhood:	Upperton							
Ward:	Upperton							
Grid Reference:	E: 559895, N: 99857							
		12/	Designate Open Spa		NO			
		11/18	Within 80 Open Spa		Within Space:	800m Play		
	(2) / los	11/	YES		YES			
	1250	100	Flood Zo	ne:				
- Cal				Flood Zone 1				
		1-7/	Conservation Area		a:	NO		
			Area (Hectares):			0.087		
In . U. N. U.		₩	Prev. Developed:			BF		
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L	A100025879 2022						
Suitability:	Suitable (Housing)							
Availability:	Potentially Available							
Achievability:	Potentially Achievable							
Housing Capacity:	5	Density Area	:	Mediun	n-High De	ensity		
Density (dph):	57.18	Delivery Peri	od:	11+ Ye	ars			
Conclusion:	Potentially Developable (Housing)						
Justification:	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.							

Site Ref:	UP46								
Site Name:	Beverley Court, 11 Upper	Avenue							
Source:	Planning Application								
Neighbourhood:	Upperton								
Ward:	Upperton	Upperton							
Grid Reference:	E: 561185, N: 99650	E: 561185, N: 99650							
			Designate Open Spa		NO				
			Within 80 Open Spa		Within Space:	800m Play			
	-	YES		YES					
		Flood Zone:							
				Flood Zone 1					
			Conservation Area		a:	NO			
		1	Area (Hectares):			0.06			
S. 10 90		+ +	Prev. Developed:			GF			
(C) Crown copyright. All rights r	eserved. Eastbourne Borough Council. L	A100025879 2022							
Suitability:	Suitable (Housing)								
Availability:	Available								
Achievability:	Acheivable								
Housing Capacity:	1	Density Area	:	Mediun	n Density	,			
Density (dph):	15.04	Delivery Peri	od:	1-5 Yea	ars				
Conclusion:	Deliverable (Housing)								
Justification: 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.									

Details of Positively Assessed Sites for Employment

Eastbourne Park

Site Ref:	EP19						
Site Name:	Land north of Hammonds	Drive, Lottb	ridge Dro	ve			
Source:	EBC Identified						
Neighbourhood:	Outside Built Up Area (East	Outside Built Up Area (Eastbourne Park)					
Ward:	St Anthonys						
Grid Reference:	E: 561855, N: 101473						
X 7			Designa Open Sp		NO		
				00m pace	Within Play S		
			YES		NO		
			Flood Zo	one:			
			Majority	3a, partiall	y 3b		
			Conserv	ation Are	a:	NO	
	1941		Area (He	ectares):		1.60	
7		A	Prev. De	veloped:		GF	
(C) Crown copyright. All rights reserve	ed. Eastbourne Borough Council. LA10	0025879 2022					
Suitability:	Potentially Suitable (Employ	/ment)					
Availability:	Available						
Achievability:	Potentially Achievable						
Employment Type:	Industrial/Warehouse						
Floorspace Capacity:	3,000 sqm	Delivery Pe	riod:	6-10 Yea	ars		
Conclusion:	Potentially Developable (E	Employment)				
Justification:	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						

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 Drove	Land off Lottbridge Drove, Southbourne						
Source:	EBC Identified							
Neighbourhood:	Outside Built Up Area (Eastbourne Park)							
Ward:	St Anthonys	St Anthonys						
Grid Reference:	E: 561725, N: 101562							
The second	711		Designa Open S _l		NO			
			Within 8 Open Sp		Within Play S			
			YES		NO			
	N. W.	1 1	Flood Z	one:				
			Majority	3a, partial	ly 3b			
			Conserv	ation Are	a:	NO		
		40	Area (He	ectares):		4.00		
-4/		*	Prev. De	eveloped:		GF		
	ved. Eastbourne Borough Council. LA1							
Suitability:	Potentially Suitable (Emplo	yment)						
Availability:	Available							
Achievability:	Potentially Achievable							
Employment Type:	Industrial/Warehouse							
Floorspace Capacity:	7,000 sqm	Delivery Pe		6-10 Yea	ars			
Conclusion:	Potentially Developable (Employment)					
Justification:	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							

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	Land in Southbourne							
Source:	EBC Identified								
Neighbourhood:	Outside Built Up Area (Eas	tbourne Park)							
Ward:	St Anthonys								
Grid Reference:	E: 561645, N: 101344	E: 561645, N: 101344							
- 10			Designa Open Sp		NO				
			Within 8 Open Sp		Within Play S				
			YES		NO				
		Flood Zo	one:						
		Majority	3a, partiall	ly 3b					
			Conserv	ation Are	a:	NO			
	V //- \		Area (He	ectares):		8.06			
(C) Court convision. All sights reconv	ed. Eastbourne Borough Council. LA10	20025870 2022	Prev. De	veloped:		GF			
Suitability:	Potentially Suitable (Emplo								
Availability:	Available								
Achievability:	Potentially Achievable								
Employment Type:	Industrial/Warehouse								
Floorspace Capacity:	20,000 sqm	Delivery Pe	riod:	6-10 Yea	ars				
Conclusion:	Potentially Developable (Employment)						
Justification:	Potentially Developable (Employment) 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								

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 Bramptor	n Road				
Source:	EBC Identified					
Neighbourhood:	Hampden Park					
Ward:	Hampden Park					
Grid Reference:	E: 560840, N: 101964					
			Designa Open Sp		NO	
Togoth A T			Within 8 Open Sp		Within Play S	
			YES		YES	
The state of the s			Flood Zo	one:		
		-	Flood Zo	ne 1		
		-	Conserv	ation Are	a:	NO
			Area (He	ectares):		0.70
(C) Crown copyright. All rights reserv	ed. Eastbourne Borough Council. LA10	00025879 2022	Prev. Developed:			GF
Suitability:	Suitable (Employment)					
Availability:	Available					
Achievability:	Achievable					
Employment Type:	Industrial/Warehouse					
Floorspace Capacity:	5000 sqm	Delivery Per	riod:	1-5 years	S	
Conclusion:	Deliverable (Employment)				
Justification:	The site consists of incidential 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 could 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.					

Roselands & Bridgemere

Site Ref:	RO25					
Site Name:	Land to the north of Britla	and Industrial E	Estate			
Source:	EBC Identified					
Neighbourhood:	Roselands & Bridgemere					
Ward:	St Anthonys					
Grid Reference:	E: 562033, N: 101071					
			Designa Open Sp		NO	
			Within 8 Open Sp		Within Play S _l	
		,	YES		YES	
		APP I	Flood Zo	ne:		
		1	Majority 1, partially 2 and 3a			а
			Conservation Ar		a:	NO
A STATE OF THE PARTY OF THE PAR	9		Area (Hectares):			0.48
(C) Crown copyright. All rights reserv	ed. Eastbourne Borough Council. LA10	n n	Prev. De	veloped:		GF
Suitability:	Suitable (Employment)					
Availability:	Available					
Achievability:	Potentially Achievable					
Employment Type:	Industrial/Warehouse					
Floorspace Capacity:	2,000 sqm	Delivery Perio	od:	11+ Yea	rs	
Conclusion:	Developable (Employmen	nt)				
Justification:	The site consists of an area of scrubland located to the north of a designated industrial estate containing single-storey industrial/warehouse buildings and adajcent to a former gasworks. It is also adajcent 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 acheivable. The site surrounded by industrial uses would also fail to provide an acceptable standard of residenital 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.					

Site Ref:	RO31						
Site Name:	Former Gas Works, Land Estate	East of Finn	nere Road	and Nort	h of Brit	land	
Source:	Call for Sites						
Neighbourhood:	Roselands & Bridgemere						
Ward:	St Anthonys						
Grid Reference:	E: 562186, N: 101046						
4 2 3 1		10	Designa Open Sp		NO		
			Within 8 Open Sp		Within Play S		
			YES		YES		
	70000	9	Flood Zo	one:			
			Majority	1, partially	2 and 3	а	
		500	Conserv	ation Are	a:	NO	
			Area (He	ectares):		3.72	
			Prev. De	veloped:		BF	
Trans.	No. of the Party o	THE PARTY OF THE P					
(C) Crown copyright. All rights reserve	ŭ .	00025879 2022					
Suitability:	Suitable (Employment)						
Availability:	Available						
Achievability:	Potentially Achievable						
Employment Type:	0			44 14			
Floorspace Capacity:	8,000 sqm	Delivery Pe	eriod:	11+ Yea	rs		
Conclusion:	Developable (Employmen	•					
Justification:	The site is a former gaswor equipment including 6 gas site is located within a design 2-storey industrial and ware yard to the rear of a retail predominantly residential a buildings, and access to the The site is a previously devisional development accessed via demolition, decontamination achievability and impact the confirmed that the site is like	"bullets"/"pigs gnated indust ehouse buildin ark to the easte at the weet esite is providually befor developed site who befor development give potpaths linking heivable. The inacceptable are would be counted the industrial in and remediate viability of desired and seviability of desired industrial in and remediate viability of desired industrial	"which are rial estate, ngs to the set. The site st by a row ded via the rithin the burner. Then the acceing with the site, surroustandard or onsidered set area to the ation, whice evelopmen	e still prese and is sur south and is separat of single- industrial uilt-up area he site is no es through existing re unded by i f residenite suitable for e south. The h may imp	ent on the rounded west, and the area to the industrial and amenital and area to remploy the site replact on its downer had a ment the area to a me site replact on its downer had a ment the area to a me site remarks and a ment the area to a me site remarks and a ment the area to a me area t	e Site. The single and d a service the dustrial he south. erefore lered lestrial area uses y for future ment quires	

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					
	are a		Designa Open Sp		NO	
			Within 8 Open Sp		Within Play S	
The state of the s		YES		YES		
				ne:		
			Majority 3a			
	./ · //		Conservation Area:		a:	NO
			Area (Hectares):			3.77
			Prev. Developed:			BF
Suitability:	ed. Eastbourne Borough Council. LA10 Suitable (Employment)	00025879 2022				
Availability:	Available					
Achievability:	Achievable					
Employment Type:	Office					
Floorspace Capacity:	10,000 sqm	Delivery Pe	riod:	6-10 Yea	ars	
Conclusion:	Developable (Employmen	nt)				
Justification:	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 adajcent 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.					

Site Ref:	SO14						
Site Name:	Land within Sovereign Ha	arbour Retail	Park				
Source:	Lapsed permission						
Neighbourhood:	Sovereign Harbour						
Ward:	Sovereign	Sovereign					
Grid Reference:	E: 563858, N: 101993						
1		1/-	Designa Open Sp		NO		
		18	Within 8 Open Sp		Within Play S		
	M A		YES		YES		
			Flood Zo	ne:			
			Flood Zone 3a				
	-	/	Conservation Are		a:	NO	
		-11	Area (Hectares):			0.48	
(C) Crown copyright. All rights reser	ved. Eastbourne Borough Council. LA10	00025879 2022	Prev. De	veloped:		BF	
Suitability:	Suitable (Employment)						
Availability:	Not Available						
Achievability:	Achievable						
Employment Type:	Retail / Leisure						
Floorspace Capacity:	3,000 sqm	Delivery Pe	riod:	11+ Yea	rs		
Conclusion:	Potentially Developable (Employment)				
Justification:	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						

St Anthony's & Langney Point

Site Ref:	ST13							
Site Name:	Land within Admiral Reta	il Park, Lottb	ridge Dro	ve				
Source:	EBC Identified							
Neighbourhood:	St Anthonys & Langney Po	int						
Ward:	St Anthonys	St Anthonys						
Grid Reference:	E: 562636, N: 101002							
		118	Designa Open Sp		NO			
7)			Within 8 Open Sp		Within Play S			
() (a)		100	YES		YES			
	/ 9/		Flood Zone:					
1	· /////		Flood Zone 3a					
// "			Conservation Area:		a:	NO		
MANAGER AND STATE OF THE STATE	77/4/6 - >	1.4	Area (Hectares):			0.24		
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	//////////-	*	Prev. Developed:			BF		
(C) Crown copyright. All rights reserv	ed. Eastbourne Borough Council. LA10	00025879 2022						
Suitability:	Suitable (Employment)							
Availability:	Available							
Achievability:	Achievable							
Employment Type:	Retail / Leisure							
Floorspace Capacity:	350 sqm	Delivery Pe	riod:	11+ Yea	rs			
Conclusion:	Developable (Employmen	it)						
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 NO Open Space							
			Within 8 Open Sp		Within Play S		
and the second	1 1 1	9 1	YES		NO		
	[1.] Z		Flood Zo	one:			
			Flood Zo	ne 1			
	1 1 1 1 1 1		Conserv	ation Are	a:	YES	
	11/1/1/1/1		Area (Hectares):			0.10	
(C) Crown copyright. All rights reserv				Prev. Developed:			
Suitability:	Suitable (Other)						
Availability:	Available						
Achievability:	Potentially Achievable						
Employment Type:	Hotel						
Floorspace Capacity:	3,000 sqm	Delivery Pe	riod:	6-10 Yea	ars		
Conclusion:	Developable (Employment)						
Justification:	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.						

Details of Positively Assessed Sites for Other Uses

<u>Meads</u>

Site Ref:	ME63						
Site Name:	The Maintenace Yard, Bla	ickwater Roa	d				
Source:	Call for Sites						
Neighbourhood:	Meads	Meads					
Ward:	Meads						
Grid Reference:	E: 560851, N: 98563						
	SPE-M		Designa Open Sp		NO		
			Within 8 Open Sp		Within Play S		
			YES		NO		
		Flood Zone:					
			Flood Zone 1				
			Conservation Area:		a:	NO	
			Area (Hectares):			0.18	
		1 1 1 1 1 1 1 1	Prev. Developed:			BF	
(C) Crown copyright. All rights reserv	ed. Eastbourne Borough Council. LA10	00025879 2022					
Suitability:	Suitable (Other)						
Availability:	Available						
Achievability:	Achievable						
Employment Type:	Educational Facilities						
Floorspace Capacity:	Unknown	Delivery Pe	riod:	11+ Yea	rs		
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	Meads					
Ward:	Meads						
Grid Reference:	E: 560727, N: 98340						
1	Designated NO Open Space						
			Within 8 Open Sp		Within Play S		
			YES		NO		
			Flood Zone:				
1.1	The state of the s		Flood Zone 1				
		T	Conservation Area:		a:	YES	
		1/2 -	Area (Hectares):			0.44	
			Prev. Developed:			BF	
(C) Crown copyright. All rights reserv	ed. Eastbourne Borough Council. LA10	00025879 2022					
Suitability:	Suitable (Other)						
Availability:	Available						
Achievability:	Achievable						
Employment Type:	Educational Facilities						
Floorspace Capacity:	Unknown	Delivery Pe	riod:	11+ Yea	rs		
Conclusion:	Developable (Other)						
Justification:	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.						

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					
		21	Designated Open Space		NO	
8			Within 800 Open Spac		Within Play S	
			YES		YES	
			Flood Zone	е:		
			Flood Zone 1			
			Conservati	ion Are	ea:	NO
			Area (Hect	ares):		6.25
(C) Crown growtight All sights recogni	ed. Eastbourne Borough Council. LA10002	↑	Prev. Deve	loped:		BF
Suitability:	Suitable (Other)	30772022				
Availability:	Potentially Available					
Achievability:	Potentially Achievable					
Employment Type:	Health Infrastructure (Hospital)	ı				
Floorspace Capacity:	n/a	Delivery P	eriod:	11+ Y	'ears	
Conclusion:	Developable (Other)					
Justification:	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 onsite 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.					

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 Anthonys					
Grid Reference:	E: 561840, N: 101215					
		Designated Open Space	NO			
		Within 800m Open Space	Within 800 Space	m Play		
		YES	NO			
		Flood Zone:	-			
× //		Marjority 3a, partially within Flood Zone 3b				
		Conservation Are	ea:	NO		
		Area (Hectares):		4.07		
(C) Crawr and what All sights a	N N N N N N N N N N N N N N N N N N N	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 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.					

Site Ref:	EP13				
Site Name:	Marchants Field Allotments, Tutts Barn L	ane			
Source:	EBC Identified				
Neighbourhood:	Outside Built Up Area (Eastbourne Park)				
Ward:	Upperton				
Grid Reference:	E: 560818, N: 100331				
		Designated Open Space	NO		
	Y	Within 800m Open Space		Within 800m Play Space	
179		YES	NO		
		Flood Zone:			
		Majority Flood Zone 1, Partially wi Flood Zone 3a and 3b			
		Conservation Are	rea: NO		
		Area (Hectares): Prev. Developed:		3.40	
m 17	% — ↑			GF	
(C) Crown copyright. All rights r	eserved. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Not Suitable				
Availability:	Not Available				
Achievability:	Potentially Achievable				
Conclusion:	Undevelopable - Not Suitable				
Justification:	The site is located outside of current built-up Eastbourne Park designation. The site is loc via a single-lane unmade road. Parts of the within functional floodplain (FZ3b). The site in evidence of surplus of allotments. The cu	ated adjacent to a s site are within Flood is statutory allotmen	chool Zone t land	and accessed 3a, and I, and there is	

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	Witl Spa	hin 800m Play ice	
		YES	YES	3	
-		Flood Zone:			
		Majority 2, partially 3a			
		Conservation Area:		a: NO	
		Area (Hectares):		1.10	
**************************************		Prev. Developed:		GF	
Suitability:	Not Suitable				
-	Not Available				
Availability:					
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 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.				

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 NO Open Space					
		Within 800m Open Space	Witl Spa	hin 800m Play ace	
The Asia		YES	YES	6	
		Flood Zone:			
15 10 10 10 10 10 10 10 10 10 10 10 10 10		Majority 3a			
		Conservation Are	rea: NO		
		Area (Hectares):	5.34		
Taken	THE STATE OF THE S	Prev. Developed:		GF	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022				
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 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.				

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				
/ //	/ 7/231	Designated Open Space	NO		
Within 800m Open Space Space					
\\\- / \		YES	YES	3	
		Flood Zone:			
		Majority 3a			
		Conservation Are	ea:	NO	
		Area (Hectares):		1.14	
(C) Crown copyright. All rights re-	served. Eastbourne Borough Council. LA100025879 2022	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 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.				

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					
	Designated NO Open Space					
		Within 800m Open Space	With Spa	nin 800m Play ce		
		YES	YES	3		
		Flood Zone:				
		Partially Within Flo	ood Zo	one 3a and 3b		
		Conservation Are	ea:	NO		
		Area (Hectares):		0.36		
	1-19/1	Prev. Developed:		GF		
(C) Crown copyright. All rights re	served. Eastbourne Borough Council. LA100025879 2022					
Suitability:	Not Suitable					
Availability:	Available					
Achievability:	Potentially Achievable					
Conclusion:	Undevelopable - Not Suitable					
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.						

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				
		Designated Open Space	NO		
12/3		Within 800m Open Space	Witl Spa	hin 800m Play ce	
	The same of the sa	YES	YES	3	
		Flood Zone:			
		Majority 3b			
×		Conservation Are	ea:	NO	
		Area (Hectares):		0.57	
		Prev. Developed:		GF	
10000	The state of the s				
(C) Crown copyright. All rights re	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Not Suitable				
Availability:	Available				
Achievability:	Potentially Achievable				
Conclusion:	Undevelopable - Not Suitable				
Justification:	Undevelopable - Not Suitable The site is located outside of current built-up area boundary; and within current Eastbourne Park designation. It is adajcent 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				

Site Ref:	EP25			
Site Name:	Land off Willingdon Drove and Sevenoak	s Road		
Source:	EBC Identified			
Neighbourhood:	Outside Built Up Area (Eastbourne Park)			
Ward:	St Anthonys			
Grid Reference:	E: 562002, N: 102498			
		Designated Open Space	NO	
		Within 800m Open Space	Witl Spa	hin 800m Play ice
		YES	YES	3
	The same of the sa	Flood Zone:		
		Majority 3b		
		Conservation Are	ea:	NO
		Area (Hectares):		9.15
k _ \		Prev. Developed:		GF
(C) Convers or resident. All plants are	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not Suitable			
Availability:	Unknown			
Achievability:	Potentially Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	The site is located outside of current built-up Eastbourne Park designation. It is located at development that is within the predominantly road. This is a very prominent site in Eastbourne very sensitive to change. The majority of the non-water compatible development is not collocated within the Eastbourne Park LWS and Opportunity Area. The site is classified as conference (CFGM), which is a Habitat of Principal Important and Rural Communities (NERC habitat, it could be expected to form a core pany forthcoming Local Nature Recovery Strategies and invertebrates, and it is within the recovered Newts impact risk maps indicating Compresent. There is also has a high risk in relative waterlogged remains that could impact achieved in the present of the open and expensions o	djacent to 2-storey revidential area, but urne Park and the our iste is within Flood insidered appropriated Eastbourne Marsh pastal floodplain grationated and amber section Co. Act 2006. As a LW part of a Nature Received and amber zones Great Crested Newts are contained and amber zones Great Crested Newts are considered in the prehistoric are evability. The development of the prehistoric are evability. The development and contained the prehistoric are evability. The development and contained the prehistoric are evability and contained the prehistoric are evability. The development and contained the prehistoric are evability and contained the prehistoric are evability. The development and contained the prehistoric are evability and contained the prehistoric are evabled the prehistoric are evabled to the prehistoric are evabled	esident is some pen fluction flowers and the same land the same land this same la	eparately by a lat levels are 3b, where e site is odiversity marsh of the Natural ad a priority Network in records of edule 1 Barn e Great likely to be ological ent of this site would be

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			
THE P		Designated Open Space	NO	
		Within 800m Open Space	Witl Spa	hin 800m Play ice
		YES	NO	
· Financia T		Flood Zone:		
		Majority 3b		
		Conservation Are	ea:	NO
		Area (Hectares):		9.45
<u> </u>		Prev. Developed:		GF
(C) Crown convright All rights re-	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not Suitable			
Availability:	Unknown			
Achievability:	Potentially Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	Undevelopable - Not Suitable 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.			

Site Ref:	EP28			
Site Name:	Land at centre of West Langney Levels E	astbourne Park		
Source:	EBC Identified			
Neighbourhood:	Outside Built Up Area (Eastbourne Park)			
Ward:	St Anthonys			
Grid Reference:	E: 562160, N: 101874			
	/ = /	Designated Open Space	NO	
,		Within 800m Open Space	Witl Spa	hin 800m Play ice
		YES	YES	3
/		Flood Zone:		
		Majority 3a, partia	lly 3b	
		Conservation Are	ea:	NO
		Area (Hectares):		5.26
	\sim	Prev. Developed:		GF
	h			
(C) Crown copyright. All rights res	Not Suitable			
Availability:	Unknown			
Achievability:	Unlikely to be Achievable			
Conclusion:	Undevelopable - Not Suitable			
		area houndary and	d swith	in ourront
	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.			Park and acent sites as it one Park and cone 3a, and arne Park et is classified ancipal communities ed to form a arre Recovery including at it is within the dicating Great a relation to inevability. The adscape osed

Site Ref:	EP29				
Site Name:	Land in West Langney Levels				
Source:	EBC Identified	EBC Identified			
Neighbourhood:	Outside Built Up Area (Eastbourne Park)	Outside Built Up Area (Eastbourne Park)			
Ward:	St Anthonys				
Grid Reference:	E: 562262, N: 101787				
W - 10	7-70/-	Designated Open Space	NO		
	-	Within 800m Open Space	Witl Spa	hin 800m Play ce	
	7	YES	YES	S	
		Flood Zone:			
Majority 3b					
	Conservation Area: NO				
The same of		Area (Hectares):		36.10	
1000 100 100 100 100 100 100 100 100 10		Prev. Developed:	:	GF	
13 5	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Not Suitable				
Availability:	Unknown				
Achievability:	Unlikely to be Achievable				
Conclusion:	Undevelopable - Not Suitable				
Justification:	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.

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				
	Designated Open Space			NO	
/S \\\		Within 800m Open Space	Witl Spa	hin 800m Play ice	
Yell		YES	NO		
		Flood Zone:			
		Majority 3a, partia	lly 3b		
		Conservation Area: Area (Hectares):		NO	
				10.96	
(C) Cours on wight All rights on	Prev. Developed: GF				
Suitability:	Not Suitable				
Availability:	Unknown				
Achievability:	n/a				
Conclusion:	Undevelopable - Not Suitable				
Justification:					

Site Ref:	EP37				
Site Name:	Land in Broadwater	Land in Broadwater			
Source:	EBC Identified				
Neighbourhood:	Outside Built Up Area (Eastbourne Park)				
Ward:	Upperton	Upperton			
Grid Reference:	E: 560664, N: 100999				
TEN S		Designated Open Space	NO		
		Within 800m Open Space	Witl Spa	hin 800m Play ice	
	*	YES	YES	3	
		Flood Zone:			
		Within Flood Zone	s 3a	and 3b	
		Conservation Are	ea:	NO	
		Area (Hectares):		55.55	
2 1		Prev. Developed:		GF	
(C) Crown convigant. All rights re	eserved. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Not Suitable				
Availability:	Unknown				
Achievability:	Potentially Achievable				
Conclusion:	Undevelopable - Not Suitable				
Justification:	Undevelopable - Not Suitable 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				

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	
5 1/		Within 800m Open Space	Witl Spa	hin 800m Play ce
		YES	YES	3
		Flood Zone:		
		Majority 1, partially	/ 2 an	nd 3a
		Conservation Are	ea:	NO
		Area (Hectares):		1.31
-	- A A	Prev. Developed:		GF
	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not Suitable			
Availability: Achievability:	Unknown Potentially Achievable			
Conclusion:	·			
Justification:	Undevelopable - Not Suitable 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.			

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				
		Open Space YES NO Flood Zone: Majority 3a, partially 3b Conservation Area: NO Area (Hectares): 14.43 Prev. Developed: GF GF GF GF GF Audition and within current site in the centre of the Broadwater sect and yard that services the surrounding t site in Eastbourne Park and the open flite is entirely within Flood Zone 3a and ere non-water compatible development in cated within the Eastbourne Park LWS at an anity Area. The site is classified as coastal is a Habitat of Principal Importance under ded Rural Communities (NERC) Act 2006.			
				Vithin 800m Play Space	
		YES	NO		
	7/74	Flood Zone:			
		Majority 3a, partia	lly 3b		
		Conservation Are	ea:	NO	
		Area (Hectares):		14.43	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022	Prev. Developed:		GF	
Suitability:	Not Suitable				
Availability:	Unknown				
Achievability:	Potentially Achievable				
Conclusion:	Undevelopable - Not Suitable				
Justification:	Undevelopable - Not Suitable 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 argricultural 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.				

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				
91		Designated Open Space	NO		
		Within 800m Open Space	Witl Spa	hin 800m Play ce	
	-	YES	NO		
		Flood Zone:			
		Majority 3a, partia	lly 3b		
		Conservation Are	ea:	NO	
- Jul/ 2000		Area (Hectares):		3.10	
Prev. Developed: GF				GF	
Suitability:	Served. Eastbourne Borough Council. LA100025879 2022 Not Suitable				
Availability:	Available				
Achievability:	Potentially Achievable				
Conclusion:					
Undevelopable - Not Suitable 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 besuitable for development.					

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				
	Designated Open Space YES				
Within 800m Open Space Space Space					
		YES	YES	3	
Flood Zone:					
				a and 3b	
				NO	
		Area (Hectares):		6.25	
7-20 40 50 m		Prev. Developed:		GF	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Not Suitable				
Availability:	Not Available				
Achievability:	Potentially Achievable				
Conclusion:	Undevelopable - Not Suitable				
Justification:	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.				

Hampden Park

Site Ref:	НА09			
Site Name:	Garages adjacent to 31 Pinewood Close			
Source:	EBC Identified			
Neighbourhood:	Hampden Park			
Ward:	Ratton			
Grid Reference:	E: 559535, N: 102728			
Designated Open Space Within 800m Open Space Within 800m Space Within 800m Space Space				
				-
		NO	NO	
		Flood Zone:		
		Flood Zone 1		
		Conservation Area:		NO
1		Area (Hectares): Prev. Developed:		0.08
				BF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Suitable (Housing)			
Availability:	Not Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Available			
Justification:	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.			

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	3
Flood Zone:				
Flood Zone 1				
		Conservation Area:		NO
	0.00	Area (Hectares):		0.15
		Prev. Developed:		BF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Suitable (Housing)			
Availability:	Not Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Available			
Justification:	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.			

Site Ref:	HA100				
Site Name:	Garages adjacent to 375 Hazelwood Aven	nue			
Source:	EBC Identified				
Neighbourhood:	Hampden Park				
Ward:	Hampden Park				
Grid Reference:	E: 560490, N: 102915				
4	Designated Open Space Within 800m Open Space Within 800m Space Within 800m Space Within 800m Space				
The second second					
Pople .		YES	YES		
7272	Flood Zone:				
			NO		
			0.07		
2/10.		Prev. Developed:	1	BF	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Suitable (Housing)				
Availability:	Not Available				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Available				
Justification:	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.				

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			
1	Designated NO Open Space			
Within 800m Open Space Space				_
	YES	YES	3	
Flood Zone:				
Flood Zone 1				
		Conservation Area:		NO
The Cartesian	HIL /	Area (Hectares):		0.50
Man () S () W ()		Prev. Developed:		GF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not Suitable			
Availability:	Unknown			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	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 adajcent to St Wilfrids Hospice, which occupies a single-storey building to the north-east, and is adajcent 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.			

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			
13 15	2	Designated Open Space	NO	
Within 800m Open Space Space Space				
YES NO Flood Zone:			NO	
770		Flood Zone 1		
	PREMIORE CADIN	Conservation Are	ea:	NO
		Area (Hectares):		0.01
(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022			GF	
Suitability:	Not Suitable			
Availability:	Available			
Achievability:	Acheivable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	The site forms part of an amenity green space Pinewood Close, its loss would be detriment amenity of the adjacent residential properties suitable for development.	al to the character o	of the	area and the

Site Ref:	HA104				
Site Name:	Land adjacent to Spring Lodge, Edgeland	l Terrace			
Source:	Refused/withdrawn				
Neighbourhood:	Hampden Park				
Ward:	Hampden Park				
Grid Reference:	E: 560665, N: 102087				
A LETY		Designated Open Space	NO		
31 15		Within 800m Open Space	Witl Spa	hin 800m Play ice	
		YES	YES	3	
Flood Zone:					
		Flood Zone 1			
	TIE ME HIVE	Conservation Area: Area (Hectares):		a: NO	
A BI	M H L L L L L L L L L L L L L L L L L L			0.03	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022	Prev. Developed:		BF	
Suitability:	Not Suitable				
Availability:	Available				
Achievability:	Acheivable				
Conclusion:	Undevelopable - Not Suitable				
Justification:	Site required by condition of development of turning space for vehicles given limited turning therefore the site is not suitable for development.	ng space on Edgela			

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			
		Designated Open Space	NO	
		Within 800m Open Space	Wit Spa	hin 800m Play ace
		YES	YES	
		Flood Zone:		
		Flood Zone 1		
		Conservation Area:		NO
		Area (Hectares):		0.05
		Prev. Developed:		BF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not Suitable			
Availability:	Unknown			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	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.			

Site Ref:	HA17				
Site Name:	Fletching Road Allotments				
Source:	EBC Identified				
Neighbourhood:	Hampden Park				
Ward:	Hampden Park				
Grid Reference:	E: 561223, N: 102821				
Anna Pillo		Designated Open Space	NO		
		Within 800m Open Space	Witl Spa	hin 800m Play ice	
		YES	YES	YES	
	Flood Zone:				
		Majority 1, partially 2, 3a and 3b			
- I will		Conservation Area:		NO	
		Area (Hectares): Prev. Developed:		0.71	
-	*			GF	
	served. Eastbourne Borough Council. LA100025879 2022				
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			
Y		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	
(C) Crown convigat. All rights ro	served. Eastbourne Borough Council. LA100025879 2022	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 to area boundary adjacent to 2-storey residentic Park designation. There is no current access access. The site is heavily constrained so is development.	al, but within the cu	rrent Eastbourne way to create an	

Site Ref:	HA28				
Site Name:	Midhurst Road Allotments				
Source:		EBC Identified			
Neighbourhood:	Hampden Park				
Ward:	Hampden Park				
Grid Reference:	E: 561117, N: 102935				
Designated NO Open Space					
Within 800m Open Space Space Space				•	
YES			YES	3	
	Flood Zone:				
An So all Hill Hill His sin	Majority 1, partially		ly 2, 3a and 3b		
		Conservation Area:		NO	
		Area (Hectares):		0.61	
1 Leave		Prev. Developed:		GF	
	served. Eastbourne Borough Council. LA100025879 2022				
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 adajcent 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			
	10/10/10/10/10	Designated Open Space	NO	
		Within 800m Open Space	Wit Spa	hin 800m Play ice
		YES	NO	
	Flood Zone:			
	Flood Zone 1			
	17207	Conservation Area:		NO
		Area (Hectares):		0.03
		Prev. Developed:		BF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
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:	<u> </u>			
Gild Reteriore.	E: 561136, N: 102882 Designated NO Open Space			
		Within 800m Open Space	Witl Spa	hin 800m Play ace
		YES	YES	3
H e		Flood Zone:		
	Flood Zone 1			
		Conservation Area:		NO
		Area (Hectares):		0.02
		Prev. Developed:		BF
	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not Suitable			
Availability:	Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	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.			

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					
	Designated NO Open Space					
Carlo	Within 800m Open Space Space					
	YES YES					
	Flood Zone: Flood Zone 1 Conservation Area: NO Area (Hectares): 0.03					
Tarrill 1						
Cold 1 13 17 to	Prev. Developed: BF					
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022					
Suitability:	Not Suitable					
Availability:	Available					
Achievability:	Achievable					
Conclusion:	Undevelopable - Not Suitable					
Justification:	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.					

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									
HIE	Designated NO Open Space									
Within 800m Open Space Space										
		YES	YES	6						
Flood Zone:										
					Prev. Developed: BF				BF	
						ghts reserved. Eastbourne Borough Council. LA100025879 2022				
					Suitability:	Not Suitable				
Availability:	Available									
Achievability:	Achievable									
Conclusion:	Undevelopable - Not Suitable									
Justification:	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.									

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 Space YES YES										
					Flood Zone: Flood Zone 1 Conservation Area: NO					
2/ 2/10		Area (Hectares):		0.04						
Prev. Developed: BF										
(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022										
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.									

Oir- D-f	11407									
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 Within 800m Open Space Within 800m Space Within 800m Space									
		YES	YES	3						
Flood Zone: Flood Zone 1 Conservation Area: NO Area (Hectares): 0.02										
					Prev. Developed: BF					
					(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022					
					Suitability:	Suitable (Housing)				
Availability:	Available									
Achievability:	Unlikely to be Achievable									
Conclusion:	Undevelopable - Not Achievable									
Justification:	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.									

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 Designated Open Space					
Neighbourhood: Hampden Park Ward: Hampden Park Grid Reference: E: 560987, N: 102856 Designated NO					
Ward: Hampden Park Grid Reference: E: 560987, N: 102856 Designated NO					
Grid Reference: E: 560987, N: 102856 Designated NO					
Designated NO					
	E: 560987, N: 102856				
Within 800m Open Space Space Space	n Play				
YES YES					

Open Space		
Within 800m Pl Open Space Space		•
YES	YES	
Flood Zone:		
Flood Zone 1		
Conservation Area:		NO
Area (Hectares):		0.03

BF

Prev. Developed:

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Suitability:	Not Suitable		
Availability:	Available		
Achievability:	Achievable		
Conclusion:	Undevelopable - Not Suitable		
Justification:	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 seperation 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.		

Site Ref:	HA47					
Site Name:	22 Rosebery Avenue					
Source:	Pre-application advice					
Neighbourhood:	Hampden Park	··				
Ward:	Hampden Park					
Grid Reference:	E: 560454, N: 102007					
C P.H.		Designated Open Space	NO			
Within 800m Open Space Space YES YES						
					Flood Zone: Majority 1, partially 2	
Conservation Area: NO						
西 地 中 中		Area (Hectares):		0.10		
(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022						
Suitability:	Not Suitable					
Availability:	Available					
Achievability:	Achievable					
Conclusion:	Undevelopable - Not Suitable					
Justification:	The site is a residential garden to the rear of predominantly residential area. There is no a 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				
		Designated Open Space	NO		
		Within 800m Open Space	With Spa	nin 800m Play ce	
	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	YES	YES	3	
		Flood Zone:			
		Majority 3b			
		Conservation Are	ea:	NO	
	Area (Hectares): 3.35				
	Prev. Developed: GF				
Suitability:	Not suitable				
Availability:					
Achievability:	Available Potentially Achievable				
Conclusion:	Potentially Achievable Undevelopable - Net Suitable				
Justification:	Undevelopable - Not Suitable 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.

Site Ref:	HA53									
Site Name:	33 Meadowlands Avenue									
Source:	Refused/withdrawn	Refused/withdrawn								
Neighbourhood:	Hampden Park									
Ward:	Ratton									
Grid Reference:	E: 559658, N: 102453									
Designated Open Space NO										
Within 800m Open Space YES NO Flood Zone:										
					Flood Zone 1 Conservation Area: NO					
Prev. Developed: GF										
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022									
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					
Designated NO Open Space						
Within 800m Open Space YES Within 800m PI Space YES						
					Flood Zone: Majority within Flood Zone 2	
Conservation Area: NO Area (Hectares): 0.02						
					Prev. Developed: GF	
(C) Crown copyright. All rights res	(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022					
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				
Designated Open Space NO					
191		Within 800m Open Space	Witl Spa	hin 800m Play	
1811		YES	YES	3	
Flood Zone:					
Flood Zone 1					
	Conservation Area:		NO		
	THE	Area (Hectares):		0.02	
		Prev. Developed:		GF	
	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Not Suitable				
Availability:	Available				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Suitable				
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.					

Site Ref:	HA59			
Site Name:	Manor Road Allotments			
Source:	EBC Identified			
Neighbourhood:	Hampden Park			
Ward:	Hampden Park			
Grid Reference:	E: 561202, N: 102681			
		Designated Open Space	NO	
		Within 800m Open Space	Witl Spa	hin 800m Play
		YES	YES	3
100		Flood Zone: Majority 1, partially 2		
	- / 1			
(中)		Conservation Are	ea:	NO
30/2	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Area (Hectares):		1.42
Trees,		Prev. Developed:		GF
	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not Suitable			
Availability:	Not Available			
Achievability:	Potentially Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	The site is located outside of current built-up Eastbourne Park designation. The site is statevidence of surplus of allotments. However, that the site is unsuitable and unavailable for	tutory allotment land the current use as a	d, and	I there is no

Site Ref:	HA64			
Site Name:	Land rear of Lothian Court, Midhurst Roa	d		
Source:	EBC Identified			
Neighbourhood:	Hampden Park			
Ward:	Hampden Park			
Grid Reference:	E: 560998, N: 102945			
// \		Designated Open Space	NO	
		Within 800m Open Space	With Spa	nin 800m Play ce
		YES	YES	3
= /	Flood Zone:			
Majority 1 and 2, partially 3			ly 3a and 3b	
////.3		Conservation Area: NO		NO
	ad lymer (as	Area (Hectares):		0.21
T		Prev. Developed:		GF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
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 extention 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.			

	ı				
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				
SAM I	Designated Open Space				
	Within 800m Open Space Spa			hin 800m Play ice	
		YES	YES	3	
	Flood Zone:				
	Flood Zone 1				
		Conservation Are	ea:	NO	
		Area (Hectares):		0.06	
		Prev. Developed:	:	BF	
(C) Crown copyright. All rights re	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Not suitable				
Availability:	Available				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Suitable		_		
Justification:	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 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 cculd 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.				

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 Space				hin 800m Play ice
	YES	YES	3	
Flood Zone:				
		Flood Zone 1		
A COLUMN		Conservation Area: NO		NO
- mail miles		Tara (Tarana a aya		0.07
OF U St. No.	The state of the s			BF
	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not suitable			
Availability:	Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	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.			

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			
All Marie and Ma		Designated Open Space	NO	
		Within 800m Open Space	Witl Spa	hin 800m Play ice
		YES	YES	3
1.44		Flood Zone:		
		Majority 1, partially		
	A. C.	Conservation Are	ea:	NO
9791		Area (Hectares):		0.04
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022	Prev. Developed:		GF
Suitability:	Suitable (Housing)			
Availability:	Available			
Achievability:	Unlikely to be achievable			
Conclusion:	Undevelopable - Not Achievable			
Justification:	The site is an incidential open space within t the site is considered suitable for residential			

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.

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			
	Designated Open Space			
Within 800m Open Space Space Space				•
YES Y			YES	3
	Flood Zone:			
	Majority within Flood Zone 2			
	J. J.	Conservation Are	ea:	NO
1	BALLANIA DES	Area (Hectares): 0		0.03
		Prev. Developed:	1	GF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not suitable			
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 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.			

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				
	11/11/11/11/2/ -	Designated Open Space	NO		
		Within 800m Open Space	Witl Spa	hin 800m Play ace	
		YES	YES	6	
Flood Zone:					
		Flood Zone 1			
		Conservation Area:		NO	
	1 / HH /-	Area (Hectares):		0.03	
The state of the s	*	Prev. Developed:	:	GF	
	served. Eastbourne Borough Council. LA100025879 2022				
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			
NY X	Fey State St	Designated Open Space	NO	
		Within 800m Open Space	Witl Spa	hin 800m Play ice
		YES	YES	3
	Flood Zone:			
	Flood Zone 1			
		Conservation Area:		NO
1/8		Area (Hectares):		0.03
	The state of the s	Prev. Developed:		GF
	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not suitable			
Availability:	Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	There are number of mature trees on site that	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			
3 ()/s	Designated NO Open Space			
Within 800m Open Space Space				hin 800m Play ice
		YES	YES	3
	Flood Zone:			
	Flood Zone 1			
		Conservation Area:		NO
A COL		Area (Hectares):		0.07
		Prev. Developed:		GF
Suitability:	Suitable (Other)			
Availability:	Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	<u> </u>	a located hetween to	NO ro	we of 2-storay
Justinication.	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.			

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				
	Designated NO Open Space				
	Within 800m Open Space Within 800m Play				
	YES YES				
	Flood Zone:				
13-413	Flood Zone 1				
13-11-13		Conservation Area:	NO		
13010		Area (Hectares):		0.08	
Charles Marie	1	Prev. Developed:		GF	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Suitable (Other)				
Availability:	Available				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Suitable				
Justification:	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.				

Site Ref:	HA74				
Site Name:	Land between 2 Ash Close and 203 Mayw	Land between 2 Ash Close and 203 Maywood Avenue			
Source:	EBC Identified				
Neighbourhood:	Hampden Park				
Ward:	Hampden Park				
Grid Reference:	E: 560364, N: 103208				
		Designated Open Space	NO		
		Within 800m Open Space	Wit Spa	hin 800m Play ace	
		YES	YES	3	
Flood Zone:					
		Flood Zone 1			
•		Conservation Area:		NO	
		Area (Hectares):		0.04	
		Prev. Developed:		GF	
(C) Crown copyright. All rights re	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Suitable (Other)				
Availability:	Available				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Suitable				
Justification:	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.				

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					
		Designated Open Space	NO	NO		
	The state of the s	Within 800m Open Space	Witl Spa	hin 800m Play ice		
A VI	A STATISTICAL PROPERTY OF THE PARTY OF THE P	YES	YES	6		
		Flood Zone:				
www.		Flood Zone 1				
	Conservation Area:		NO			
		Area (Hectares):		0.02		
		Prev. Developed:		GF		
(C) Crown copyright. All rights res	right. All rights reserved. Eastbourne Borough Council. LA100025879 2022					
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				
1 1945		Designated NO Open Space			
		Within 800m Open Space	Witl Spa	hin 800m Play ace	
J. H. J. H. J.		YES	YES	6	
		Flood Zone:			
R-Panil		Flood Zone 1			
7744		Conservation Area:		NO	
		Area (Hectares):		0.02	
	\$	Prev. Develope		GF	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022				
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, 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.				

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					
		Designated Open Space	NO			
		Within 800m Open Space	Witl Spa	hin 800m Play ace		
		YES	YES	3		
		Flood Zone:				
		Flood Zone 1				
		Conservation Area:		NO		
	Area (Hectares):		0.04			
E. Custo	*	Prev. Developed:		GF		
(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022						
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	Hampden Park			
Ward:	Hampden Park				
Grid Reference:	E: 559920, N: 103470				
		Designated Open Space	NO		
		Within 800m Open Space	Witl Spa	hin 800m Play ice	
		YES	YES	3	
	Flood Zone:				
	Flood Zone 1				
		Conservation Area:		NO	
	71.8	Area (Hectares):		0.05	
71.0		Prev. Developed:	:	GF	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022				
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				
1.5 1.5	Within 800m Open Space	Witl Spa	nin 800m Play ce	
	YES	NO		
	Flood Zone:			
		Flood Zone 1		
THEFT		Conservation Area: NO		NO
		Area (Hectares):		0,02
		Prev. Developed:		GF
	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not suitable			
Availability:	Available			
Achievability:	ability: Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	The site is an incidential 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.			

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				
		Designated Open Space	NO		
	Within 800m Open Space	Witl Spa	hin 800m Play ice		
	+ 100	YES	YES	3	
Flood Zone:					
Soft Iso		Conservation Area: Area (Hectares): Prev. Developed:		NO	
				0.02	
** 1 2 ye	Ŷ.			GF	
	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Not suitable				
Availability:	Available				
Achievability:	ity: Achievable				
Conclusion:	Undevelopable - Not Suitable				
Justification:	The site is a residential garden to the side of of the site would be out of character of the exproperties as any building would be wholly for adjacent properties. Therefore it is considered development.	xisting layout of the orward of the buildin	surro g line	unding of the	

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			
11/2		Designated Open Space	NO	
	Within 800m Open Space	Witl Spa	hin 800m Play ice	
	YES	YES	3	
	Flood Zone:			
1 1 1 1 1		Conservation Area: NO		NO
	To No a later	Area (Hectares):		0.04
	3-11	Prev. Developed:		GF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not suitable			
Availability:	Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	The site is an incidential 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 Within 800m Open Space Within 800m Space Within 800m Space Within 800m Space				
	YES	YES	3	
Flood Zone:				
Flood Zone 1				
	A LAN	Conservation Area:		NO
	The state of the s	Area (Hectares):		0.02
(C) Crown copyright. All rights res	(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022			Mixed (mainly GF)
Suitability:	Not suitable			
Availability:	Unknown			
Achievability:	Unlikely to be achievable			
Conclusion:	onclusion: Undevelopable - Not Suitable			
Justification:	The site is a parking area adajcent 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.			

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			
44.11	3 3 1	Designated Open Space	NO	
1/1/2	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Within 800m Open Space	Witl Spa	hin 800m Play ice
10/1/27		YES	YES	3
		Flood Zone:		
		Flood Zone 1		
		Conservation Are	ea:	NO
7 11 1840		Area (Hectares): Prev. Developed:		0.05
-11				BF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Suitable (Housing)			
Availability:	Not Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Available			
Justification:	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 onstreet 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.			

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			
Designated Open Space NO				
		Within 800m Open Space	Witl Spa	hin 800m Play ace
		YES	YES	3
		Flood Zone:		
	100	Flood Zone 1		
		Conservation Area: NO	NO	
		Area (Hectares):		0.02
- 1 U U - 1 U U	1	Prev. Developed:		GF
	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not suitable			
Availability:	Available			
Achievability:	Unlikely to be achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	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.			

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			
Mad N	Designated NO Open Space			
HI	Within 800m Open Space	Witl Spa	hin 800m Play ice	
Ha Life		YES YES		6
		Flood Zone:		
		Majority within Flo	od Zo	one 2
		Conservation Are	ea:	NO
		Area (Hectares):		0.04
11/15	*	Prev. Developed:	:	BF
	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not suitable			
Availability:	Not Available			
Achievability:	Achievable			

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

Undevelopable - Not Suitable

unlikely to be suitable for development.

Conclusion:

Justification:

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			
HIM	Designated Open Space NO			
14/15		Within 800m Open Space Within 800m Space	hin 800m Play Ice	
		YES	YES	3
		Flood Zone: Flood Zone 1 Conservation Area: NO		
	-			
			NO	
		Area (Hectares):		0.04
	The state of the s	Prev. Developed:		BF
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. LA100025879 2022			
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 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.			

Site Ref:	HA92				
Site Name:	Parking to rear of Bute Court, Midhurst R	oad			
	EBC Identified				
Source:					
Neighbourhood:	Hampden Park				
Ward:	Hampden Park				
Grid Reference:	E: 560973, N: 102825				
Designated Open Space NO					
		Within 800m Open Space	Witl Spa	hin 800m Play ace	
		YES	YES	3	
Sa I E		Flood Zone:			
		Flood Zone 1			
Se Boll		Conservation Area: Area (Hectares): Prev. Developed:		ı: NO	
				0.07	
ame is a ten				BF	
	served. Eastbourne Borough Council. LA100025879 2022				
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.				

Site Ref:	HA93				
Site Name:	Garages adajcent to 4 Frenchgate Close				
Source:	EBC Identified				
Neighbourhood:	Hampden Park				
Ward:	Hampden Park				
Grid Reference:	E: 560777, N: 102564				
Designated NO Open Space					
	Within 800m Open Space	Witl Spa	hin 800m Play		
	YES	YES	3		
1509		Flood Zone:			
		Flood Zone 2			
Outcom Contra		Conservation Area:		NO	
		Area (Hectares):		0.03	
	The second secon	Prev. Developed:		BF	
., ,, ,	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Suitable (Housing)				
Availability:	Not Available				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Available				
Justification:	The site consists of a garage court, located varea so the site is suitable for residential devindividually owned, so it is considered unlike	elopment. However	the g	jarages are	

development in the plan period.

Site Ref:	HA94				
Site Name:	Garages adjacent to 16 Elderwood Close	Garages adjacent to 16 Elderwood Close			
Source:	EBC Identified				
Neighbourhood:	Hampden Park				
Ward:	Ratton				
Grid Reference:	E: 559714, N: 102951				
Designated Open Space Within 800m Open Space Within 800m Space Within 800m Space Within 800m Space					
				•	
	YES	YES	3		
Flood Zone:					
Flood Zone 1					
		Conservation Area:		NO	
		Area (Hectares):		0.06	
		Prev. Developed:		BF	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022				
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. 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.				

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			
		Designated Open Space	NO	
(2)				hin 800m Play ace
3////		YES	YES	6
	Flood Zone:			
		Flood Zone 1		
1 to hard		Conservation Area:		NO
		Area (Hectares): Prev. Developed:		0.03
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			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				
		Designated Open Space	NO		
		Within 800m Open Space	Witl Spa	hin 800m Play ice	
		YES	YES	5	
	Flood Zone:				
		Flood Zone 1 Conservation Area: NO Area (Hectares): 0.05			
				NO	
				0.05	
T		Prev. Developed:		BF	
	served. Eastbourne Borough Council. LA100025879 2022				
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			
		Designated Open Space	NO	
	3/20 NC //	Within 800m Open Space	Witl Spa	hin 800m Play ice
		YES	YES	6
		Flood Zone:		
		Flood Zone 1 Conservation Area: NO		
				NO
		Area (Hectares):		0.04
(C) Crown copyright. All rights ro	served. Eastbourne Borough Council. LA100025879 2022	Prev. Developed:	1	BF
Suitability:	Suitable (Housing)			
Availability:	Not Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Available			
Justification:	The site consists of a garage court, located area, so the site is suitable for residential de independently owned, so it is considered undevelopment in the plan period.	velopment. Howeve	r, the	garages are

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			
7 113 11		Designated Open Space	NO	
1-11		Within 800m Open Space	Witl Spa	hin 800m Play ice
	1 9 1/2/1/20	YES	YES	6
		Flood Zone:		
1		Flood Zone 1		
	4790	Conservation Are	ea:	NO
14/18/2/1		Area (Hectares):		0.17
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022	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.			

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			
7% 9		Designated Open Space	NO	
O De la		Within 800m Open Space	Witl Spa	hin 800m Play ice
		YES	YES	3
	Flood Zone:			
		Flood Zone 1		
		Conservation Area: NO		NO
		Area (Hectares):		0.04
500 9 12 Kin	*	Prev. Developed:	:	GF
(C) Crown copyright. All rights	eserved. Eastbourne Borough Council. LA100025879 2022			
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.			

Langney

Site Ref:	LA07			
Site Name:	Land adjacent to Wiltshire Court, Etchingham Road			
Source:	EBC Identified			
Neighbourhood:	Langney			
Ward:	St Anthonys			
Grid Reference:	E: 563169, N: 102229			
Designated Open Space YES				6
	LANGETY VILLAGE	Within 800m Open Space	Witl Spa	hin 800m Play ice
		YES	YES	3
Flood Zone:				
		Majority 1, partially 2		
THE STATE OF THE S		Conservation Area: NO		NO
		Area (Hectares):		0.32
	P	Prev. Developed:		GF
,, ,	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not Suitable			
Availability:	Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	The site is a designated amenity open space located adajcent 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.			

Site Ref:	LA08				
Site Name:	Faversham Road Play Area				
Source:	EBC Identified				
Neighbourhood:	Langney				
Ward:	Langney				
Grid Reference:	E: 562713, N: 102591				
2/2	Designated NO Open Space				
		Within 800m Open Space	Wit Spa	hin 800m Play ice	
		YES	YES	3	
	Flood Zone: Flood Zone 1				
1317		Conservation Area:	ea:	NO	
		Area (Hectares):		0.13	
		Prev. Developed:	1	GF	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Not Suitable				
Availability:	Not Available				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Suitable				
Justification:	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.				

Site Ref:	LA10			
Site Name:	Garages adjacent to 20 Woodpecker road	<u> </u>		
	· ·			
Source:	EBC Identified			
Neighbourhood:	Langney			
Ward:	Langney			
Grid Reference:	E: 562027, N: 102829			
1-11-		Designated Open Space	NO	
1-11-90		Within 800m Open Space	Witl Spa	hin 800m Play ice
		YES	YES	3
Flood Zone:				
	Flood Zone 1			
		Conservation Area:		NO
		Area (Hectares):		0.02
		Prev. Developed:		BF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Suitable (Housing)			
Availability:	Not Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Available			
Justification:	The site is a garage block located adajcent 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.			

Cita Dafe	1.4400			
Site Ref:	LA100			
Site Name:	Land adjacent to 9 Marsden Road			
Source:	EBC Identified			
Neighbourhood:	Langney			
Ward:	Langney			
Grid Reference:	E: 563085, N: 102459			
4111		Designated Open Space	NO	
		Within 800m Open Space	Witl Spa	hin 800m Play ce
		YES	YES	3
Flood Zone:				
Flood Zone 1 Conservation Area: NO				
			Conservation Area: NO	
		Area (Hectares):		0.02
		Prev. Developed:		GF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not suitable			
Availability:	Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	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.			

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 Space Space				hin 800m Play ice
		YES	YES	3
Flood Zone: Flood Zone 1				
		Conservation Area: NO		NO
		Area (Hectares):		0.01
ACT	Ŷ.	Prev. Developed:		BF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not suitable			
Availability:	Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	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.			

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				
		Within 800m Open Space	With Spa	hin 800m Play ce
		YES	YES	3
2		Flood Zone:		
Majority 2, partially 3a			y 3a	
1000		Conservation Area:		NO
		Area (Hectares):		0.02
		Prev. Developed:	:	GF
(C) Crown copyright. All rights re	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not suitable			
Availability:	Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	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 Etchingham 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.			

Site Ref:	LA103			
Site Name:	Open Space at Saxby Close			
Source:	EBC Identified			
Neighbourhood:	Langney			
Ward:	Langney			
Grid Reference:	E: 563260, N: 102309			
	Designated Open Space YES			
Within 800m Open Space Space Space				
YES YES				
Flood Zone:				

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Within 800m Play Space		
YES	3	
Flood Zone:		
ally 3b		
ea:	NO	
	1.17	
Prev. Developed:		
	Spa YES Ily 3b	

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				
25 × 1		Designated Open Space	NO		
	Within 800m Open Space Space Space				
	YES	YES			
	Flood Zone:				
57		Flood Zone 3a			
		Conservation Are	ea:	NO	
		Area (Hectares):		0.04	
		Prev. Developed:		BF	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022				
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. 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.				

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 NO Open Space				
- mark		Within 800m Open Space	Witl Spa	hin 800m Play ace	
		YES	YES	3	
Flood Zone					
	47	Flood Zone 1			
		Conservation Area:		NO	
		Area (Hectares):		0.05	
		Prev. Developed:		BF	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Suitable (Housing)				
Availability:	Not Available				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Available				
Justification:	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.				

Site Ref:	LA13					
Site Name:	Garages adjacent 15 Hogarth Road					
Source:	EBC Identified	EBC Identified				
Neighbourhood:	Langney					
Ward:	St Anthonys					
Grid Reference:	E: 562902, N: 102227					
	Designated NO Open Space					
Within 800m Open Space Space Space						
		YES	YES	3		
	Flood Zone:					
Flood Zone 1						
		Conservation Area:		NO		
		Area (Hectares):		0.02		
Ultra and the second se	1	Prev. Developed:	:	BF		
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022					
Suitability:	Suitable (Housing)					
Availability:	Not Available					
Achievability:	Achievable					
Conclusion:	Undevelopable - Not Available					
Justification:	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.					

Site Ref:	LA14				
Site Name:	Garages adjacent 101 Gainsborough Crescent				
Source:	EBC Identified	EBC Identified			
Neighbourhood:	Langney				
Ward:	St Anthonys				
Grid Reference:	E: 562993, N: 102226				
Print		Designated Open Space	NO		
	Within 800m Open Space Space				
		YES	YES	3	
	Flood Zone:				
	Flood Zone 1				
JUSTA PAR		Conservation Area:		NO	
Jaka T	The state of the s	Area (Hectares):		0.04	
	The state of the s	Prev. Developed:	1	BF	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Suitable (Housing)				
Availability:	Not Available				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Available				
Justification:	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.				

Site Ref:	LA15				
Site Name:	Land adjacent 80 Great Cliffe Road				
Source:	EBC Identified				
Neighbourhood:	Langney				
Ward:	St Anthonys				
Grid Reference:	E: 563405, N: 102230				
	197111	Designated Open Space	NO		
To 111	Within 800m Open Space Space YES YES Within 800m Within 800m Play Space YES				
	Flood Zone:				
		Flood Zone 3a			
		Conservation Are	ea:	NO	
		Area (Hectares):		0.03	
		Prev. Developed:		GF	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Not Suitable				
Availability:	Not Available				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Suitable				
Justification:	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.				

Site Ref:	LA17			
Site Name:	Ashgate Road Allotments East			
Source:	EBC Identified			
Neighbourhood:	Langney			
Ward:	St Anthonys			
Grid Reference:	E: 563158, N: 102634			
		Designated Open Space	NO	
Within 800m Open Space Space Space				-
YES YES				S
Flood Zone:				
	Consumptivities of	Majority 3a		
The state of the state of	or and production distribution with	Conservation Are	ea:	NO
- Ambalil	CHICAGO CONTRACTOR PROPERTY.	Area (Hectares):		0.23
	A PARTY OF THE PAR	Prev. Developed:		GF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not Suitable			
Availability:	Not Available			
Achievability:	bility: 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 Anthonys			
Grid Reference:	E: 563586, N: 102524			
I LANA	Department of the Party of the	Designated Open Space	NO	
	Within 800m Open Space	Witl Spa	hin 800m Play	
YES			YES	S
		Flood Zone:		
	W. C.	Flood Zone 1		
	10.15	Conservation Are	ea:	NO
	A DECEMBER	Area (Hectares):		0.97
	Ŷ.	Prev. Developed:	1	GF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
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.			

01. D. f				
Site Ref:	LA20			
Site Name:	Martello pub and Car Mechanics 106 Lan	gney Rise		
Source:	EBC Identified			
Neighbourhood:	Langney			
Ward:	St Anthonys			
Grid Reference:	E: 563048, N: 102305			
		Designated Open Space	NO	
		Within 800m Open Space	Witl Spa	hin 800m Play ace
		YES	YES	3
Flood Zone:				
		Flood Zone 1		
TO PER LINE		Conservation Are	ea:	NO
	4111 40. 90	Area (Hectares):		0.26
NAME OF TAXABLE PARTY.		Prev. Developed:	1	BF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Suitable (Housing)			
Availability:	Not Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Available			
Justification:	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.			

	I				
Site Ref:	LA24				
Site Name:	Garages behind Hampshire Court				
Source:	EBC Identified				
Neighbourhood:	Langney				
Ward:	St Anthonys				
Grid Reference:	E: 563076, N: 102292				
		Designated Open Space	NO		
THE RESIDENCE OF THE PARTY OF T				Within 800m Play Space	
YES YES				3	
Flood Zone:					
	Community Community Common Com	Flood Zone 1			
I K II -		Conservation Are	ea:	NO	
		Area (Hectares):		0.05	
Dec	THE CO. 12.00 A	Prev. Developed:	:	BF	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Not Suitable				
Availability:	Available				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Suitable				
Justification:	The site consists a row of garages to the rear of a commerical 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.				

Site Ref:	LA28				
Site Name:	Garages adjacent to 22 Hawkhurst Close				
Source:	EBC Identified				
Neighbourhood:	Langney				
Ward:	Langney				
Grid Reference:	E: 562525, N: 102650				
		Designated Open Space	NO		
Within 800m Open Space Space Space					
YES YES				3	
	Flood Zone:				
		Majority 1, partially	y 2		
100		Conservation Are	ea:	NO	
	The state of the s	Area (Hectares):		0.06	
-	T. A.	Prev. Developed:		BF	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Not Suitable				
Availability:	Available				
Achievability:	Unlikely to be Achievable				
Conclusion:	Undevelopable - Not Suitable				
Justification:	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.				

Site Ref:	LA33					
Site Name:	Land adjacent 2 Sevenoaks Road					
Source:	Pre-application advice					
Neighbourhood:	Langney					
Ward:	St Anthonys					
Grid Reference:	E: 563112, N: 101982					
	Designated Open Space	NO				
		Within 800m Open Space	Witl Spa	hin 800m Play ice		
		YES	YES	3		
	Flood Zone:					
Minimate room		Majority 2, partially 3a				
		Conservation Area:		NO		
		Area (Hectares):		0.01		
		Prev. Developed:		BF		
(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022						
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 Anthonys					
Grid Reference:	E: 563234, N: 102701					
160	, MASSE CLITTA	Designated Open Space	NO			
10/9		Within 800m Open Space	Witl Spa	hin 800m Play ice		
		YES	YES	6		
		Flood Zone:				
		Flood Zone 3a				
		Conservation Area:		NO		
	Area (Hectares):		0.02			
· · · · · ·		Prev. Developed:		BF		
(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022						
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:	d Reference: E: 563622, N: 103006			
Designated Open Space YES				
		Within 800m Open Space	Witl Spa	hin 800m Play ice
		YES	YES	3
		Flood Zone:		
100		Majority 3a, partially 3b		
7	Sen at bally	Conservation Area: NO		
2 m 単元章 (収.	and the same of th	Area (Hectares): 3.92		
Sept. 75 M 200 a		Prev. Developed:	•	GF

Suitability:	Not Suitable
Availability:	Not Available
Achievability:	Potentially Achievable
Conclusion:	Undevelopable - Not Suitable
Justification:	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.

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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			
	MAN	Designated Open Space	NO	
(-) -		Within 800m Open Space	Witl Spa	hin 800m Play ice
		YES	YES	3
		Flood Zone:		
	1- 0	Majority 3a, partia	lly 3b	
		Conservation Are	ea:	NO
		Area (Hectares): 8.06		8.06
*** **********************************	↑	Prev. Developed:	:	GF
	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not suitable			
Availability:	Available			
Achievability:	Potentially Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	The site is agricultural land located outside of within the Mountney levels; adjacent to an eithe site is within Fluvial Flood Zone 3b where not considered appropriate. The Langney Letthe west, south and eastern edges of the site drainage ditches rich in scarce waterside plaunimproved pasture and a braod water charpresence of red data species Sharp-leaved coastal floodplain grazing marsh (CFGM), wunder section 41 of the Natural Environment 2006, and is also adjacent to Pevensey Leve Multiple records of protected and notable species Cetti's warbler), and reprelation to prehistoric archaeological waterloachievability. The site is unsuitable for devel services / facilities and not contiguous with twould likely cause significant harm to the op	e non-water compate e non-water compater compate	m. A lible dile bound for within f note is classification ortunities in as a library and in the proximal for	large part of evelopment is undary edge to its network of n an area of is the issified as pal Importance (NERC) Act ty Area. is (include high risk in impact imity to nent of the site

Site Ref:	LA47			
Site Name:	Langney Priory, Etchingham Road			
Source:	Refused/withdrawn			
Neighbourhood:	Langney			
Ward:	St Anthonys			
Grid Reference:	E: 563237, N: 102241			
1	N KARA	Designated Open Space	NO	
	LANDREY	Within 800m Open Space	With Spa	hin 800m Play ice
	YES	YES	3	
1	Flood Zone:			
		Majority 3a		
		Conservation Are	ea:	NO
A TOWN	X 7/2437	Area (Hectares):		0.25
	P	Prev. Developed:		GF
	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not Suitable			
Availability:	Not Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	The site consists of residential garden land t consists of a collection of single and 2-store site is located within the predominantly resid purpose-built block of flats and a playing field	/ building that are G ential area, adajcen	rade t to a	II listed. The 3-storey

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.

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			
10/10		Designated Open Space	NO	
	Within 800m Open Space	Witl Spa	hin 800m Play ace	
		YES	YES	6
TO THE	Flood Zone:			
		Flood Zone 1		
		Conservation Area:		NO
		Area (Hectares):		0.02
1 1 1 U 1 1 U 1 U 1 U 1 U 1 U 1 U 1 U 1	A P	Prev. Developed:	1	GF
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not suitable			
Availability:	Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	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.			

Site Ref:	LA52			
Site Name:	1 Wordsworth Drive			
Source:	Pre-application advice			
Neighbourhood:	Langney			
Ward:	St Anthonys			
Grid Reference:	E: 563000, N: 102810			
Designated NO Open Space				
	Within 800m Open Space	Wit Spa	hin 800m Play ice	
47 /		YES	YES	3
	Flood Zone: Flood Zone 1			
10000				
		Conservation Area:		NO
19 11 11 11 11 11 11 11 11 11 11 11 11 1		Area (Hectares):		0.02
	A	Prev. Developed:		GF
11.1	served. Eastbourne Borough Council. LA100025879 2022			
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 Anthonys			
Grid Reference:	E: 563133, N: 102455			
Designated Open Space NO				
HATE		Within 800m Open Space	Witl Spa	hin 800m Play ice
		YES	YES	3
Flood Zone:				
		Flood Zone 1		
Amilian ha ham		Conservation Area:		NO
		Area (Hectares):		0.02
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022	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 adjcaent to 200 Sevenoaks Road			
Source:	EBC Identified			
Neighbourhood:	Langney			
Ward:	Langney			
Grid Reference:	E: 562290, N: 102606			
(Area		Designated Open Space	NO	
	Within 800m Open Space Space			
		YES	YES	3
	Flood Zone:			
	Flood Zone 3a			
	AN AN	Conservation Are	ea:	NO
surfaces and		Area (Hectares):		0.04
Transferrit 6	1	Prev. Developed:	1	BF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Suitable (Housing)			
Availability:	Not Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Available			
Justification:	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.			

Site Ref:	LA57				
Site Name:	Land adjacent to 2 Barming Close				
Source:	EBC Identified				
Neighbourhood:	Langney				
Ward:	Langney				
Grid Reference:	E: 562686, N: 102654				
A Partie	A CONTRACTOR OF THE PARTY OF TH	Designated Open Space	NO		
		Within 800m Open Space	Wit Spa	hin 800m Play ace	
		YES	YES	3	
		Flood Zone:			
PA		Conservation Are	ea:	NO	
		Area (Hectares):		0.04	
2	1	Prev. Developed:		GF	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Not suitable				
Availability:	Available				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Suitable				
Justification:	The site is an incidental open space within the adjacent to a terrace of two storey dwellings in the loss of two mature trees therefore, the development. There is also a low pressure garea which could reduce capacity within the	Development of the site is not considered as pipeline within the	ne site ed to	e would result be suitable for	

Site Ref:	LA60				
Site Name:	Land adjacent to 24 Barming Close				
Source:	EBC Identified				
Neighbourhood:	Langney	Langney			
Ward:	Langney				
Grid Reference:	E: 562604, N: 102607				
	Designated NO Open Space				
	Within 800m Open Space Space Space			hin 800m Play Ice	
and a		YES	YES	3	
Flood Zone:					
	Flood Zone 1				
4		Conservation Area:		NO	
1		Area (Hectares):		0.03	
		Prev. Developed:		GF	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022				
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, 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.				

Site Ref:	LA62			
Site Name:	Land adjacent to 15 Lydd Close			
Source:	EBC Identified			
Neighbourhood:	Langney			
Ward:	Langney			
Grid Reference:	E: 562727, N: 102746			
	13/11/12	Designated Open Space	NO	
		Within 800m Open Space	Wit Spa	hin 800m Play ace
The state of		YES	YES	3
THE R	Flood Zone:			
0.0	Flood Zone 1			
THE STATE OF	nan nan	Conservation Area		NO
		Area (Hectares):		0.04
	A	Prev. Developed:	İ	GF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not suitable			
Availability:	Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	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.			

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 Space Space				-
YES YES			3	
	Flood Zone:			
THE PARTY OF	Flood Zone 1			
P	-	Conservation Are	ea:	NO
		Area (Hectares):		0.03
E		Prev. Developed:	1	GF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not suitable			
Availability:	Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	The site is an incidental open space and vehoredominantly residential area, adjacent to a Development of the site would result in the lost required given the road is a dead end. The suitable for development.	a terrace of two store	ey dw rning	ellings. space which

Site Ref:	LA64				
Site Name:	Land adjacent to 64 Sevenoaks Road				
Source:	EBC Identified				
Neighbourhood:	Langney	Langney			
Ward:	St Anthonys	St Anthonys			
Grid Reference:	E: 562905, N: 102035				
Designated Open Space NO					
		Within 800m Open Space	Wit Spa	hin 800m Play ace	
		YES	YES	3	
Flood Zone:					
11/2	Majority 1, partially 2 and 3a		nd 3a		
		Conservation Area:		NO	
		Area (Hectares):		0.03	
	₩	Prev. Developed	:	GF	
	ts reserved. Eastbourne Borough Council. LA100025879 2022				
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. 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.				

Site Ref:	LA66			
Site Name:	Land to the rear of Wiltshire Court, Etchingham Road			
Source:	EBC Identified			
Neighbourhood:	Langney			
Ward:	St Anthonys			
Grid Reference:	E: 563196, N: 102323			
Designated NO Open Space				
Within 800m Open Space Space Space				-
1		YES	YES	3
Flood Zone:				
	Flood Zone 3a			
	LANGNEY	Conservation Area: NO		NO
- 1741	VILLAGE	Area (Hectares):		0.10
E. A.	*	Prev. Developed:	:	BF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not Suitable			
Availability:	Available			
Achievability:	Potentially Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	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.			

Site Ref:	LA67				
Site Name:	Garages adjcent to 20 Magpie Road	Garages adjcent to 20 Magpie Road			
Source:	EBC Identified				
Neighbourhood:	Langney				
Ward:	Langney				
Grid Reference:	E: 562281, N: 103059				
WILESON		Designated Open Space	NO		
	Williams 2	Within 800m Open Space	With Spa	nin 800m Play ce	
	A A Market Comment	YES	YES		
Flood Zone: Flood Zone 1					
		Conservation Area:		NO	
		Area (Hectares): Prev. Developed:		0.02	
				BF	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Not suitable				
Availability:	Not Available				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Suitable				
Justification:	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. The garages are independently owned, so it is considered unlikely that the site will be available for development in the plan period.				

Site Ref:	LA68				
Site Name:	Garages adajcent to 10 Robin Close	Garages adajcent to 10 Robin Close			
Source:	EBC Identified				
Neighbourhood:	Langney				
Ward:	Langney				
Grid Reference:	E: 562175, N: 102888				
0 0	Designated Open Space	NO			
		Within 800m Open Space	Witl Spa	hin 800m Play ice	
		YES	YES	3	
** ** **	Flood Zone:	lood Zone:			
	Flood Zone 1				
7 4 6		Conservation Area:		NO	
		Area (Hectares):		0.04	
100 P P P P P P P P P P P P P P P P P P		Prev. Developed:	1	BF	
	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Suitable (Housing)				
Availability:	Not Available				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Available				
Justification:	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.				

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	Witl Spa	hin 800m Play
1 8 1 S		YES	YES	3
79	3.10	Flood Zone:		
	~	Majority 1, partially 2		
		Conservation Area: Area (Hectares):		NO
3 // 1/2				0.12
(C) Crown copyright. All rights re	served. Eastbourne Borough Council. LA100025879 2022	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.			

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			
Designated Open Space NO				
A Donat		Within 800m Open Space	Witl Spa	hin 800m Play ice
		YES	YES	3
	5/2/	Flood Zone:		
		Flood Zone 1		
1 6 11 4		Conservation Area	ea:	NO
		Area (Hectares):		0.04
		Prev. Developed:	1	BF
13 3 3	served. Eastbourne Borough Council. LA100025879 2022			
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 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.			

Site Ref:	LA71					
Site Name:	Garages adajcent to 46 Woodpecker Road	1				
Source:	EBC Identified					
Neighbourhood:	Langney					
Ward:	Langney					
Grid Reference:	E: 562041, N: 102876					
Designated Open Space NO						
Within 80 Open Spa				/ithin 800m Play pace		
19. 11 2.13/		YES	YES	3		
Flood Zone:						
Flood Zone 1						
		Conservation Area:		NO		
		Area (Hectares):		0.04		
		Prev. Developed:		BF		
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022					
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 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.					

Site Ref:	LA72			
Site Name:	Garages adjacent to 26 Swallow Close			
Source:	EBC Identified			
Neighbourhood:	Langney			
Ward:	Langney			
Grid Reference:	E: 561973, N: 102706			
1/1/5/1/5	Designated Open Space	NO		
	Within 800m Open Space	Witl Spa	hin 800m Play Ice	
1 65 /6/2		YES	YES	3
	Flood Zone:			
	Flood Zone 1			
		Conservation Area: NO		NO
19-20		Area (Hectares):		0.07
		Prev. Developed:		BF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
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.			

Site Ref:	LA73				
Site Name:	Garages adjacent to 14 Swallow Close				
Source:	EBC Identified				
Neighbourhood:	Langney				
Ward:	Langney				
Grid Reference:	E: 561989, N: 102645				
1	Designated Open Space	NO			
	Within 800m Open Space	Wit Spa	hin 800m Play ace		
	19/1	YES	YES	3	
	Flood Zone:				
11/4/2/2/		Flood Zone 1			
		Conservation Area:		a: NO	
		Area (Hectares):		0.04	
T		Prev. Developed:		BF	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022				
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.				

Site Ref:	LA74				
Site Name:	Garages adjacent to 5 Swallow Close	Garages adjacent to 5 Swallow Close			
Source:	EBC Identified	EBC Identified			
Neighbourhood:	Langney				
Ward:	Langney				
Grid Reference:	E: 562088, N: 102630				
11/1/20	19/24 194	Designated Open Space	NO		
	142/2	Within 800m Open Space	Witl Spa	hin 800m Play ice	
		YES	YES	3	
		Flood Zone:			
	200	Flood Zone 1			
		Conservation Area	ea:	NO	
	The	Area (Hectares): 0		0.08	
The state of the s		Prev. Developed:	1	BF	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Not suitable				
Availability:	Not Available				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Suitable				
Justification:	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.				

Site Ref:	LA75				
Site Name:	Car Park adjcent to 116 Sevenoaks Road				
Source:	EBC Identified	EBC Identified			
Neighbourhood:	Langney				
Ward:	St Anthonys				
Grid Reference:	E: 562814, N: 102331				
	Designated Open Space	NO			
14:1		Within 800m Open Space Within 800m Space	hin 800m Play ice		
Mach		YES	YES	3	
		Flood Zone:			
	Flood Zone 3a				
		Conservation Area: NO		NO	
		Area (Hectares): 0.02 Prev. Developed: BF		0.02	
T				BF	
(C) Crown copyright. All rights r	eserved. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Not suitable				
Availability:	Available				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Suitable				
Justification:	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.				

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				
Designated Open Space Within 800m Open Space Within 800m Space Within 800m Space Open Space					
-		YES	YES	S	
Flood Zone:					
Majority 2, pa			ly 3a		
				NO	
		Area (Hectares):		0.05	
				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, 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.				

Site Ref:	LA77			
Site Name:	Land adjacent to 8 Gainsborough Crescent			
Source:	EBC Identified			
Neighbourhood:	Langney			
Ward:	St Anthonys			
Grid Reference:	E: 562884, N: 102319			
Designated Open Space NO				
		Within 800m Open Space	Wit Spa	hin 800m Play ace
		YES	YES	6
		Flood Zone:		
		Flood Zone 1 Conservation Area: NO		
			NO	
7		Area (Hectares):		0.02
- + A Hn		Prev. Developed:	:	GF
13 0 0	served. Eastbourne Borough Council. LA100025879 2022			
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 fo the site would also likely require removal of 3 mature trees, therefore development of the site is unsuitable.			

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			
Designated Open Space NO				
	Within 800m Open Space	Witl Spa	hin 800m Play ice	
7-17-13-		YES YES	S	
		Flood Zone:	d Zone:	
		Flood Zone 1		
		Conservation Area:		NO
		Area (Hectares):		0.02
MA		Prev. Developed:		GF
	Not suitable			
Suitability:				
Availability:	Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	The site consists of an incidental open space within the predominantly residential area. De removal of 3 mature trees, therefore develop	evelopment of the si	te wo	uld require

Site Ref:	LA79				
Site Name:	Garages adajcent to 12 Lawrence Close				
Source:	EBC Identified				
Neighbourhood:	Langney	Langney			
Ward:	St Anthonys				
Grid Reference:	E: 562895, N: 102295				
	Designated Open Space	NO			
	Within 800m Open Space	Witl Spa	hin 800m Play ice		
	YES	YES	3		
	Flood Zone:				
	Flood Zone 1				
79110		Conservation Area: Area (Hectares):		NO	
19)	TO DEFE			0.04	
(C) Crown copyright. All rights res	(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022			BF	
Suitability:	Suitable (Housing)				
Availability:	Not Available				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Available				
Justification:	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.				

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	Witl Spa	hin 800m Play ice
	1881193	YES	YES	6
		Flood Zone:		
		Flood Zone 1		
		Conservation Area: NO	NO	
		Area (Hectares):		0.09
Trave-		Prev. Developed:	1	BF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not suitable			
Availability:	Not Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	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.			

Site Ref:	LA81				
Site Name:	Garages between 45 and 47 Reynolds Road				
Source:	EBC Identified				
Neighbourhood:	Langney				
Ward:	St Anthonys	St Anthonys			
Grid Reference:	E: 563029, N: 102187				
Designated Open Space NO					
		Within 800m Open Space	Witl Spa	hin 800m Play ice	
T. M. A. O. L.		YES	YES	3	
THE PARTY	Flood Zone:				
	Flood Zone 1				
		Conservation Area: NO		NO	
		` '		0.03	
	1			BF	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Not suitable				
Availability:	Not Available				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Suitable				
Justification:	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.				

Site Ref:	LA82				
Site Name:		Garages to rear of 6-8 Constable Road			
Source:	EBC Identified				
Neighbourhood:	Langney				
Ward:	St Anthonys				
Grid Reference:	E: 562919, N: 102067				
Designated Open Space Within 800m Open Space Space Open Space Space					
				•	
		YES	YES	3	
Flood Zone:					
Flood Zone 1					
3 1 1		Conservation Area:		NO	
	THE PARTY IS	Area (Hectares):		0.06	
(7)		Prev. Developed:		BF	
13 5	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Not suitable				
Availability:	Not Available				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Suitable				
Justification:	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.				

Site Ref:	LA83				
Site Name:	Garages adjacent to 9 Turner Close	Garages adjacent to 9 Turner Close			
Source:	EBC Identified				
Neighbourhood:	Langney				
Ward:	St Anthonys				
Grid Reference:	E: 562987, N: 102026				
	Designated Open Space	NO			
		Within 800m Within 80 Open Space Space	hin 800m Play ice		
7777		YES	YES	3	
		Flood Zone:			
	Majority within Flood Zone 2				
		Conservation Area: NO		NO	
CONTROL OF THE PARTY OF THE PAR		Area (Hectares): Prev. Developed:		0.06	
F-107-				BF	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Suitable (Housing)				
Availability:	Not Available				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Available				
Justification:	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.				

Site Ref:	LA84				
Site Name:	Garages adjacent to 2 Reynolds Road				
Source:	EBC Identified				
Neighbourhood:	Langney	Langney			
Ward:	St Anthonys				
Grid Reference:	E: 563072, N: 102033				
1	EL THUE	Designated Open Space	NO		
	19 Marie	Within 800m Open Space	Witl Spa	hin 800m Play ice	
		YES	YES	3	
A But Still		Flood Zone:			
	11	Majority Within Flood Zone 1, P within Flood Zone 2	one 1, Partially		
(明朝 関連)		Conservation Are	ea:	NO	
Transport		Area (Hectares):		0.10	
	*	Prev. Developed:	:	BF	
	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Not suitable				
Availability:	Not Available				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Suitable				
Justification:	The site consists of a garage court, located varea. There is insufficient space to accommo sufficient amenity value when considered in land to the east adjacent Langney Rise. The considered unlikely that the site will be available.	odate additional resi context with the per garages are individ	dentia missionally	al with ons on the owned, so it is	

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			
West Dir	Designated Open Space	NO		
	Within 800m Open Space	Wit Spa	hin 800m Play ace	
	YES	YES	3	
	Flood Zone:			
		Flood Zone 1		
		Conservation Area:		NO
		Area (Hectares): Prev. Developed:		0.05
(C) Crown convight. All rights ro	served. Eastbourne Borough Council. LA100025879 2022			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 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.			

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 NO Open Space				
\		Open Space Space	hin 800m Play ice	
brother 9		YES	YES	3
Flood Zone:				
	Flood Zone 1			
3. // 1		Conservation Area:		NO
		Area (Hectares):		0.04
		Prev. Developed:		BF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
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 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.			

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	3
		Within 800m Open Space	Witl Spa	hin 800m Play ice
		YES	YES	3
()		Flood Zone:		
		Flood Zone 1		
		Conservation Area:		NO
		Area (Hectares):		0.07
		Prev. Developed:		BF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
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, 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.			

Site Ref:	LA88				
Site Name:	Garages between 19-20 Thackeray Close				
Source:	EBC Identified	EBC Identified			
Neighbourhood:	Langney				
Ward:	Langney				
Grid Reference:	E: 563138, N: 103141				
Designated NO Open Space					
a a		Within 800m Within 80 Open Space Space		hin 800m Play ice	
		YES	YES	3	
) 32-4		Flood Zone:			
		Flood Zone 3a			
11/2		Conservation Area: NO	NO		
_ ///		Area (Hectares):		0.05	
hen 1 10 10 10 10 10 10 10 10 10 10 10 10 1		Prev. Developed:		BF	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Suitable (Housing)				
Availability:	Not Available				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Available				
Justification:	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.				

Site Ref:	LA89				
Site Name:	Garages adjacent to 175 Priory Road				
Source:	EBC Identified				
Neighbourhood:	Langney				
Ward:	Langney				
Grid Reference:	E: 563273, N: 103230				
- Company		Designated Open Space	NO		
		Within 800m Open Space	Wit Spa	hin 800m Play ace	
		YES	YES	3	
		Flood Zone:			
		Flood Zone 3a			
		Conservation Area:		NO	
and the same		Area (Hectares):		0.03	
÷		Prev. Developed: B		BF	
(C) Crown copyright. All rights res	n copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022 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. 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.				

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 NO Open Space				
The same		Within 800m Within 80 Open Space Space	hin 800m Play ice		
		YES	YES	6	
		Flood Zone:			
		Flood Zone 3a			
All Colors		Conservation Area:		NO	
		Area (Hectares):		0.02	
77.11.10	10-1-1-1-1	Prev. Developed:		BF	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022				
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, 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.				

Site Ref:	LA91				
Site Name:	Garages adjacent to 205 Priory Road				
Source:	EBC Identified	EBC Identified			
Neighbourhood:	Langney				
Ward:	Langney				
Grid Reference:	E: 563209, N: 103311				
7	1.1	NO)		
70		Within 800m Open Space	Witl Spa	hin 800m Play ace	
	A POLICE OF THE PARTY OF THE PA	YES	YES	6	
		Flood Zone:			
	11/2011/11/11				
			NO		
				0.09	
(C) Crown copyright. All rights re-	served. Eastbourne Borough Council. LA100025879 2022	Prev. Developed:		BF	
Suitability:	Not suitable				
Availability:	Not Available				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Suitable				
Justification:	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.				

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	Witl Spa	hin 800m Play ice
		YES	YES	3
		Flood Zone:		
		Majority 3a		
A P W		Conservation Are	ea:	NO
2 200		Area (Hectares): 0.0		0.05
	1	Prev. Developed:		BF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
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 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.			

Site Ref:	LA95			
Site Name:	Ashgate Road Allotments 2			
Source:	EBC Identified			
Neighbourhood:	Langney			
Ward:	Langney			
Grid Reference:	E: 563053, N: 102583			
11:0.00		Designated Open Space	NO	
		Within 800m Open Space	Witl Spa	hin 800m Play ice
a cod b	And The Later of t	YES YES Flood Zone: Flood Zone 1	S	
CAPA I	A total and the			
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1				
	Maria Maria	Conservation Are	ea:	NO
	9 //2	Area (Hectares):		0.09
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022	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	Langney			
Ward:	Langney				
Grid Reference:	E: 562962, N: 102534				
Designated Open Space NO					
		Within 800m Open Space YES YES Flood Zone: Flood Zone 1	hin 800m Play ice		
			YES	3	
	hali				
		Conservation Area:		NO	
	M AMERICA F	Area (Hectares): Prev. Developed:		0.02	
200 A 3 3 3 4 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5				BF	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Not suitable				
Availability:	Not Available				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Suitable				
Justification:	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.				

Site Ref:	LA97			
Site Name:	Garages adjacent to 2 The Vineries			
Source:	EBC Identified			
Neighbourhood:	Langney			
Ward:	Langney			
Grid Reference:				
Grid Reference: E: 562976, N: 102502 Designated Open Space NO				
		Within 800m Open Space	Witl Spa	hin 800m Play ice
		YES YES Flood Zone: Flood Zone 1	YES	
11 1 1 1 1 1 1				
	hadrida			
1	WHI TO THE	Conservation Area: NO Area (Hectares): 0.02 Prev. Developed: BF		NO
The Later of the L				0.02
**************************************				BF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not suitable			
Availability:	Not Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	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.			

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			
Management of the Control of the Con	Designated Open Space			
		Within 800m Open Space	With Spa	hin 800m Play ce
	E E	YES	YES	3
2 1 1 1 1 1 mm in	Flood Zone:			
. Shahahas	Majority 1, partially 3a			
		Conservation Area: NO		NO
AND IN	THE NEW YORK	Area (Hectares):		0.08
		Prev. Developed:		BF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not suitable			
Availability:	Not Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	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.			

Site Ref:	LA99			
Site Name:	Land adjacent to 41 Marsden Road			
Source:	EBC Identified			
Neighbourhood:	Langney			
Ward:	Langney			
Grid Reference:	E: 563156, N: 102502			
1	Designated Open Space NO			
		Within 800m Open Space	Witl Spa	hin 800m Play ice
		YES	YES	3
		Flood Zone:		
1-4-1		Flood Zone 1		
		Conservation Area: NO	NO	
		Area (Hectares):		0.02
	1	Prev. Developed:		BF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not suitable			
Availability:	Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	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.			

<u>Meads</u>

Site Ref:	ME01				
Site Name:	Rear of 44-48 Blackwater Road	Rear of 44-48 Blackwater Road			
Source:	EBC Identified				
Neighbourhood:	Meads				
Ward:	Meads				
Grid Reference:	E: 560628, N: 98526				
Designated Open Space NO					
Within 8 Open S			Witl Spa	hin 800m Play Ice	
	NO	NO			
Flood Zone:					
		Flood Zone 1			
155.11 M		Conservation Area:		YES	
		Area (Hectares):		0.10	
		Prev. Developed:	1	GF	
17 0	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Not Suitable				
Availability:	Not Available				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Suitable				
Justification:	The site consists of residential garden land to the rear of existing 4-storey buildings coverted 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.				

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 8 Open Sp			Witl Spa	hin 800m Play Ice
THE STATE OF THE S		NO	NO	
1	Flood Zone:			
40		Flood Zone 1		
	maniform as pr	Conservation Area: Area (Hectares): Prev. Developed:		YES
				0.09
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			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.			

Site Ref:	ME03			
Site Name:	Rear of 8/18 Grange Road			
Source:	EBC Identified			
Neighbourhood:	Meads			
Ward:	Meads			
Grid Reference:	E: 560752, N: 98431			
1 2 4		Designated Open Space	NO	
With			Witl Spa	hin 800m Play ce
Total		YES	NO	
Flood Zone:				
Mark Tone		Flood Zone 1		
		Conservation Area:		YES
		Area (Hectares):		0.21
		Prev. Developed:		GF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not Suitable			
Availability:	Not Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	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.			

Site Ref:	ME06				
Site Name:	Land to the rear of 53 Meads Road				
Source:	EBC Identified				
	Meads				
Neighbourhood:					
Ward:	Meads				
Grid Reference:	E: 560233, N: 97992				
3 (1)	Designated Open Space NO				
Within 800m Open Space Space Space					
Cartilla Paris	YES	NO			
Flood Zone: Flood Zone 1					
		Conservation Area: NO		NO	
		Area (Hectares):		0.23	
	MEACH N	Prev. Developed:		GF	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Not Suitable				
Availability:	Not Available				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Suitable				
Justification:	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.				

Site Ref:	ME09					
Site Name:	Land at rear of Highmead	Land at rear of Highmead Manor, Buxton Road				
Source:	EBC Identified	EBC Identified				
Neighbourhood:	Meads					
Ward:	Meads					
Grid Reference:	E: 560469, N: 97746					
	XX		Designate Open Spa		NO	
		Within 80 Open Spa		Within 800m Pla Space:		
300			YES		NO	
	7		Flood Zone:			
	Flood			Flood Zone 1		
		11.	Conservation Are		a:	YES
			Area (Hectares):			0.14
2 4 H 34 W 1		**	Prev. Developed:			GF
1,3,5	erved. Eastbourne Borough Council. L	A100025879 2022				
Suitability:	Not Suitable					
Availability:	Unknown					
Achievability:	Potentially Achievable					
Housing Capacity:	4	Density Area	:	Medium	n-Low De	ensity
Density (dph):	29.05	Delivery Peri	od:	11+ Ye	ars	
Conclusion:	Undevelopable – Not Suit	able				
Justification:	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.					

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			
THE !	ALL THE PERIOD	Designated Open Space	NO	
HE VA		Within 800m Open Space	Witl Spa	hin 800m Play ce
10 1-1	HAPATI Y	YES	NO	
	1111	Flood Zone:		
		Flood Zone 1		
		Conservation Area:		YES
		Area (Hectares):		0.15
T	*	Prev. Developed:	:	BF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Suitable (Housing)			
Availability:	Not Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Available			
Justification:	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.			

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	6	
LES		Within 800m Open Space	Witl Spa	hin 800m Play ace
		YES	YES	6
Classic Line I		Flood Zone:		
		Flood Zone 1		
		Conservation Area:		YES
		Area (Hectares):		0.27
Tinay.		Prev. Developed:		GF
(C) Crown copyright. All rights res	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.			

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 NO Open Space					
100	Within 800m Open Space		ithin 800m Play		
100	YES NO)		
		Flood Zone:			
PER	1 1-1-1	Flood Zone 1			
		Conservation Area:		: NO	
B		Area (Hectares):		0.31	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022	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.				

Site Ref:	ME24					
Site Name:	13 Edensor Road	13 Edensor Road				
Source:	Refused/withdrawn	Refused/withdrawn				
Neighbourhood:	Meads					
Ward:	Meads					
Grid Reference:	E: 559710, N: 97182					
Jara D	2	75.	Designate Open Spa		NO	
		Within 80 Open Spa	-	Within 800m Play Space:		
			YES		NO	
			Flood Zo	ne:		
			Flood Zon	e 1		
		Charles a	Conservation Are		a:	NO
	Marie of the	· · · · · · · · · · · · · · · · · · ·	Area (Hectares):			0.05
(C) Crown copyright. All rights res	erved. Eastbourne Borough Council. L	A100025879 2022	Prev. Developed:			GF
Suitability:	Not suitable					
Availability:	Available					
Achievability:	Achievable					
Housing Capacity:	1	Density Area	:	High De	ensity	
Density (dph):	18.08	Delivery Peri	od:	6-10 Ye	ears	
Conclusion:	Undevelopable – Not Suit	table				
Justification:	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 dissmissed 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 Streeet scene. Therefore the site is considered not suitable for residential development. The site is not suitable for employment due to proximity to existing residential.					

Site Ref:	ME25			
Site Name:	21 Baslow Road			
Source:	Refused/withdrawn			
Neighbourhood:	Meads			
Ward:	Meads			
Grid Reference:	E: 559566, N: 97326			
Designated NO Open Space				
		Within 800m Open Space	Witl Spa	hin 800m Play ice
		YES	NO	
		Flood Zone:		
		Flood Zone 1		
200		Conservation Area:		NO
		Area (Hectares):		0.02
(C) Crown copyright. All rights re	eserved. Eastbourne Borough Council. LA100025879 2022	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 incongrous 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	Refused/withdrawn			
Neighbourhood:	Meads				
Ward:	Meads				
Grid Reference:	E: 560791, N: 98187				
	PI	Designated NO Open Space		IO	
		Within 800m Open Space	Within Space	800m Play	
		YES	NO		
A. L.		Flood Zone:			
		Flood Zone 1			
		Conservation Area:		: YES	
-		Area (Hectares):	0.	05	
	1	Prev. Developed:		F	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Not Suitable				
Availability:	Available				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Suitable				
Justification:	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.				

Site Ref:	ME28				
Site Name:	Kempston, 3 Granville Road				
Source:	Pre-application advice	Pre-application advice			
Neighbourhood:	Meads				
Ward:	Meads				
Grid Reference:	E: 560556, N: 98480				
	Designated Open Space NO				
11-1-1		Within 800m Open Space	Witl Spa	hin 800m Play ace	
		NO	NO		
		Flood Zone:			
FIFTH TITLE		Flood Zone 1			
	00	Conservation Area:		YES	
	The party of	Area (Hectares):		0.12	
(C) Crown grow right All rights are	served. Eastbourne Borough Council. LA100025879 2022	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				
JEH II		Designated Open Space	NO		
The Billy law	Within 800m Open Space	Witl Spa	hin 800m Play ace		
		YES	NO		
Flood Zone:					
		Flood Zone 1			
. J. T. J.		Conservation Area:		YES	
		Area (Hectares):		0.01	
	AMERICA MAND	Prev. Developed:		BF	
1 + 1 11 11 4					
13 0 0	Not Suitable				
Suitability:					
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	Refused/withdrawn			
Neighbourhood:	Meads				
Ward:	Meads				
Grid Reference:	E: 560935, N: 97994				
		Designated Open Space	NO		
	A BUER S	Within 800m Open Space	Witl Spa	hin 800m Play ce	
III.		YES	NO		
1		Flood Zone:			
		Flood Zone 1			
		Conservation Area:		YES	
-		Area (Hectares):		0.11	
(C) Crown copyright. All rights res	Prev. Developed:		BF		
Suitability:	Not Suitable				
Availability:	Available				
Achievability:	Potentially Achievable				
Conclusion:	Undevelopable - Not Suitable				
Justification:	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.				

Site Ref:	ME36				
Site Name:	Land to the west of Carlisle Road opposit	Land to the west of Carlisle Road opposite Moira House School			
Source:	EBC Identified				
Neighbourhood:	Meads				
Ward:	Meads				
Grid Reference:	E: 559765, N: 97873				
Designated Open Space YES					
Within 800m Open Space				hin 800m Play ice	
		YES NO			
44.		Flood Zone:			
	11-12-12-12-12	Flood Zone 1			
	2 1 1 1 1 1 1 1	Conservation Area:		YES	
25 41		Area (Hectares):		1.73	
D. 1. 1.		Prev. Developed:		GF	
13 3	served. Eastbourne Borough Council. LA100025879 2022				
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, Up	Land within curtilage of the Pennings, Upper Dukes Drive			
Source:	EBC Identified				
Neighbourhood:	Meads				
Ward:	Meads				
Grid Reference:	E: 559478, N: 97344				
20 0 de /	12	Designated Open Space	NO		
		Within 800m Open Space	Within Space	800m Play	
1 1 1 2 3 3 S		YES	NO		
* 7/ * * 1		Flood Zone:			
3/9 . 5. 57		Flood Zone 1			
100 9 11	* /	Conservation Are	ea: N	0	
1 1		Area (Hectares):	0.	.10	
S // 3		Prev. Developed:		F	
	served. Eastbourne Borough Council. LA100025879 2022				
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			
4°.//\		Designated Open Space	NO	
Within 800m Open Space Space Space				
1-100		YES	NO	
X: \\ 9	1 1	Flood Zone:		
Flood Zone 1				
*/ a. \ [Conservation A Area (Hectares)		ea:	NO
* * *			0.14	
2				GF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not Suitable			
Availability:	Unknown			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	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.			

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			
4.7		Designated Open Space	NO	
	Within 800m Open Space	Witl Spa	hin 800m Play ice	
1-700	YES	NO	NO	
		Flood Zone:		
		Flood Zone 1		
7 × \/		Conservation Area: Area (Hectares):		NO
* *				0.06
ALL A		Prev. Developed:	1	GF
7.5 - 5	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not suitable			
Availability:	Unknown			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	The site is a residential garden, within the pr ground level raises significantly from the roa to the north. Therefore considered unsuitable can be obtained.	d, no access known	from	Meads Brow

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			
	13	Designated Open Space	NO	
Within 800m Open Space Within 800m Space Space				
YES NO				
Flood Zone:				
· 李母 皇 · 李母		Flood Zone 1		
		Conservation Are	ea:	YES
		Area (Hectares):		0.09
(C) Crown convicient. All rights ro	served. Eastbourne Borough Council. LA100025879 2022	Prev. Developed:	1	GF
Suitability:	Not suitable			
Availability:	Unknown			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	The site is a residential garden, to the side of predominantly residential area. Development mature trees, therefore the site is unsuitable	t would result in a si	_	

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				
F 44		Designated Open Space	NO		
				Within 800m Play Space	
2/ -		YES	NO		
	Flood Zone:				
	6-111	Flood Zone 1			
11 76-5		Conservation Are	Area: YES		
-		Area (Hectares):	0.09		
-		Prev. Developed:	1	GF	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Not suitable				
Availability:	Unknown				
Achievability:	nievability: Achievable				
Conclusion:	Undevelopable - Not Suitable				
Justification:	predominantly residential area. Developmen	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.			

Site Ref:	ME44				
Site Name:	Garages adajcent to 8 Ascham Place				
Source:	EBC Identified				
Neighbourhood:	Meads				
Ward:	Meads				
Grid Reference:	E: 560206, N: 98161				
		Designated Open Space	NO		
		Within 800m Open Space	Wit Spa	hin 800m Play ace	
		YES	NO		
		Flood Zone:			
100	Flood Zone 1				
		Conservation Area:		NO	
		Area (Hectares): Prev. Developed:		0.05	
(G) Crown governor All rights re-	served. Eastbourne Borough Council. LA100025879 2022			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	Meads			
Ward:	Meads				
Grid Reference:	E: 560130, N: 98133				
	Designated Open Space	NO			
				Vithin 800m Play	
	YES	NO			
3411	Flood Zone:				
		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 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.				

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					
1		Designated Open Space	NO			
1378		Within 800m Open Space	Witl Spa	hin 800m Play ce		
		YES	NO			
				Flood Zone:		
	Flood Zone 1 Conservation Area:					
			ea:	NO		
		Area (Hectares):		0.10		
	T. J. A. D.			BF		
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022					
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.					

Site Ref:	ME47				
Site Name:	Garages adjacent to 24 Gaudick Close				
Source:	EBC Identified				
Neighbourhood:	Meads	Meads			
Ward:	Meads				
Grid Reference:	E: 560153, N: 98022				
THE		Designated Open Space	NO		
To de la constitución de la cons	34/1/23	Within 800m Open Space	Witl Spa	hin 800m Play ace	
a harman	YES	NO			
	Flood Zone:				
C ELLAS	CHAHU 9 8 2				
		Conservation Area:		NO	
		Area (Hectares):		0.02	
(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022		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			
	SIFIE STATE	Designated Open Space	NO	
		Within 800m Open Space	Wit Spa	hin 800m Play ace
		YES	NO	
11/200	Flood Zone:			
	Name Cort	Flood Zone 1		
	2//4//	Conservation Area: Area (Hectares): Prev. Developed:		NO
11/1				0.04
	CAMUTE NOME			BF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
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.			

				1
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	Witl Spa	hin 800m Play ice
1.7 [5]	NO	NO		
	Flood Zone:			
		Conservation Are		YES
	Area (Hectares)			0.03
Grance Gardens	Prev. Developed:		BF	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not suitable			
Availability:	Not Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	The site is a block of garages with parking to predominantly residential area. There is an expensive of the site which would need to be restherefore the site is unsuitable for development owned, so it is considered unlikely that the sthe plan period.	existing mature tree moved to facilitate d ent. The garages are	with ⁻ evelo e indi	TPO in the pment vidually

Site Ref:	ME51				
Site Name:	Grange Gardens				
Source:	EBC Identified				
Neighbourhood:	Meads				
Ward:	Meads				
Grid Reference:	E: 560717, N: 98586				
4/-	To annual Control of the Control of	Designated Open Space	NO		
Within 800m Open Space Space YES NO				-	
	Flood Zone:				
		Flood Zone 1			
	THE LAND BEET	Conservation Are	ea:	YES	
	The state of the s	Area (Hectares):		0.80	
(C) Crown copyright. All rights re	served. Eastbourne Borough Council. LA100025879 2022	Prev. Developed:	:	GF	
Suitability:	Not suitable				
Availability:	Unknown				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Suitable				
Justification:	The site is a private gardens within the Colle are covered by a TPO. The development of Conservation Area therefore the site is not s	the gardens would b	e det		

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				
187//		Within 800m Open Space	With Spa	nin 800m Play ce
		YES	NO	
		Flood Zone:		
-		Flood Zone 1		
		Conservation Are	ea:	YES
		Area (Hectares):		0.06
	THE BEAT	Prev. Developed:		BF
(C) Crown copyright. All rights re-	served. Eastbourne Borough Council. LA100025879 2022			
(1)				

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, 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.

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			
		Designated Open Space	NO	
	Within 800m Open Space	Witl Spa	hin 800m Play ace	
Part Louis	L ora	NO	NO	
+ - J	Flood Zone:			
	Flood Zone 1			
	-9-1	Conservation Area		YES
		Area (Hectares):		0.04
(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022		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 predominantly residential area. The site is constructed Braeside. Given the location of the adjacent likely have significant detrimental impacts or and future occupiers. Therefore the site is not present the site is not present the site is not present the site.	onstrained by the ad property development the amenity of the	ljacen ent of adjac	nt property, the site would ent property

Site Ref:	ME54			
	-			
Site Name:	Wilmington Gardens			
Source:	EBC Identified			
Neighbourhood:	Meads			
Ward:	Meads			
Grid Reference:	E: 561017, N: 98274			
	THE P	Designated Open Space	NO	
	Within 800m Open Space	Witl Spa	hin 800m Play ice	
	YES	NO		
		Flood Zone:		
		Flood Zone 1		
	The second second	Conservation Area:		YES
	THE RESERVE OF THE PARTY OF THE	Area (Hectares):		0.73
(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022		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.				

Site Ref:	ME55					
Site Name:	Jevington Gardens					
Source:	EBC Identified					
Neighbourhood:	Meads	Meads				
Ward:	Meads					
Grid Reference:	E: 560966, N: 98151					
E VIT		Designated Open Space	NO			
	a loos con contract?	Within 800m Open Space	Witl Spa	hin 800m Play ice		
- D	The same of the sa	YES NO		Ю		
	=	Flood Zone:				
		Flood Zone 1				
A FEBRUARY		Conservation Area: Area (Hectares): Prev. Developed:		YES		
10000000000000000000000000000000000000				0.35		
				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.					

Cita Dafe	MEEC			
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			
Designated Open Space NO				
		Within 800m Open Space	Witl Spa	hin 800m Play ice
	Registers	YES	NO	
Flood Zone:				
	MEADS	Flood Zone 1		
		Conservation Area:		YES
III.	===	Area (Hectares):		0.05
		Prev. Developed:		GF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not suitable			
Availability:	Unknown			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	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.			

Site Ref:	ME57					
Site Name:	Garages adjacent to 9 Milnthorpe Gardens					
Source:	EBC Identified					
Neighbourhood:	Meads					
Ward:	Meads					
Grid Reference:	E: 560215, N: 97842					
Horsepark House		Designated Open Space	NO			
		Within 800m Open Space	Witl Spa	hin 800m Play ce		
		YES	NO			
				Flood Zone:		
		Flood Zone 1				
		Conservation Area:		YES		
=		Area (Hectares):		0.03		
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022	Prev. Developed:		BF		
Suitability:	Not suitable					
Availability:	Not Available					
Achievability:	Achievable					
Conclusion:	Undevelopable - Not Suitable					
Justification:	The site is a garage court within the predom layout Milnthorpe Gardens properties do not there is limited on street parking available, the	have available off s	treet	parking and		

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 Garde	Garages adjacent to 21 Milnthorpe Gardens			
Source:	EBC Identified				
Neighbourhood:	Meads	Meads			
Ward:	Meads				
Grid Reference:	E: 560208, N: 97784				
	Designated Open Space	NO			
	Within 800m Open Space	Witl Spa	hin 800m Play ice		
		YES	YES	3	
2-111	Flood Zone:				
	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	Flood Zone 1			
		Conservation Area:		YES	
		Area (Hectares):		0.06	
		Prev. Developed:		BF	
(C) Crown copyright. All rights res 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:	ME59				
Site Name:	Garages rear of Highcombe, Baslow Road				
Source:	EBC Identified				
Neighbourhood:	Meads				
Ward:	Meads				
Grid Reference:	E: 559713, N: 97375				
		Designated NO Open Space		10	
		Within 800m Open Space	Wit Spa	hin 800m Play ace	
1 4		YES	NO		
		Flood Zone:			
		Flood Zone 1			
		Conservation Area:		NO	
		Area (Hectares):		0.08	
	*	Prev. Developed:		BF	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022				
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 E	Land to rear of 14 to 17 Edensor Road				
Source:	EBC Identified	EBC Identified				
Neighbourhood:	Meads	Meads				
Ward:	Meads					
Grid Reference:	E: 559756, N: 97190					
Designated Open Space:						
Within 800m Open Space: Within 800m Pla					800m Play	
TO STORE OF					NO	
Flood Zone:						
		- m /11/11	Flood Zon	e 1		
manage.	·	1	Conserva	tion Are	a:	NO
Area (Hectares):					0.25	
(C) Crown copyright. All rights r	(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022				GF	
Suitability:	Not Suitable					
Availability:	Not Available					
Achievability:	Achievable					
Housing Capacity:	10	Density Area	:	High De	ensity	
Density (dph):	39.77	Delivery Peri	od:	11+ Ye	ars	
Conclusion:	Undevelopable – Not Suit	table				
Justification:	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 dissmissed 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 Streeet 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 in in multiple ownership, and therefore it is considered unlikely that the site will be available for development in the plan period.					

Site Ref:	ME72			
Site Name:	Public Conveniences on Meads Road			
Source:	Call for Sites			
Neighbourhood:	Meads			
Ward:	Meads			
Grid Reference:	E: 560189, N: 98050			
7/11/11/		Designated Open Space	NO	
Within 800m Open Space Space				hin 800m Play ce
		YES	NO	
	Flood Zone: Flood Zone 1			
71-11				
		Conservation Area:		NO
		Area (Hectares):	Area (Hectares):	
marin _		Prev. Developed:	1	BF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not Suitable			
Availability:	Unknown			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	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.			

Site Ref:	ME73			
Site Name:	Fyfield 10 Milnthorpe Road			
Source:	Refused/withdrawn			
Neighbourhood:	Meads			
Ward:	Meads			
Grid Reference:	E: 560161, N: 97694			
7/1/30		Designated Open Space	NO	
	Within 800m Open Space	Witl Spa	hin 800m Play ace	
Mark Market		YES	YES	3
	Flood Zone:			
	Flood Zone 1			
		Conservation Area:		YES
		Area (Hectares):		0.01
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022	Prev. Developed:		BF
Suitability:	Not Suitable			
Availability:	Available			
Achievability:	Acheivable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	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.			

Ocklynge & Rodmill

Site Ref:	OC01				
Site Name:	Kings Drive Amenity Area (part of site)				
Source:	EBC Identified				
Neighbourhood:	Ocklynge & Rodmill				
Ward:	Ratton	Ratton			
Grid Reference:	E: 560247, N: 100369				
		Designated Open Space	YES	3	
		Within 800m Open Space	Wit Spa	hin 800m Play Ice	
Shept 3		YES	NO		
		Flood Zone:			
C 1 2 1 3			Flood Zone 1		
		Conservation Area:		NO	
		Area (Hectares):		0.31	
Et a gr	•	Prev. Developed:		GF	
13 3 3	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Not Suitable				
Availability:	Unknown				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Suitable				
Justification:	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.				

Site Ref:	OC04					
Site Name:	Land adjacent 48 and 50 Selmeston Road	<u> </u>				
Source:	EBC Identified					
Neighbourhood:	Ocklynge & Rodmill					
Ward:						
114141	Ratton					
Grid Reference:	E: 559499, N: 101210					
Designated Open Space						
The state of the s		Within 800m Open Space	Witl Spa	hin 800m Play ice		
111	YES	YES				
	Flood Zone:					
The state of the s	The state of the s			Flood Zone 1		
		Conservation Area: NO		NO		
		Area (Hectares):		0.14		
	A TO DO PI	Prev. Developed:		GF		
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022					
Suitability:	Not Suitable					
Availability:	Unknown					
Achievability:	Achievable					
Conclusion:	Undevelopable - Not Suitable					
Justification:	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.					

Site Ref:	OC05				
Site Name:	Rodmill Amenity Area				
Source:	EBC Identified				
Neighbourhood:	Ocklynge & Rodmill	Ocklynge & Rodmill			
Ward:	Ratton				
Grid Reference:	E: 559979, N: 100699				
Designated Open Space NO					
		Within 800m Open Space		hin 800m Play ice	
		YES	NO		
		Flood Zone:	e:		
	V T	Flood Zone 1 Conservation Area:			
			NO		
A STATE OF THE PARTY OF THE PAR		Area (Hectares): Prev. Developed:		0.07	
	N N			GF	
13 3 3	Served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Suitable (Housing)				
Availability:	Not Available				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Available				
Justification:	granted planning permission for residential d now lapsed. However convenants on the site	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 convenants 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			
Designated Open Space NO				
	Within 800m Open Space	Witl Spa	hin 800m Play ce	
	YES	YES	S	
	Flood Zone:			
The I make		Flood Zone 1		
008003/AV	dian dian	Conservation Area:		NO
7/7/12/1/11/11/11/11/11	273	Area (Hectares): 0		0.028974
		Prev. Developed:		GF
Suitability:	Served. Eastbourne Borough Council. LA100025879 2022 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			
	1/200	Designated Open Space	NO	
		Within 800m Open Space	Witl Spa	hin 800m Play ice
		NO	YES I Zone:	3
The same of	Ma Carallella	Flood Zone:		
		Flood Zone 1 Conservation Area: NO		
			NO	
	440	Area (Hectares):		0.05
2.11	A 191= -	Prev. Developed:	:	GF
	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not Suitable			
Availability:	Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable		_	
Justification:	The site consists of a residential garden to the dwelling, located within the predominantly resiste and difficulties in achieving access mean suitable for development.	sidential area. The	topog	raphy of the

Site Ref:	OC13			
Site Name:	166 Victoria Drive			
Source:	Pre-application advice			
Neighbourhood:	Ocklynge & Rodmill			
Ward:	Old Town			
Grid Reference:	E: 559160, N: 100064			
TITE	Designated Open Space	NO		
	Within 800m Open Space	Witl Spa	nin 800m Play ce	
	YES	YES	3	
		Flood Zone:		
		Flood Zone 1		
HIP		Conservation Area: Area (Hectares): Prev. Developed:		NO
				0.02
				BF
	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not Suitable			
Availability:	Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	The site consists of a garage and outbuilding dwelling, located within the predominantly re development of the site would be out of char and would result in an unacceptable impact considered that this site would not be suitable	sidential area. Howe acter with the existing on residential amen	ever, ng de	the velopment

Site Ref:	OC14			
Site Name:	63 Eridge Road			
Source:	Pre-application advice			
Neighbourhood:	Ocklynge & Rodmill			
Ward:	Ratton			
Grid Reference:	E: 559716, N: 101166			
Designated Open Space NO				
Within 800m Open Space Space			hin 800m Play ice	
4 19 11	YES	NO		
Flood Z				
THEFT		Flood Zone 1		
		Conservation Area:		NO
		Area (Hectares):		0.06
(C) Crown convight. All rights re-	served. Eastbourne Borough Council. LA100025879 2022	Prev. Developed:		GF
Suitability:	Not Suitable			
Availability:	Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	Given the size of the site and the layout of esite would be totally out of character with the	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.		

Site Ref:	OC15				
Site Name:	22 Selmeston Road				
Source:	Pre-application advice				
Neighbourhood:	Ocklynge & Rodmill	Ocklynge & Rodmill			
Ward:	Ratton	Ratton			
Grid Reference:	E: 559646, N: 101315				
Designated Open Space			YES	3	
FF	Within 800m Open Space	Witl Spa	hin 800m Play ice		
		YES	NO		
Flood Zone:					
THE ROLL		Conservation Area:		NO	
		Area (Hectares):		0.08	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022	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.				

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				
	2. 666266, 14. 166617	Designated Open Space	YES	3	
انہ اللہ		Within 800m Open Space	Wit Spa	hin 800m Play ace	
11一世 12		YES	NO		
		Flood Zone:			
		Flood Zone 1	lood Zone 1		
The sales		Conservation Area:		NO	
		Area (Hectares):		2.01	
1 0 0 0 0 0		Prev. Developed:	:	GF	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Not Suitable				
Availability:	Available				
Achievability:	Potentially Achievable				
Conclusion:	Undevelopable - Not Suitable				
Justification:	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 incongrous appearance. It is therefore considered that the site would not be suitable for development.				

Site Ref:	OC17				
Site Name:	Land adjacent to 33 Pococks Road				
Source:	EBC Identified				
Neighbourhood:	Ocklynge & Rodmill				
Ward:	Ratton				
Grid Reference:	E: 560029, N: 100249				
1 1 1 1	Designated NO Open Space				
		Within 800m Open Space	Witl Spa	nin 800m Play ce	
		YES	YES	3	
	their	Flood Zone:			
	Flood Zon				
		Conservation Are	ea:	NO	
		Area (Hectares):		0.07	
1000		Prev. Developed:		GF	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Not suitable				
Availability:	Unknown				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Suitable				
Justification:	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.				

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			
	Designated Open Space NO			
	2000	Within 800m Open Space	Witl Spa	nin 800m Play ce
	U Jahr X	YES	YES	S
	1 100	Flood Zone:		
		Flood Zone 1		
		Conservation Are	ea:	NO
		Area (Hectares):		0.04
F. 10.	*	Prev. Developed:		GF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not Suitable			
Availability:	Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	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.			

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				5
		Within 800m Open Space	Witl Spa	hin 800m Play Ice
F \$///		YES	YES	3
Flood Zone:				
· 39////	Flood Zone 1			
773 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		Conservation Are	ea:	NO
Melling of 1		Area (Hectares):		0.04
2011	*	Prev. Developed:		BF
	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Suitable (Housing)			
Availability:	Not Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Available			
Justification:	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.			

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				
		Designated Open Space	YES		
		Within 800m Open Space	Witl Spa	hin 800m Play ice	
-		YES	YES	3	
	Flood Zone:				
		Flood Zone 1			
		Conservation Area: Area (Hectares): Prev. Developed:		NO	
				0.05	
(C) Crown copyright. All rights ro	served. Eastbourne Borough Council. LA100025879 2022			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			
		Within 800m Open Space	Witl Spa	hin 800m Play ice
		YES	YES	3
4 7 A	Flood Zone:			
			Flood Zone 1	
JEIN		Conservation Area: NO		NO
		` ,		0.10
				GF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Suitable (Housing)			
Availability:	Not Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Available			
Justification:	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.

Site Ref:	OC22			
Site Name:	Macmillan Park			
Source:	EBC Identified			
Neighbourhood:	Ocklynge & Rodmill			
Ward:	Old Town			
Grid Reference:	E: 559477, N: 100139			
Designated Open Space				3
望儀		Within 800m Open Space	Witl Spa	hin 800m Play ce
		NO	YES	3
	1 / / / / / / / / / / / / / / / / / / /	Flood Zone:		
	\\\\\\ <u>\</u>	Flood Zone 1 Conservation Area: NO Area (Hectares): 1.25		
				NO
7				1.25
Trans-		Prev. Developed:		GF
1,3 0 0	Not suitable			
Suitability: Availability:				
	Not Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	Existing recreation ground with play area prodevelopment of the site would be an unacce the site is not suitable for development.			

Prev. Developed:

GF

Site Ref:	OC24				
Site Name:	Avard Park				
Source:	EBC Identified				
Neighbourhood:	Ocklynge & Rodmill				
Ward:	Ratton				
Grid Reference:	E: 558943, N: 100937				
		Designated Open Space	YES	6	
		Within 800m Open Space	Witl Spa	hin 800m Play ice	
		YES	YES		
	No hou	Flood Zone:			
		Flood Zone 1			
MEL		Conservation Area: NO		NO	
- (Area (Hectares): 0.24			

Suitability:

Not suitable

Availability:

Not Available

Achievability:

Achievable

Conclusion:

Undevelopable - Not Suitable

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	Land adjacent to 62 Burton Road			
Source:	EBC Identified				
Neighbourhood:	Ocklynge & Rodmill				
Ward:	Ratton				
Grid Reference:	E: 559974, N: 100217				
	Designated Open Space				
Within 800 Open Space			Witl Spa		
12 30	YES	YES	3		
10	Flood Zone:				
	Flood Zone 1				
		Conservation Are	Conservation Area:		
		Area (Hectares): 0.1		0.13	
		Prev. Developed:		GF	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Not suitable				
Availability:	Unknown				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Suitable				
Justification:	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.				

Site Ref:	OC26				
Site Name:	Eastbourne Sports Park				
Source:	EBC Identified				
Neighbourhood:	Ocklynge & Rodmill	Ocklynge & Rodmill			
Ward:	Ratton				
Grid Reference:	E: 560197, N: 101451				
		Designated Open Space	YES	3	
23)		Within 800m Open Space	Witl Spa	hin 800m Play ice	
18/ P		YES	YES	3	
Flood Zone:					
		Conservation Area:		NO	
		Area (Hectares):		6.47	
		Prev. Developed:		GF	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Not Suitable				
Availability:	Not Available				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Suitable				
Justification:	The site is a sports park consisting of indoor sports facilities, grass and artifical playing pitches and a running track, located adajcent 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.				

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			
TELS!		Designated Open Space	NO	
		Within 800m Open Space	Within 800m Pla Space	
		YES	YES	6
		Flood Zone:		
		Flood Zone 1		
	a diameter	Conservation Are	ea:	NO
	The state of	Area (Hectares):		0.04
(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022		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			
000/2		Designated Open Space	NO	
		Within 800m Open Space	Witl Spa	hin 800m Play ice
1		YES	YES	6
1 1100		Flood Zone:		
The state of the s		Flood Zone 1		
		Conservation Are	ea:	NO
		Area (Hectares):		0.03
	The state of the s	Prev. Developed:		GF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
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			
		Within 800m Open Space	Witl Spa	hin 800m Play ice
		YES	YES	6
THE N		Flood Zone:		
Live of the second		Flood Zone 1	Flood Zone 1	
	V	Conservation Area: NO	NO	
		Area (Hectares):		0.44
	The state of the s	Prev. Developed:	1	GF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Suitable (Housing)			
Availability:	Not Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Available			
Justification:	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.			

Site Ref:	OL05				
Site Name:	Old Town Service Station, Church Street	Old Town Service Station, Church Street			
Source:	EBC Identified				
Neighbourhood:	Old Town				
Ward:	Upperton				
Grid Reference:	E: 559995, N: 99422				
Designated Open Space Within 800m Open Space Within 800m Space Within 800m Space Open Space					
	YES	YES	3		
Flood Zone:					
Flood					
		Conservation Area: Area (Hectares):		a: YES	
RIPITE				0.06	
	L. KA	Prev. Developed:		BF	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Suitable (Housing)				
Availability:	Not Available				
Achievability:	Potentially Achievable				
Conclusion:	Undevelopable - Not Available				
The site consists of a single-storey commercial building (petrol station) located adajcent 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.					

Site Ref:	OL09				
Site Name:	Bay Pond Road Allotments				
Source:	EBC Identified				
Neighbourhood:	Old Town				
Ward:	Old Town				
Grid Reference:	E: 559805, N: 99559				
WAY THE		Designated Open Space	NO		
	Within 800m Open Space	Witl Spa	hin 800m Play ice		
	YES	YES	3		
Flood Zone:					
		Flood Zone 1			
A STORY OF THE PARTY OF THE PAR	10 / 10 / 10 / 10 / 10 / 10 / 10 / 10 /	Conservation Area: Area (Hectares):		YES	
A Stomp L				0.14	
THE RESERVE OF	=	Prev. Developed:		GF	
	Objection N				
	served. Eastbourne Borough Council. LA100025879 2022				
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			
A	Designated Open Space NO			
10		Within 800m Open Space	Witl Spa	nin 800m Play ce
	道道	YES	YES	3
Flood Zone:				
11 95		Flood Zone 1		
4		Conservation Area:		NO
de la		Area (Hectares):		0.03
		Prev. Developed:	:	BF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Suitable (Housing)			
Availability:	Not Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Available			
Justification:	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.			

01. D. f	21.42			
Site Ref:	OL18			
Site Name:	Green Street South Allotments, Filching F	Road		
Source:	EBC Identified			
Neighbourhood:	Old Town			
Ward:	Old Town			
Grid Reference:	E: 558702, N: 100038			
i at ministra		Designated Open Space	NO	
		Within 800m Open Space	Witl Spa	hin 800m Play ce
		YES	YES	3
1000000		Flood Zone:	Zone:	
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		Flood Zone 1		
	Service and Control of the Control o	Conservation Are	ea:	NO
K. K.		Area (Hectares):		1.67
(C) Crown convigable All rights re-	served. Eastbourne Borough Council. LA100025879 2022	Prev. Developed:	!	GF
Suitability:	Not Suitable			
Availability:	Not Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	The site is statutory allotment land within the evidence of surplus of allotments and the cu site is unsuitable and unavailable for develop	rrent use as allotme		

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	
拉加		Within 800m Open Space	Witl Spa	hin 800m Play ice
		YES	YES	3
Flood Zone:				
		Flood Zone 1		
		Conservation Area:		NO
A STATE OF THE PARTY OF THE PAR		Area (Hectares):		0.56
**************************************		Prev. Developed:		GF
	served. Eastbourne Borough Council. LA100025879 2022			
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.			

Site Ref:	OL25					
Site Name:	Garages to rear of Edinburgh Court, Cent	Garages to rear of Edinburgh Court, Central Avenue				
Source:	EBC Identified					
Neighbourhood:	Old Town					
Ward:	Old Town					
Grid Reference:	E: 559015, N: 100325					
	Designated Open Space	NO				
	Within 800m Open Space	Witl Spa	hin 800m Play ce			
		YES	YES	S		
	Flood Zone:					
				Flood Zone 1		
16/11		Conservation Area: Area (Hectares): Prev. Developed:		NO		
				0.05		
				BF		
Suitability:	Served. Eastbourne Borough Council. LA100025879 2022 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			
THE	Designated Open Space	NO	0	
HEYE	Within 800m Open Space	Witl Spa	hin 800m Play ace	
	YES	YES	6	
	Flood Zone:			
		Flood Zone 1		
		Conservation Area:		NO
		Area (Hectares):		0.01
(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022		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			
	Old Town			
Neighbourhood:				
Ward:	Ratton			
Grid Reference:	E: 558898, N: 100843			
Designated Open Space NO				
	Within 800m Open Space	Wit Spa	hin 800m Play ace	
W HE	YES	YES	6	
Flood Zone:				
	Flood Zone 1			
		Conservation Area: Area (Hectares):		NO
				0.07
(C) Crown copyright. All rights res	(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022		Prev. Developed:	
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	Old Town			
Ward:	Old Town				
Grid Reference:	E: 559141, N: 99347				
		Designated Open Space	NO		
	Within 800m Open Space	Witl Spa	hin 800m Play		
		YES	YES	3	
Flood Zone:					
A STATE OF THE STA			Flood Zone 1		
		Conservation Area: NO		NO	
11-		Area (Hectares): 0.0		0.06	
		Prev. Developed:		BF	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022				
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 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.				

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				
9/1/2	E45 // //	Designated Open Space	NO		
	Within 800m Open Space	Witl Spa	hin 800m Play ace		
		NO	YES	3	
Flood Zone:					
			Flood Zone 1		
		Conservation Area:		NO	
		Area (Hectares): Prev. Developed:		0.05	
E-10-	1			BF	
(C) Crown copyright. All rights res	Not Suitable				
Availability:	Available				
Achievability:	Achievable				
Conclusion:	· · · · · · · · · · · · · · · · · · ·				
	Undevelopable - Not Suitable				
Justification:	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.				

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			
Grid Reference.	1. 330001, N. 100222	Designated Open Space	NO	
Within 800m Open Space Space Space				•
YES			YES	3
Flood Zone:				
The state of the s	Flood Zone 1			
a sill-and		Conservation Area:		NO
	The state of the s	Area (Hectares):		0.09
and the state of t		Prev. Developed:		GF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not Suitable			
Availability:	Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	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.			

Site Ref:	OL45			
Site Name:	42 Pashley Road			
Source:	Refused/withdrawn			
Neighbourhood:	Old Town			
Ward:	Old Town			
Grid Reference:	E: 559111, N: 98928			
Designated Open Space				
		Within 800m Open Space	Witl Spa	hin 800m Play ice
		YES	YES	6
	Flood Zone:			
The last			Flood Zone 1	
Alles Pa		Conservation Area:		NO
10/		Area (Hectares):		0.04
		Prev. Developed:		GF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
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 incongrous 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			
THE		Designated Open Space	NO	
	Within 800m Open Space	With Spa	nin 800m Play ce	
	YES	YES	,	
*	Flood Zone:			
All the second		Flood Zone 1		
		Conservation Area:		NO
of land		Area (Hectares):		0.01
(C) Crown copyright. All rights re:	served. Eastbourne Borough Council. LA100025879 2022	Prev. Developed:		GF
Suitability:	Not Suitable			
Availability:	Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	The site is a small slice of residential garden dwelling located within the predominantly resmature trees, and is too narrow to accommo development in this location would require the	sidential area. The s dation an additional	ite is dwell	covered in ing. Any

and would result in an unaccpetable impact on the residential amenity of existing and future occupiers. Therefore the site is not considered suitable for development.

Site Ref:	OL52				
Site Name:	Land to the rear of Westmorland Court, Rockhurst Drive				
Source:	EBC Identified				
Neighbourhood:	Old Town	Old Town			
Ward:	Ratton				
Grid Reference:	E: 558887, N: 101057				
Designated Open Space Within 800m Open Space Within 800m Space Within 800m Space					
				-	
1000		YES	YES	3	
Flood Zone:					
Flood Zone 1					
/		Conservation Are	ea:	a: NO	
		Area (Hectares):		0.49	
		Prev. Developed:	:	GF	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Suitable (Housing)				
Availability:	Available				
Achievability:	Unlikely to be achievable				
Conclusion:	Undevelopable - Not Achievable				
Justification:	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.				

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	Designated Open Space	NO	
Within 800m Open Space Space				hin 800m Play ice
		YES	YES	3
		Flood Zone:		
	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Flood Zone 1		
/	The state of	Conservation Area: NO	NO	
15 0		Area (Hectares):		0.19
<u> </u>	Ŷ.	Prev. Developed:	1	GF
(C) Crown copyright. All rights re	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not suitable			
Availability:	Available			
Achievability:	Potentially Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	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.			

Site Ref:	OL55				
Site Name:	Land rear of 19 Colwood Crescent	Land rear of 19 Colwood Crescent			
Source:	EBC Identified				
Neighbourhood:	Old Town				
Ward:	Old Town				
Grid Reference:	E: 558673, N: 100446				
Designated Open Space NO					
1000		Within 800m Open Space	Witl Spa	hin 800m Play ice	
and (YES	YES	3	
		Flood Zone:			
	Flood Zone 1				
		Conservation Area:		NO	
1		Area (Hectares):		0.02	
	1	Prev. Developed:		GF	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Not suitable				
Availability:	Available				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Suitable				
Justification:	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.				

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			
H	A 11 11 11 11 11	Designated Open Space	NO	
de		Within 800m Open Space	Witl Spa	hin 800m Play
† 3	YES	YES	YES	
	Flood Zone:			
		Flood Zone 1		
		Conservation Area:		NO
the state of		Area (Hectares):		0.14
(C) Crown convigable All rights r	eserved. Eastbourne Borough Council. LA100025879 2022	Prev. Developed: GF		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.			

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				
	Designated NO Open Space				
Within 800m Open Space Space Space				nin 800m Play ce	
	YES			3	
	Flood Zone:				
		Flood Zone 1			
		Conservation Area:		NO	
The state of the s		Area (Hectares):		0.04	
Total 1 2 9 - MAN	The state of the s	Prev. Developed:		GF	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Suitable (Housing)				
Availability:	Not Available				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Available				
Justification:	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.				

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			
Designated Open Space				
12/0	Within 800m Open Space	Witl Spa	hin 800m Play ice	
		YES	YES	6
Flood Zone:				
als.	A The state of the	Flood Zone 1		
		Conservation Area: NO		NO
The last		Area (Hectares): 0		0.05
100 1 2 30 m	*	Prev. Developed:	:	GF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Suitable (Housing)			
Availability:	Not Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Available			
Justification:	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.			

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			
	Designated Open Space Within 800m Open Space Within 800m Space Open Space Open Space			
6	100	YES	YES	3
	Flood Zone:			
	Flood Zone 1			
		Conservation Area:	NO	
		Area (Hectares):		0.02
T	A	Prev. Developed:		Mixed (mainly GF)
(C) Crown copyright. All rights res	Served. Eastbourne Borough Council. LA100025879 2022 Suitable (Housing)			
Availability:	Not Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Available			
				1 2 1
Justification:	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.			

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			
13/	Designated Open Space NO			
		Within 800m Open Space	Witl Spa	nin 800m Play ce
		YES	YES	S
Flood Zone:				
		Flood Zone 1		
		Conservation Area:	NO	
501		Area (Hectares):		0.04
	The state of the s	Prev. Developed:		Mixed (Mainly GF)
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Suitable (Housing)			
Availability:	Not Available			
Achievability:	Unlikely to be achievable			
Conclusion:	Undevelopable - Not Available			
Justification:	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 developement or the cost involved in relocation would likely to make the site unachievable.			

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			
		Designated Open Space	NO	
		Within 800m Open Space	Wit Spa	hin 800m Play ice
		YES	YES	3
Flood Zone:				
Flood Zone 1				
		Conservation Are	ea:	NO
1		Area (Hectares):	0.04	
	*	Prev. Developed:		Mixed (Mainly BF)
Suitability:	Not suitable			
Availability:	Not Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	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.			

Site Ref:	OL63				
Site Name:	Land to rear of 34-38 Dillingburgh Road				
Source:	EBC Identified				
Neighbourhood:	Old Town	Old Town			
Ward:	Old Town	Old Town			
Grid Reference:	E: 559258, N: 99530				
Designated NO Open Space					
18		Within 800m Open Space	Wit Spa	hin 800m Play ace	
		YES	YES	3	
Flood Zone:					
	Flood Zone 1				
		Conservation Area:	NO		
		Area (Hectares): Prev. Developed:		0.05	
	*			GF	
Suitability:	s reserved. Eastbourne Borough Council. LA100025879 2022 Not suitable				
Availability:	Not Available				
Achievability:	Unlikely to be achievable				
Conclusion:	Undevelopable - Not Suitable				
Justification:					

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			
Designated Open Space NO				
3		Within 800m Open Space	Within 800m Play Space	
		YES	YES	3
		Flood Zone:		
20		Flood Zone 1		
1	-	Conservation Area: No	NO	
		Area (Hectares):		0.05
		Prev. Developed:		Mixed (Mainly GF)
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not suitable			
Availability:	Not Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	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.			

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 Space Within 800m Play				
YES YES				3
Flood Zone:				
	Flood Zone 1			
		Conservation Area:		NO
5		Area (Hectares):		0.05
	1	Prev. Developed:	1	Mixed (Mainly GF)
13 3 3	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not suitable			
Availability:	Not Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	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.			

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			
Designated NO Open Space				
		Within 800m Open Space	Wit Spa	hin 800m Play Ice
		YES	YES	3
Flood Zone:				
130		Flood Zone 1		
		Conservation Area: NO		NO
		Area (Hectares):		0.03
	4	Prev. Developed:	:	Mixed (Mainly BF)
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not suitable			
Availability:	Not Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	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.			

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 NO Open Space				
11 1		Within 800m Open Space	Witl Spa	hin 800m Play ice
		YES	YES	6
Flood Zone:				
Flood Zone 1				
2011		Conservation Area:		NO
		Area (Hectares):		0.06
200 - 1 1 1 0 m		Prev. Developed:	:	Mixed (Mainly BF)
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not suitable			
Availability:	Not Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	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.			

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 NO Open Space				
		Within 800m Open Space	Witl Spa	hin 800m Play ice	
		YES	YES	3	
	Flood Zone:				
	Flood Zone 1				
		Conservation Area:		NO	
		Area (Hectares):		0.05	
		Prev. Developed:		Mixed (Mainly BF)	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Suitable (Housing)				
Availability:	Not Available				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Available				
Justification:	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.				

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 NO Open Space						
de la		Within 800m Open Space	Witl Spa	hin 800m Play ace		
8		YES `	YES	YES		
Flood Zone:						
Cont.				Flood Zone 1		
62		Conservation Area: NO		NO		
81		Area (Hectares): Prev. Developed:		0.03		
	The state of the s			BF		
(C) Crown copyright. All rights re	served. Eastbourne Borough Council. LA100025879 2022					
Suitability:	Suitable (Housing)					
Availability:	Not Available					
Achievability:	Achievable					
Conclusion:	Undevelopable - Not Available					
Justification:	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.					

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			
1134	Designated Open Space	NO	0	
117	Within 800m Open Space	Witl Spa	hin 800m Play ice	
		YES	YES	3
	Flood Zone:			
		Flood Zone 1		
		Conservation Area:		NO
		Area (Hectares):		0.05
(C) Crown copyright. All rights re	served. Eastbourne Borough Council. LA100025879 2022	Prev. Developed:	1	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 Space Space				_	
		YES	YES	3	
		Flood Zone:			
	Flood Zone 1				
9-1		Conservation Area:		NO	
	A A A	Area (Hectares):		0.02	
	*	Prev. Developed:		BF	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Suitable (Housing)				
Availability:	Not Available				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Available				
Justification:	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.				

Site Ref:	OL73						
Site Name:	Land to rear of 54 Abbey	Land to rear of 54 Abbey Road					
Source:	EBC Identified	EBC Identified					
Neighbourhood:	Old Town	Old Town					
Ward:	Old Town						
Grid Reference:	E: 558648, N: 99876						
Designated NO Open Space:							
CALL		Office Office	Within 80 Open Spa		Within Space:	800m Play	
		A 8	YES		YES		
1 S. C.	Flood Zone:						
	Flood Zone 1						
of the State	\$ 4 W	ch.	Conservation Area:		a:	NO	
de St	of the second	B. B.	Area (Hectares):			0.03	
d d d	d. d. d.	A 2 × 2	Prev. Dev	eloped:		GF	
(C) Crown copyright. All rights rese	erved. Eastbourne Borough Council. L	A100025879 2022					
Suitability:	Not suitable						
Availability:	Unknown						
Achievability:	Achievable						
Housing Capacity:	2	Density Area	:	Medium	n-Low De	nsity	
Density (dph):	59.01	Delivery Peri	od:	11+ Ye	ars		
Conclusion:	Undevelopable – Not Suit	able					
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 NO Open Space				
A		Within 800m Open Space	Witl Spa	nin 800m Play ce
de de		YES	YES	3
of. of.		Flood Zone:		
08	5	Flood Zone 1		
The state of		Conservation Are	ea:	NO
of of		Area (Hectares):		0.02
C		Prev. Developed:		GF
(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Not suitable			
Availability:	Not Available			
Achievability:	Achievable			

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.

Undevelopable - Not Suitable

Conclusion:

Justification:

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				
114	Designated Open Space				
Within 800m Open Space Space Space				hin 800m Play ce	
1	YES	YES	5		
	Flood Zone:				
1 \ / /		Flood Zone 1			
1		Conservation Area: NO		NO	
1. 02.		Area (Hectares):		0.01	
/d		Prev. Developed:		BF	
	Served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Suitable (Housing)				
Availability:	Not Available				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Available				
Justification:	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.				

Site Ref:	OL76			
Site Name:	Land within curtilage of 17 Priory Heights	3		
Source:	EBC Identified			
Neighbourhood:	Old Town			
Ward:	Old Town			
Grid Reference:	E: 558443, N: 100206			
Designated Open Space NO				
	Within 800m Open Space	Witl Spa	hin 800m Play ice	
)	YES YES		3	
Flood Zone:				
	Flood Zone 1			
		Conservation Are	rea: NO	
\mathcal{L}	The state of the s	Area (Hectares):		0.04
<u> </u>	A PA	Prev. Developed:		GF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not suitable			
Availability:	Unknown			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	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.			

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				
4月1	Designated Open Space NO				
		Within 800m Open Space	Wit Spa	hin 800m Play ice	
		YES	YES	3	
Flood Zone:					
MACRIM NOM	Flood Zone 1				
THE PARTY OF THE P		Conservation Area:		NO	
	The state of the s	Area (Hectares):		0.02	
Plump Court		Prev. Developed:	1	BF	
11.1	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Not suitable				
Availability:	Not Available				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Suitable				
Justification:	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.				

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				
Designated Open Space NO					
	二十二	Within 800m Open Space	Witl Spa	hin 800m Play ace	
		YES	YES	3	
Flood Zone:					
Flood Zone 1					
		Conservation Area:		NO	
EME		Area (Hectares):		0.09	
	1111111	Prev. Developed:		BF	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Suitable (Housing)				
Availability:	Not Available				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Available				
Justification:	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.				

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			
	E LA	Within 800m Open Space	Witl Spa	hin 800m Play ace
		YES	YES	3
	Flood Zone:			
		Flood Zone 1		
77 77		Conservation Area:		NO
		Area (Hectares):		0.02
(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022		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					
	Designated Open Space					
Within 800m Open Space Space Space				hin 800m Play ce		
1719				3		
1749) C	Flood Zone:					
	Flood Zone 1					
		Conservation Are	ea: NO			
And the		Area (Hectares):		0.11		
Tarrier .	P	Prev. Developed:		GF		
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022					
Suitability:	Suitable (Housing)					
Availability:	Not Available					
Achievability:	Unlikely to be achievable					
Conclusion:	Undevelopable - Not Available					
Justification:	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 in 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.					

Site Ref:	OL82					
Site Name:	Land to rear of 25-29 Mountney Road					
	<u> </u>	·				
Source:	EBC Identified					
Neighbourhood:	Old Town					
Ward:	Old Town					
Grid Reference:	E: 559516, N: 99852					
Designated Open Space Within 800m Open Space Open Space Within 800m P Space						
		NO	YES	3		
	Flood Zone:					
	Flood Zone 1					
		Conservation Area:		NO		
11111		Area (Hectares):		0.04		
	1	Prev. Developed:		GF		
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022					
Suitability:	Suitable (Housing)					
Availability:	Not Available					
Achievability:	Achievable					
Conclusion:	Undevelopable - Not Available					
Justification:	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.					

Site Ref:	OL83			
Site Name:	Land within curtilage of 269 Victoria Drive	<u> </u>		
Source:	Pre-application advice			
Neighbourhood:	Old Town			
Ward:	Ratton			
Grid Reference:	E: 558985, N: 100655			
THE RESIDENCE	2. 00000, 14. 100000	Designated Open Space	NO	
	Within 800m Open Space	Witl Spa	hin 800m Play ice	
		YES	YES	6
-	Flood Zone:			
		Flood Zone 1		
	1	Conservation Area:		NO
	Noneth Cha	Area (Hectares):		0.02
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022	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	Old Town			
Ward:	Old Town				
Grid Reference:	E: 558705, N: 100563				
3 /	Designated Open Space	NO			
TO S	Within 800m Open Space	Witl Spa	hin 800m Play ice		
1	YES	YES	6		
	Flood Zone:				
		Flood Zone 1			
		Conservation Area:		NO	
		Area (Hectares):		0.01	
(C) Crown convigat. All rights roo	served. Eastbourne Borough Council. LA100025879 2022	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 Garde				
		ens			
Source:	EBC Identified				
Neighbourhood:	Old Town				
Ward:	Old Town				
Grid Reference:	E: 558689, N: 100614				
49 /	Designated NO Open Space				
4 4 9		Within 800m Open Space	Witl Spa	hin 800m Play Ice	
4 4		YES	YES	3	
Flood Zone:					
3 5 5 0/	Flood Zone 1				
1	WA ESTE	Conservation Area: Area (Hectares): Prev. Developed:		NO	
				0.09	
				GF	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Not Suitable				
Availability:	Not Available				
Achievability:	Acheivable				
Conclusion:	Undevelopable - Not Suitable				
Justification:	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.				

Ratton and Willingdon Village

Site Ref:	RA02				
Site Name:	Wooded area adjacent to 17a Buckhurst (Wooded area adjacent to 17a Buckhurst Close			
Source:	EBC Identified				
Neighbourhood:	Ratton & Willingdon Village				
Ward:	Ratton				
Grid Reference:	E: 558799, N: 101898				
Designated Open Space NO					
A STATES	Within 800m Open Space	Wit Spa	hin 800m Play ace		
	YES	NO			
The Royald	Flood Zone:				
		Flood Zone 1			
		Conservation Area: NO		NO	
	-	Area (Hectares):		0.27	
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	*	Prev. Developed:		GF	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Not Suitable				
Availability:	Unknown				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Suitable				
Justification:	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.				

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 Within 800m Open Space Open Space Within 800m Space Space				
				-
		YES	NO	
	Flood Zone:			
		Flood Zone 1 Conservation Area: NO		
			ea:	NO
1		Area (Hectares):		0.29
2 T 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1	Prev. Developed:	ł	GF
-	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not Suitable			
Availability:	Unknown			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	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 advserse impact on the setting of the adjacent listed buildings, and therefore is considered not to be suitable for development.			

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	Witl Spa	hin 800m Play ice	
		YES	NO	
	Flood Zone:			
		Flood Zone 1		
		Conservation Area:NOArea (Hectares):0.10Prev. Developed:GF		NO
	14-00			0.10
114				GF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not Suitable			
Availability:	Not Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	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 in 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.			

Site Ref:	RA07				
Site Name:	Chalk Farm, Coopers Hill				
Source:	EBC Identified				
Neighbourhood:	Ratton & Willingdon Village				
Ward:	Ratton				
Grid Reference:	E: 558589, N: 102536				
Designated NO Open Space					
		Within 800m Open Space	Witl Spa	hin 800m Play ice	
	YES	NO			
Flood Zone:					
Flood Zone 1					
	The state of the s	Conservation Area: Area (Hectares): Prev. Developed:		a: NO	
	18/11/11/11			1.00	
E				BF	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Suitable (Housing)				
Availability:	Not Available				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Available				
Justification:	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.				

Site Ref:	RA09				
Site Name:	78 Wish Hill				
Source:	Pre-application advice				
Neighbourhood:	Ratton & Willingdon Village	Ratton & Willingdon Village			
Ward:	Ratton				
Grid Reference:	E: 558871, N: 102077				
	Designated Open Space Within 800m Open Space YES NO Flood Zone:				
1					
1100	Flood Zone 1				
		Conservation Area:		NO	
		Area (Hectares): Prev. Developed:		0.06	
				Mixed (mainly BF)	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022				
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, 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.				

Site Ref:	RA12			
Site Name:	4 Walnut Tree Walk			
Source:	Refused/withdrawn			
Neighbourhood:	Ratton & Willingdon Village			
Ward:	Ratton			
Grid Reference:	E: 559038, N: 101663			
Designated Open Space NO				
//390		Within 800m Open Space Space	hin 800m Play ace	
	maller No.	YES	NO	
	Flood Zone:			
		Flood Zone 1		
	V	Conservation Area: NO Area (Hectares): 0.05 Prev. Developed: GF		NO
				0.05
				GF
(C) Crown copyright. All rights re	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not Suitable			
Availability:	Available		_	
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	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.			

O'C D C	DA40			
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			
	Designated NO Open Space			
Within 800m Open Space Space Within 800m Play				
THE PARTY	YES	NO		
Flood Zone:				
Flood Zone 1				
		Conservation Area: NO		NO
		Area (Hectares):		0.02
	1	Prev. Developed:		GF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not Suitable			
Availability:	Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	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 a overlooking issues that would create an unacceptable impact on residential amenity. Therefore this site is not considered suitable for development.			

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				
Designated Open Space NO					
Chaliforn		Within 800m Open Space	Witl Spa	hin 800m Play ice	
		YES	NO		
		Flood Zone: Flood Zone 1			
		Conservation Area: Area (Hectares):		NO	
				0.02	
(C) Course associated All states as	District Annual Council Annual Council	Prev. Developed:		BF	
., ,,,,	served. Eastbourne Borough Council. LA100025879 2022				
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			
4 m / /		Designated Open Space	NO	
Jan Si	H A	Within 800m Open Space	Witl Spa	hin 800m Play ice
2.3.0	The second second	YES	YES	3
Flood Zone:				
		Flood Zone 1		
	3 35 1	Conservation Area:		NO
um j		Area (Hectares):		0.14
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022	Prev. Developed:	1	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.			

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			
Designated Open Space NO				
	Within 800m Open Space	Witl Spa	hin 800m Play ice	
	YES	NO		
	Flood Zone:			
		Flood Zone 1		
				NO
	e la la			0.06
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022	Prev. Developed:		GF
Suitability:	Not suitable			
Availability:	Not Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	The site is incidental amenity space at the ending predominantly residential area. The open sput character of the estate, and development of mature trees, which are protected by TPO and the state of t	ace at the entrance the site would result	is inti	rinsic to the e loss of of

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			
111/	Designated Open Space	NO		
		Within 800m Open Space	Witl Spa	hin 800m Play ace
		YES	NO	
410		Flood Zone:		
1 1 1 1 1 1		Flood Zone 1		
	793	Conservation Area: NO		NO
VI TO		Area (Hectares): 0.0		0.07
		Prev. Developed: GF		GF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
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			
1	Designated Open Space	NO		
	MWG/14/1/1006	Within 800m Open Space	With Spa	nin 800m Play ce
/ / _ 2		YES	NO	
	Flood Zone:			
THE PARTY OF		Flood Zone 1		
		Conservation Area:		NO
di de di		Area (Hectares):		0.02
F. 10 ye	The state of the s	Prev. Developed:		BF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not suitable			
Availability:	Not Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	The site consists of a garage court within a cul-de-sac of detached dwellings, within the predominantly residential area. Mercia 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.			

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				
Designated Open Space			NO		
	Within 800m Open Space	Witl Spa	hin 800m Play ice		
		YES	YES	6	
4	Flood Zone:				
		Flood Zone 1			
	2	Conservation Area:		YES	
9		Area (Hectares):		0.05	
		Prev. Developed:		BF	
(C) Crown copyright. All rights res	Not suitable				
Availability:	Not Available				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Suitable				
Justification:	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.				

Site Ref:	RA25				
Site Name:	Land adjacent to 25 Woodland Avenue				
Source:	EBC Identified	EBC Identified			
Neighbourhood:	Ratton & Willingdon Village				
Ward:	Ratton				
Grid Reference:	E: 559499, N: 102131				
- Marie Baral	Designated Open Space	NO			
1		Within 800m Open Space Space YES NO	hin 800m Play ice		
			NO		
		Flood Zone:	Flood Zone:		
		Flood Zone 1 Conservation Area: N			
A PARTY	A Company		NO		
		Area (Hectares): Prev. Developed:		0.40	
T	1			GF	
	served. Eastbourne Borough Council. LA100025879 2022				
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			
Designated Open Space NO				
Within 800m Open Space Space			hin 800m Play ice	
	YES	NO		
14-11		Flood Zone:		
		Flood Zone 1		
				NO
				0.03
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022	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

Site Ref:	RO01				
Site Name:	Roselands Depot, St Philips Avenue				
Source:	Borough Plan allocation				
Neighbourhood:	Roselands & Bridgemere				
Ward:	St Anthonys				
Grid Reference:	E: 562072, N: 100608				
		Designated Open Space	NO		
		Within 800m Open Space	Witl Spa	hin 800m Play ice	
	-	YES	YES	3	
		Flood Zone:			
		Flood Zone 1 Conservation Area: NO Area (Hectares): 0.89			
				NO	
				0.89	
	*	Prev. Developed:		BF	
13 5 5	served. Eastbourne Borough Council. LA100025879 2022				
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 consider to be not suitable and not available for development.				

Site Ref:	RO07				
Site Name:	Garages adjacent to 40 Kinfaun Avenue				
Source:	EBC Identified	EBC Identified			
Neighbourhood:	Roselands & Bridgemere				
Ward:	St Anthonys				
Grid Reference:	E: 561978, N: 100806				
Designated NO Open Space					
		Within 800m Within 800 Open Space Space	hin 800m Play Ice		
17.636		YES	YES	3	
		Flood Zone:			
		Flood Zone 1			
		Conservation Area	ea:	NO	
		Area (Hectares):		0.0312734	
		Prev. Developed:		BF	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Suitable (Housing)				
Availability:	Not Available				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Available				
Justification:	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.				

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			
2 Jan 2				
J. E. E.	1	Within 800m Open Space	Witl Spa	hin 800m Play ice
2 L W		YES	NO	
3 3		Flood Zone:		
4		Within Flood Zone	s 3a	and 3c
		Conservation Are	ea:	NO
7//		Area (Hectares):		0.03
	*	Prev. Developed:		BF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Suitable (Housing)			
Availability:	Not Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Available			
Justification:	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.			

Site Ref:	RO10				
Site Name:	Garages at rear of 47 Windermere Crescent				
Source:	EBC Identified	EBC Identified			
Neighbourhood:	Roselands & Bridgemere				
Ward:	St Anthonys				
Grid Reference:	E: 562151, N: 100431				
Designated Open Space					
	Within 800m Open Space	Witl Spa	hin 800m Play ce		
		YES	YES	3	
Flood Zone:					
1/4		Majority 1, partially	y 3a		
		Conservation Area: NO		NO	
9/10		Area (Hectares):		0.06	
		Prev. Developed:		BF	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Suitable (Housing)				
Availability:	Not Available				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Available				
Justification:	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.				

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					
4.1.	Designated Open Space	NO				
		Within 800m Within 800m Open Space Space		hin 800m Play ice		
		YES	YES	6		
	The state of the s			Flood Zone:		
		Flood Zone 1 Conservation Area: NO				
				NO		
		Area (Hectares):		0.12		
7 - 1 - 1 - 10 - 10 m	A P	Prev. Developed:		GF		
(C) Crown copyright. All rights re Suitability:	served. Eastbourne Borough Council. LA100025879 2022 Not Suitable					
	Unknown					
Availability:						
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			
Designated Open Space NO				
100		Within 800m Open Space	Witl Spa	hin 800m Play Ice
M. C.		YES	YES	3
		Flood Zone:		
		Flood Zone 3a	ood Zone 3a	
	14/774400	Conservation Area:		NO
· 2//	441	Area (Hectares):		0.04
	*	Prev. Developed:		BF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not Suitable			
Availability:	Not Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	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.			

Site Ref:	RO19				
Site Name:	Land at rear of 1 Windermere Crescent				
Source:	Pre-application advice	Pre-application advice			
Neighbourhood:	Roselands & Bridgemere				
Ward:	St Anthonys				
Grid Reference:	E: 562242, N: 100384				
N / / / %	Designated Open Space	NO			
		Within 800m Open Space	Witl Spa	hin 800m Play	
	1	YES	YES	3	
		Flood Zone: Flood Zone 3a			
		Conservation Area:		NO	
29/8//		Area (Hectares): Prev. Developed:		0.03	
				BF	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Not Suitable				
Availability:	Not Available				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Suitable				
Justification:	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.				

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	Witl Spa	hin 800m Play ice
7/3///		YES	YES	3
		Flood Zone:		
		Flood Zone 3c		
		Conservation Are	ea:	NO
		Area (Hectares):		0.02
	*	Prev. Developed:		Mixed (Mainly GF)
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
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. 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.			

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 NO Open Space				
		Within 800m Within 800 Open Space Space		hin 800m Play ice
		YES	YES	3
		Flood Zone:		
		Flood Zone 3c		
		Conservation Area: NO		NO
		Area (Hectares):		0.02
7-109-	•	Prev. Developed:		Mixed (Mainly GF)
13 0	served. Eastbourne Borough Council. LA100025879 2022			
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. 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.			

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			
~ / \		Designated Open Space	NO	
		Within 800m Open Space	Witl Spa	hin 800m Play ice
		YES	NO	
	-/3.77	Flood Zone:		
		Flood Zone 3c		
		Conservation Area: NO Area (Hectares): 0.02	NO	
			0.02	
	The state of the s	Prev. Developed:		Mixed (Mainly GF)
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
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. 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.			

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			
Designated NO Open Space				
1///		Within 800m Open Space	Witl Spa	hin 800m Play ice
4.		YES	YES	3
Flood Zone:				
		Flood Zone 3c		
		Conservation Area:		NO
		Area (Hectares):		0.02
France /	1	Prev. Developed:		Mixed (Mainly GF)
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
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. 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.			

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				
20/0/2/2/±		Within 800m Within 8 Open Space Space	hin 800m Play ice	
		YES	YES	3
Flood Zone:				
majority 3a				
	AMONOCO MANI	Conservation Area:		NO
120100		Area (Hectares):		0.05
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022	Prev. Developed:	1	GF
Suitability:	Not Suitable			
Availability:	Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	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.			

Site Ref:	RO27				
Site Name:	5 Homewood Close				
Source:	Pre-application advice				
Neighbourhood:	Roselands & Bridgemere				
Ward:	St Anthonys				
Grid Reference:	E: 561570, N: 100879				
3		Designated Open Space	NO		
() () () () ()		Within 800m Open Space	Wit Spa	hin 800m Play ace	
	0	YES 1	NO	NO	
		Flood Zone:			
		Majority 3a, partially 3c			
		Conservation Area: NO		NO	
		Area (Hectares):		0.04	
· · · · ·	*	Prev. Developed:		GF	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022				
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.				

Site Ref:	RO28				
Site Name:	158 Bridgemere Road				
Source:	Pre-application advice				
Neighbourhood:	Roselands & Bridgemere	Roselands & Bridgemere			
Ward:	St Anthonys				
Grid Reference:	E: 561780, N: 101039				
Designated Open Space NO					
		Within 800m Open Space	Witl Spa	hin 800m Play ice	
		YES	NO		
		Flood Zone:			
\$ /J//		Majority 3c			
	Y	Conservation Area:		NO	
		Area (Hectares):		0.04	
	P	Prev. Developed:		GF	
	served. Eastbourne Borough Council. LA100025879 2022				
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 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.				

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 Anthonys			
Grid Reference:	E: 561958, N: 100826			
	in a	Designated Open Space	NO	
		Within 800m Open Space	Wit Spa	hin 800m Play ice
		YES	YES	6
	Flood Zone:			
$\times // \times$		Flood Zone 1		
		Conservation Area: Area (Hectares):		NO
				0.01
(C) Crown convigable All rights ro	served. Eastbourne Borough Council. LA100025879 2022	Prev. Developed:	1	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			
Robe		Designated Open Space	NO	
	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Within 800m Open Space	Witl Spa	hin 800m Play ace
		YES	YES	6
	Flood Zone:			
> %//		2 and 3a		
F: 04		Conservation Area: NO		NO
20 /. /	77	` '		0.01
				GF
1,7 0 0	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not Suitable			
Availability:	Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	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 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.			

Site Ref:	RO35			
Site Name:	3 Churchdale Place			
Source:	Refused/withdrawn			
Neighbourhood:	Roselands & Bridgemere			
Ward:	St Anthonys			
Grid Reference:	E: 561949, N: 100967			
	7 7 4 7 7	Designated Open Space	NO	
		Within 800m Open Space	Witl Spa	hin 800m Play ice
		YES	YES	6
		Flood Zone:		
		Flood Zone 1		
V23/		Conservation Area: NO		NO
		Area (Hectares): Prev. Developed:		0.01
T-100				GF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
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	Land to rear of 105-111 Ringwood Road			
Source:	EBC Identified				
Neighbourhood:	Roselands & Bridgemere				
Ward:	St Anthonys				
Grid Reference:	E: 561588, N: 100235				
Designated Open Space NO					
		Within 800m Open Space	Witl Spa	hin 800m Play ice	
1/6		YES	YES	3	
	1	Flood Zone:			
		Majority 3c			
		Conservation Area:	ea:	NO	
		Area (Hectares):		0.05	
E-10-	1	Prev. Developed:		Mixed (Mainly GF)	
	Served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Suitable (Housing)				
Availability:	Not Available				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Available				
Justification:	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.				

Site Ref:	RO37				
Site Name:		d 21 Pacalanda			
		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					
300		Within 800m Open Space	Witl Spa	hin 800m Play Ice	
		YES	YES	3	
		Flood Zone:			
		Flood Zone 1			
		Conservation Area:		NO	
		Area (Hectares):		0.01	
		Prev. Developed:		GF	
	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Not Suitable				
Availability:	Available				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Suitable				
Justification:	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.				

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 NO Open Space				
		Within 800m Open Space	Witl Spa	hin 800m Play ice
25/1/1/1		YES	YES	3
		Flood Zone:		
		Majority 3c		
2-	411-11-12	Conservation Area	ea:	NO
		Area (Hectares):		0.06
7-1-1-		Prev. Developed:		Mixed (Mainly GF)
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Potentially Suitable (Housing)			
Availability:	Not Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Available			
Justification:	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.			

Site Ref:	RO39				
Site Name:	174 Ringwood Road	174 Ringwood Road			
Source:	Pre-application advice				
Neighbourhood:	Roselands & Bridgemere				
Ward:	St Anthonys				
Grid Reference:	E: 561358, N: 100500				
Designated NO Open Space					
3		Within 800m Open Space	Witl Spa	hin 800m Play ice	
		YES	NO		
		Flood Zone:			
	Flood Zone 3c				
		Conservation Area:		NO	
		Area (Hectares):		0.02	
	1	Prev. Developed:	1	GF	
	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Not Suitable				
Availability:	Available				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Suitable				
Justification:	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.				

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			
Designated Open Space NO				
////	7///	Within 800m Open Space	Witl Spa	hin 800m Play ice
12/2/2 / Pa		YES	YES	3
		Flood Zone:		
		Flood Zone 3a		
		Conservation Area:		NO
	7/10/2/12/11/11/11/11/11/11/11/11/11/11/11/1	Area (Hectares):		0.02
T		Prev. Developed:		Mixed (Mainly GF)
	served. Eastbourne Borough Council. LA100025879 2022			
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. 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.			

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				
		Open Space Space	hin 800m Play ice	
		YES	YES	3
		Flood Zone:		
324		Flood Zone 3a		
59//	Problem 1777	Conservation Area:		NO
F4 / /		Area (Hectares):		0.02
		Prev. Developed:	1	Mixed (Mainly GF)
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
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. 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.			

Site Ref:	RO43				
Site Name:	Land to rear of 102 Moy Avenue	Land to rear of 102 Moy Avenue			
Source:	EBC Identified				
Neighbourhood:	Roselands & Bridgemere				
Ward:	St Anthonys				
Grid Reference:	E: 561811, N: 100455				
27/	All Indiana	Designated Open Space	NO		
8/10		Within 800m Open Space	Wit Spa	hin 800m Play ace	
7/1/5		YES	YES	3	
	1-11	Flood Zone:			
		Majority 3a			
	1	Conservation Area:		NO	
1000		Area (Hectares): 0.05	0.05		
7		Prev. Developed:		GF	
(C) Crown copyright. All rights re	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Not suitable				
Availability:	Not Available				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Suitable				
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.					

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				
113		Within 800m Open Space	Witl Spa	hin 800m Play ice
		YES	YES	3
		Flood Zone:		
		Majority 3a		
		Conservation Area:		NO
100		Area (Hectares):		0.04
17	The state of the s	Prev. Developed:		Mixed (Mainly GF)
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not suitable			
Availability:	Not Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	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 exis. 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.			

Site Ref:	RO45				
Site Name:	Land to rear of 105-111 St Philips Avenue	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 NO Open Space					
25/2/2/2/		Within 800m Open Space	Witl Spa	nin 800m Play ce	
		YES	YES	3	
		Flood Zone:			
		Flood Zone 1			
		Conservation Area:		NO	
		Area (Hectares):		0.04	
7000		Prev. Developed:		Mixed (Mainly GF)	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Not suitable				
Availability:	Not Available				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Suitable				
Justification:	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.				

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			
Designated NO Open Space				
		Within 800m Open Space	Wit Spa	hin 800m Play ice
		YES	YES	6
Flood Zone:				
Flood Zone 1				
11/197		Conservation Area:		NO
	M	Area (Hectares):		0.04
	1	Prev. Developed:		GF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Suitable (Housing)			
Availability:	Not Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Available			
Justification:	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.			

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	Witl Spa	hin 800m Play ice
		YES	YES	3
- X4 /		Flood Zone:		
		Flood Zone 3c		
			Conservation Area: NO	
		Area (Hectares): Prev. Developed:		0.01
E	- 1			BF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not suitable			
Availability:	Not Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	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.			

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			
Designated Open Space Within 800m Open Space Space Within 800m Space Space				
Flood Zone:				
Majority 3c				
		Conservation Area:		NO
	> > \	Area (Hectares):		0.03
		Prev. Developed:		BF
The state of the s	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Suitable (Housing)			
Availability:	Not Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Available			
Justification:	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.			

Site Ref:	RO49				
Site Name:	Garages between 23 and 25 Mortimer Roa	Garages between 23 and 25 Mortimer Road			
Source:	EBC Identified				
Neighbourhood:	Roselands & Bridgemere				
Ward:	St Anthonys				
Grid Reference:	E: 561338, N: 100732				
Designated NO Open Space					
		Within 800m Open Space	Witl Spa	hin 800m Play ice	
		YES	NO		
	Flood Zone:				
27	Majority 3a, partially 3c				
47			Conservation Area:		
		Area (Hectares):		0.02	
£		Prev. Developed:		BF	
	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Suitable (Housing)				
Availability:	Not Available				
Achievability:	Unlikely to be achievable				
Conclusion:	Undevelopable - Not Available				
Justification:	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.				

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	Wit Spa	hin 800m Play ice
		YES	NO	
		Flood Zone:		
22 99 Or. 6		Majority 3a, partia	a, partially 3c	
47	Ė	Conservation Area:		NO
		Area (Hectares):		0.02
2 1 1 1 p		Prev. Developed:		BF
	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Suitable (Housing)			
Availability:	Not Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Available			
Justification:	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 accomodate 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.			

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			
Designated Open Space NO				
		Within 800m Open Space	Wit Spa	hin 800m Play ace
		YES	YES	6
		Flood Zone:		
* * * * * * * * * * * * * * * * * * * *		Flood Zone 3a		
1		Conservation Area:	NO	
24.7		Area (Hectares):		0.04
(C) Crown convigable All sights ro	served. Eastbourne Borough Council. LA100025879 2022	Prev. Developed:	:	BF
Suitability:	Not suitable			
Availability:	Not Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	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.			

Site Ref:	RO52				
Site Name:	Garages adajcent to 14 Mortimer Road	Garages adajcent to 14 Mortimer Road			
Source:	EBC Identified				
Neighbourhood:	Roselands & Bridgemere				
Ward:	St Anthonys				
Grid Reference:	E: 561433, N: 100824				
Designated NO Open Space					
Within 800m Open Space Within 800m Play Space				-	
		YES	NO		
Flood Zone:					
Majority 3a, partially 3c					
		Conservation Area: No		NO	
		Area (Hectares):		0.01	
		Prev. Developed:		BF	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Suitable (Housing)				
Availability:	Not Available				
Achievability:	Unlikely to be achievable				
Conclusion:	Undevelopable - Not Available				
Justification:	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.				

Site Ref:	RO53				
Site Name:	Land adjacent to 85 Bridgemere Road				
Source:	EBC Identified	EBC Identified			
Neighbourhood:	Roselands & Bridgemere				
Ward:	St Anthonys				
Grid Reference:	E: 561595, N: 100767				
Designated Open Space NO					
(2) (2)		Within 800m Open Space	Witl Spa	hin 800m Play ice	
		YES	YES	3	
		Flood Zone:			
		2 and 3a			
		Conservation Area: Area (Hectares): Prev. Developed:		NO	
				0.01	
	*			Mixed (Mainly GF)	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Not suitable				
Availability:	Unknown				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Suitable				
Justification:	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.				

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 Within 800m Open Space Open Space Within 800m Space Space				
				~
		YES	YES	3
Flood Zone:				
	2 and 3a			
		Conservation Area:		NO
	// // // // // // // // // // // // //	Area (Hectares):		0.02
	*	Prev. Developed:		BF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not suitable			
Availability:	Not Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	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.			

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			
3	Designated NO Open Space			
3		Within 800m Open Space	Witl Spa	hin 800m Play ice
		YES	NO	
		Flood Zone:		
		Flood Zone 3c		
		Conservation Are	ea:	NO
	The Bridgemore Control	Area (Hectares):		0.04
	1	Prev. Developed:		GF
	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not suitable			
Availability:	Available			
Achievability:	Unlikely to be achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	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.			

Site Ref:	RO56			
Site Name:	Garages adajcent to 105 Bridgemere Road			
Source:	EBC Identified			
Neighbourhood:	Roselands & Bridgemere			
Ward:	St Anthonys			
Grid Reference:	E: 561606, N: 100947			
Designated Open Space NO				
3 5	Within 800m Open Space	Witl Spa	hin 800m Play ice	
5 //		YES	NO	
3/X/	Flood Zone:			
	Majority 3c			
			Conservation Area:	
		Area (Hectares):		0.02
	\$ 1	Prev. Developed:		BF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Suitable (Housing)			
Availability:	Not Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Available			
Justification:	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 accomodate 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.			

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			
Designated NO Open Space				
		Within 800m Within 800m Open Space Space	hin 800m Play ice	
		YES	NO	
COBA. N		Flood Zone: Flood Zone 3a		
XXXX				
		Conservation Area: NO		NO
				0.02
000 1 3 F 0				BF
(C) Crown copyright. All rights re:	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not suitable			
Availability:	Not Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	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.			

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			
Designated NO Open Space				
	Within 800m Open Space	Witl Spa	hin 800m Play ice	
1/2/	The second date	YES	YES	3
	Flood Zone:			
		Flood Zone 1		
the Stematow	NO.	Conservation Are	ea:	NO
		Area (Hectares):		0.03
(C) Crown copyright. All rights re-	served. Eastbourne Borough Council. LA100025879 2022	Prev. Developed:		GF
Suitability:	Not suitable			
Availability:	Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	The site is incidental open space at the entra designated industrial estate) within the prede property faces onto this open space, develop to the amenity, by way of loss of outlook and property. Therefore the site is not suitable.	ominantly residentia oment of the site wo	l area uld b	i. The adjacent e detrimental

av. 5 .				
Site Ref:	RO60			
Site Name:	Archery Recreation Ground			
Source:	EBC Identified			
Neighbourhood:	Roselands & Bridgemere			
Ward:	St Anthonys			
Grid Reference:	E: 562438, N: 100696			
Designated Open Space YES			3	
A CHARLES SERVICE OF PARTY	Within 800m Open Space	Witl Spa	hin 800m Play ice	
	YES	YES		
THE PERSON NAMED IN	Flood Zone:			
(=100)	Majority 3a			
		Conservation Area:		NO
2011		Area (Hectares):		0.78
		Prev. Developed:		GF
	served. Eastbourne Borough Council. LA100025879 2022			
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				
Designated Open Space NO					
0	Within 800m Open Space Space Space				
13	1	YES	YES		
0,		Flood Zone:			
Flood Zone 3a					
	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Conservation Area:		NO	
		Area (Hectares):		0.06	
(C) Crown copyright All rights ro	served. Eastbourne Borough Council. LA100025879 2022	Prev. Developed:		Mixed (Mainly BF)	
Suitability:	Not suitable				
Availability:	Not Available				
Achievability:	Unlikely to be achievable				
Conclusion:	Undevelopable - Not Suitable				
Justification:	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.				

Site Ref:	Poss.				
	RO63				
Site Name:	Roselands Recreation Ground				
Source:	EBC Identified				
Neighbourhood:	Roselands & Bridgemere				
Ward:	St Anthonys				
Grid Reference:	E: 562028, N: 100390				
37/2		Designated Open Space	YES	6	
		Within 800m Open Space	Witl Spa	hin 800m Play ice	
		YES	YES	6	
		Flood Zone:			
		Majority 3a			
- 中国被通知通过		Conservation Area:		a: NO	
il abane		Area (Hectares):		1.27	
		Prev. Developed:		GF	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022				
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.				

<u>Seaside</u>

Site Ref:	SE01			
Site Name:	TAVR Centre, Seaside			
Source:	Borough Plan allocation			
Neighbourhood:	Seaside			
Ward:	Devonshire			
Grid Reference:	E: 562012, N: 99537			
	Designated Open Space NO			
4/1/16		Within 800m Open Space	Witl Spa	nin 800m Play ce
		YES	YES	5
		Flood Zone:		
		Majority 1, partially	1, partially 2 and 3a	nd 3a
	40 11/3///	Conservation Area: NO Area (Hectares): 1.51	NO	
			1.51	
		Prev. Developed:		BF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Suitable (Housing/Employment)			
Availability:	Not Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Available			
Justification:	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.			

Site Ref:	SE102				
Site Name:	Redoubt Car Park				
Source:	EBC Identified	EBC Identified			
Neighbourhood:	Seaside				
Ward:	Devonshire				
Grid Reference:	E: 562358, N: 99844				
Designated Open Space NO					
	Within 800m Open Space	Witl Spa	hin 800m Play ice		
		YES	YES	3	
Flood Zone:					
	Flood Zone 3a				
7	- /	Conservation Area:		YES	
	1/ / 1/	Area (Hectares):		0.49	
المنت	*	Prev. Developed:	:	BF	
	Not Suitable				
Suitability:					
Availability:	Not Available				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Suitable				
Justification:	The site is a seafront car park serving the adajcent 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.				

Site Ref:	SE103			
Site Name:	Treasure Island			
Source:	EBC Identified			
Neighbourhood:	Seaside			
Ward:	Devonshire			
Grid Reference:	E: 562440, N: 99911			
	Designated NO Open Space			
		Within 800m Open Space	Witl Spa	hin 800m Play ice
		YES	YES	3
		Flood Zone: Flood Zone 3a Conservation Area: NO		
			NO	
	7	Area (Hectares):		0.73
10000	*	Prev. Developed:		BF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not Suitable			
Availability:	Not Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	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.			

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			
		Designated Open Space	NO	
		Within 800m Open Space	Witl Spa	hin 800m Play ice
		YES	YES	3
	Flood Zone:			
	111	Flood Zone 3a		
77-1/11		Conservation Area: NO Area (Hectares): 0.05 Prev. Developed: GF		NO
- 1	and the second s			0.05
-	↑			GF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
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 is 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 NO Open Space				
(<		Within 800m Open Space	Wit Spa	hin 800m Play ace
		YES	YES	
	Similar	Flood Zone:		
		Flood Zone 3a		
			Conservation Area: NO	
				0.02
Was Now				BF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
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.			

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				
30///		Within 800m Open Space	Witl Spa	nin 800m Play ce
		YES	YES	3
	Flood Zone:			
	Majority 2, partially 3a			
7/2020		Conservation Area:		NO
		Area (Hectares):		0.02
2		Prev. Developed:	•	BF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Suitable (Housing)			
Availability:	Not Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Available			
Justification:	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.			

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 NO Open Space					
115		Within 800m Open Space	Witl Spa	hin 800m Play ice	
		YES	NO		
Flood Zone:					
	Flood Zone 1				
		Conservation Area: NO		NO	
				0.02	
				BF	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Not suitable				
Availability:	Available				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Suitable				
Justification:	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.				

Site Ref:	SE40			
Site Name:	Land adjacent 48 Sidley Road			
Source:	EBC Identified			
Neighbourhood:	Seaside			
Ward:	Devonshire			
Grid Reference:	E: 562456, N: 100134			
3/12/	Designated NO Open Space			
		Within 800m Open Space	Witl Spa	nin 800m Play ce
		YES	YES	S
		Flood Zone:		
		Flood Zone 3a Conservation Area:		
			NO	
		Area (Hectares):		0.01
*** 10 Vs		Prev. Developed:		BF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not Suitable			
Availability:	Unknown			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	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.			

Site Ref:	SE46				
Site Name:	Land rear of Gwent Court, St James Road	l			
Source:	EBC Identified	EBC Identified			
Neighbourhood:	Seaside				
Ward:	Devonshire				
Grid Reference:	E: 562038, N: 99671				
Designated Open Space Within 800m Open Space Within 800m Space Within 800m Space Open Space					
				-	
11 /	4	YES	YES	3	
Flood Zone:					
		Conservation Area:		NO	
li li		Area (Hectares):		0.02	
	And Andrews	Prev. Developed:		BF	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Not suitable				
Availability:	Available				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Suitable				
Justification:	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.				

Site Ref:	SE50					
Site Name:	Bourne Street Toilets	Bourne Street Toilets				
Source:	EBC Identified					
Neighbourhood:	Seaside					
Ward:	Devonshire					
Grid Reference:	E: 561713, N: 99330					
Designated NO Open Space						
	Within 800m Open Space	Witl Spa	hin 800m Play ce			
Seil III	YES	NO				
1. 1				Flood Zone:		
		Flood Zone 1				
		Conservation Area: Area (Hectares): Prev. Developed:		NO		
				0.02		
= 1,000				BF		
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022					
Suitability:	Not Suitable					
Availability:	ability: Available					
Achievability:	Potentially Achievable					
Conclusion:	Undevelopable - Not Suitable					
Justification:	The site is a small 'island' site in the middle of and small size mean that it is not considered	•				

Site Ref:	SE54				
Site Name:	The Oval, Channel View Road				
Source:	EBC Identified				
Neighbourhood:	Seaside				
Ward:	Devonshire				
Grid Reference:	E: 562606, N: 100470				
		Designated Open Space	YES	3	
	Within 800m Open Space	Witl Spa	hin 800m Play ice		
1 April 1	YES	YES	3		
-	Flood Zone:				
		Majority 3a, partially 3b			
	ATT	Conservation Area:		NO	
	- /A	Area (Hectares):		2.73	
(C) Crown convigable All rights re	served. Eastbourne Borough Council. LA100025879 2022	Prev. Developed:		GF	
Suitability:	Not Suitable				
Availability:	Not Available				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Suitable				
Justification:					

Site Ref:	SE62			
Site Name:	Sovereign Centre, Grand Parade			
Source:	EBC Identified			
Neighbourhood:	Seaside			
Ward:	Devonshire			
Grid Reference:	E: 563271, N: 100612			
	Designated Open Space NO			
		Within 800m Open Space	Witl Spa	hin 800m Play ice
1		YES	YES	3
18		Flood Zone:		
/ William	- 1	Majority 3a		
		Conservation Area:		NO
		The Control of the Co		4.06
	*			BF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Potentially Suitable (Housing)			
Availability:	Not Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Available			
Justification:	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.			

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			
HI	Designated Open Space NO			
		Within 800m Open Space		
		YES	YES	3
		Flood Zone:		
		Flood Zone 1		
		Conservation Area:		NO
				0.03
	A 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			GF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Suitable (Housing)			
Availability:	Not Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Available			
Justification:	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.			

Site Ref:	SE85				
Site Name:	64 Belmore Road	64 Belmore Road			
Source:	EBC Identified				
Neighbourhood:	Seaside				
Ward:	Devonshire				
Grid Reference:	E: 561612, N: 99664				
Designated Open Space NO					
Within 800m Open Space Space Space					
		YES	YES	3	
Flood Zone:					
Flood Zone 1					
		Conservation Area: NO		NO	
		Area (Hectares):		0.08	
\$00, 10 to \$1.		Prev. Developed:	1	BF	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Suitable (Housing)				
Availability:	Not Available				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Available				
Justification:	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 seperately 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.				

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			
HELLER	Designated NO Open Space			
		Within 800m Open Space	Witl Spa	hin 800m Play ice
		YES	YES	3
		Flood Zone:		
		Flood Zone 1		
		Conservation Are	ea:	NO
		Area (Hectares):		0.08
		Prev. Developed:	:	BF
	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not suitable			
Availability:	Unknown			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	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.			

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			
	Designated NO Open Space			
		Within 800m Open Space Within 800m Space		hin 800m Play ice
		YES	YES	3
		Flood Zone:		
	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Majority within Flo	ood Zone 2	one 2
		Conservation Area: NO Area (Hectares): 0.02	NO	
- 3/3/			0.02	
		Prev. Developed:	:	Mixed (Mainly GF)
1,7 0 0	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not suitable			
Availability:	Not Available			
Achievability:	Not Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	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.			

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			
	Designated Open Space NO			
Within 800m Open Space Space				hin 800m Play ice
		YES	YES	3
Flood Zone:				
		Flood Zone 1		
	170	Conservation Area:		NO
		Area (Hectares): Prev. Developed:		0.01
				BF
(C) Crown copyright. All rights re	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not Suitable			
Availability:	Available			
Achievability:	Not Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	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.			

Site Ref:	SE92			
Site Name:	Fort Fun, Royal Parade			
Source:	EBC Identified			
Neighbourhood:	Seaside			
Ward:	Devonshire			
Grid Reference:	E: 563034, N: 100396			
Designated NO Open Space				
7	Within 800m Open Space	Witl Spa	hin 800m Play ice	
4		YES	YES	3
Flood Zone:				
	Majority 3a			
		Conservation Are	ea:	NO
		Area (Hectares):		1.31
	₩	Prev. Developed:		BF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Suitable (Housing)			
Availability:	Not Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Available			
Justification:	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.			

Site Ref:	SE96			
Site Name:	Garages rear of 27 Firle Road			
Source:	EBC Identified			
Neighbourhood:	Seaside			
Ward:	Devonshire			
Grid Reference:	E: 561790, N: 99688			
Designated Open Space NO				
		Within 800m Open Space	Wit Spa	hin 800m Play ice
		YES	YES	3
		Flood Zone:		
		1 and 2, Partially 3	3a	
		Conservation Are	ea:	NO
		Area (Hectares):		0.11
		Prev. Developed:	1	BF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Suitable (Housing)			
Availability:	Not Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Available			
Justification:	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 in in multiple ownership so it considered unlikely that the site will be available for development in the plan period.			

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					
	Designated Open Space	NO				
		Within 800m Open Space	Wit Spa	hin 800m Play ace		
		YES	YES	6		
* * / 6				Flood Zone:		
			Flood Zone 3a			
N=////		Conservation Area: Area (Hectares): Prev. Developed:		NO		
V. 116				0.02		
En .v				GF		
(C) Crown copyright. All rights re 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 Languey

Site Ref:	SH03			
Site Name:	Play Area, Primrose Close			
Source:	EBC Identified			
Neighbourhood:	Shinewater & North Langney			
Ward:	Langney			
Grid Reference:	E: 562008, N: 103042			
Designated Open Space				
		Within 800m Open Space	Witl Spa	hin 800m Play ice
		YES	YES	5
		Flood Zone:		
		Flood Zone 1		
		Conservation Area:		NO
		Area (Hectares):		0.07
		Prev. Developed:		GF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
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			
	-/_/Y	Designated Open Space	NO	
		Within 800m Within 800 Space	hin 800m Play ice	
		YES	YES	3
3		Flood Zone:		
		Flood Zone 1		
		Conservation Area:		NO
	-1-1	Area (Hectares):		0.05
÷	*	Prev. Developed:		GF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
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	Witl Spa	hin 800m Play ice
		YES	YES	6
Flood Zone:				
Flood Zone 1				
		Conservation Area:		NO
\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\		Area (Hectares):		0.03
T. Fr.		Prev. Developed:		GF
13 0 0	served. Eastbourne Borough Council. LA100025879 2022			
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 2-storey dwelling, located within the predomiantly 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.			

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				
		Within 800m Open Space	Witl Spa	nin 800m Play ce
	YES	YES	3	
Flood Zone:				
		Flood Zone 1		
		Conservation Area: Area (Hectares):		NO
				0.01
		Prev. Developed:		GF
	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not Suitable			
Availability:	Available			
Achievability:	ility: 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.			

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 NO Open Space				
		Open Space Space	thin 800m Play pace	
		YES	YES	6
		Flood Zone:		
	Flood Zone 1			
		Conservation Area:		NO
		Area (Hectares):		0.13
Part of the	1	Prev. Developed:		Mixed (mainly BF)
13 3 3	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not Suitable			
Availability:	Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	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.			

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				
Within 800m Open Space Space				hin 800m Play ice	
		NO	YES	3	
Flood Zone:					
F 1 7 6 10 10 10 10 10 10 10 10 10 10 10 10 10		Flood Zone 1			
- 10-0		Conservation Area:		NO	
		Area (Hectares): Prev. Developed:		0.11	
T. u . Fo				GF	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Not Suitable				
Availability:	Available				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Suitable				
Justification:	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.				

Site Ref:	SH26				
Site Name:	Land adjacent to 1 Wroxham Road	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	Witl Spa	hin 800m Play ice	
	YES	YES	5		
Flood Zone:					
			Flood Zone 1		
		Conservation Area:		NO	
		Area (Hectares):		0.02	
Trees.	The state of the s	Prev. Developed:		GF	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Not suitable				
Availability:	Available				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Suitable				
Justification:	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.				

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				
	Designated Open Space	NO			
THE S		Within 800m Open Space Space		nin 800m Play ce	
		YES	YES	3	
		Flood Zone:			
		Flood Zone 1			
		Conservation Area:		NO	
		Area (Hectares):		0.04	
+ + 12 35 0		Prev. Developed:	•	GF	
The state of the s	served. Eastbourne Borough Council. LA100025879 2022				
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			
	23/1/	Designated Open Space	NO	
		Within 800m Open Space	Witl Spa	nin 800m Play ce
		YES	YES	
	Flood Zone:			
		Flood Zone 1		
		Conservation Are	ea:	NO
		Area (Hectares):		0.02
		Prev. Developed:	İ	GF
(C) Crown copyright. All rights re	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not suitable			
Availability:	Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	The site is an incidental open space, betwee within the predominantly residential area. De removal of 3 mature trees, therefore site is n	evelopment of the si	-	

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			
		Designated Open Space	NO	
		Within 800m Open Space	Witl Spa	hin 800m Play ace
		YES	YES	6
	Flood Zone:			
Told In		Flood Zone 1		
		Conservation Area:		NO
		Area (Hectares):		0.03
	A	Prev. Developed:		GF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
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				
		Designated Open Space	NO		
		Within 800m Open Space	Witl Spa	hin 800m Play ice	
		YES	YES	3	
FRIDAY STREET	FRIDAY STREET Flood Zone:				
		Flood Zone 1			
		Conservation Area: Area (Hectares): Prev. Developed:		NO	
				0.01	
	1			GF	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Not suitable				
Availability:	Available				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Suitable				
Justification:	The site is an incidental open space, adjacent exsiting 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 seperating the residential area with the adjacent playing fields, which are covered by a TPO, therefore site is not suitable.				

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				
33		Designated Open Space	NO		
		Within 800m Open Space	Witl Spa	hin 800m Play ice	
		YES	YES	3	
Flood Zone:					
	Flood Zone 1				
1/1/5		Conservation Area:		NO	
		Area (Hectares): Prev. Developed:		0.05	
	**			Mixed (Mainly BF)	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Not suitable				
Availability:	Available				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Suitable				
Justification:	The site is an incidental open space, and car parking area adjacent exsiting 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.				

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		
A STATE OF THE STA	- (Within 800m Open Space	Wit Spa	hin 800m Play ace
		YES	YES	6
1,4	Flood Zone:			
		Majority 1, partially 2		
-		Conservation Area: NO		NO
		Area (Hectares):		0.05
	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	Prev. Developed:	:	GF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
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.			

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			
	Designated NC Open Space			
		Within 800m Open Space	Within 800m Play Space	
	12/2/2	YES	YES	6
	Flood Zone:			
		Flood Zone 1		
		Conservation Area: NO		NO
11 4		Area (Hectares):		0.02
	No. 70	Prev. Developed:	:	GF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
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	6		
SHE	Within 800m Open Space	Witl Spa	hin 800m Play ice		
		YES	YES	3	
	Flood Zone:				
		Majority 1, partially 2, 3a and 3b		a and 3b	
		Conservation Area: NO Area (Hectares): 0.22 Prev. Developed: GF		NO	
				0.22	
PT 0 8 2"	***			GF	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022				
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.				

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			
254		Open Space Space	hin 800m Play เce	
	METERIAL SAME WAT	YES	YES	3
	Flood Zone:			
		Flood Zone 1		
		Conservation Area:		NO
	電人 か	Area (Hectares): 0		0.02
ace	States and State (August State)	Prev. Developed:	:	BF
(C) Crown copyright. All rights re	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not suitable			
Availability:	Unknown			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	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.			

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 Within 800r Open Space Space		hin 800m Play ice	
		YES	YES	3	
11 700		Flood Zone:	e:		
		Flood Zone 1			
		Conservation Area: Area (Hectares): Prev. Developed:		NO	
				0.04	
				BF	
	served. Eastbourne Borough Council. LA100025879 2022				
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.				

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				
		Designated Open Space	NO		
-		Within 800m Within 800m Space		hin 800m Play ace	
			YES	YES	
Flood Zone:					
		Flood Zone 1			
		Conservation Area: Area (Hectares): Prev. Developed:		NO	
				0.05	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			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	Witl Spa	hin 800m Play ice	
16.11	YES	YES	3	
Flood Zone:				
4 / / /				nd 3a
1 11/2 3/1	10	Conservation Area:NOArea (Hectares):0.05Prev. Developed:BF		NO
16.9 11 //				0.05
				BF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not suitable			
Availability:	Not Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	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.			

	-				
Site Ref:	SH43				
Site Name:	Garages adjacent to 26 Honeysuckle Clos	se			
Source:	EBC Identified				
Neighbourhood:	Shinewater & North Langney				
Ward:	Langney				
Grid Reference:	E: 561791, N: 103207				
		Designated NO Open Space			
	Friday Street	Within 800m Within Open Space Space		nin 800m Play ce	
		YES YES		ΈS	
		Flood Zone:			
		Flood Zone 1			
5 5		Conservation Are	ea:	NO	
8	A STATE OF	Area (Hectares):		0.03	
	The state of the s	Prev. Developed:		BF	
13 3 3	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Not suitable				

Site Ref:	SH44				
Site Name:	Garages adjacent to 44 Larkspur Drive	Garages adjacent to 44 Larkspur Drive			
Source:	EBC Identified				
Neighbourhood:	Shinewater & North Langney				
Ward:	Langney				
Grid Reference:	E: 561800, N: 103151				
151		Designated Open Space	NO		
		Within 800m Open Space	Witl Spa	hin 800m Play ace	
	The second second	YES	YES	3	
Flood Zone:					
A Party		Flood Zone 1 Conservation Area: NO			
				NO	
		Area (Hectares):	0.05		
		Prev. Developed:		BF	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Suitable (Housing)				
Availability:	Not Available				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Available				
Justification:	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 accomodate 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.				

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			
Designated Open Space NO				
		Within 800m Open Space	Witl Spa	hin 800m Play ice
		YES	YES	6
Flood Zone:				
	1	Flood Zone 3a		
		Conservation Area: NO		NO
		Area (Hectares):		0.01
		Prev. Developed:		GF
	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not Suitable			
Availability:	Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	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.			

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	3
		Within 800m Within 800m F Open Space Space		_
		YES	YES	3
Flood Zone:				
	San San	Majority 1, partially	ly 2 and 3a	nd 3a
11/6		Conservation Area: NO	NO	
		Area (Hectares):		3.38
Santa A	一种 是	Prev. Developed:	1	GF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not Suitable			
Availability:	Potentially Available			
Achievability:	Unlikely to be Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	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.			

Site Ref:	SO17			
Site Name:	Waterfront Car Park			
Source:	Call for Sites			
Neighbourhood:	Sovereign Harbour			
Ward:	Sovereign			
Grid Reference:	E: 564008, N: 102175			
Designated Open Space NO				
	Within 800m Open Space YES YES			
AL V				
	Flood Zone:			
	Majority 3a			
	M- M	Conservation Area:		NO
	- 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Area (Hectares):		1.23
	4	Prev. Developed:	:	BF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not Suitable			
Availability:	Potentially Available			
Achievability:	Potentially Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	The site is a surface car park that serves the adajcent 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.			

Site Ref:	SO18			
Site Name:	Land adjacent to the Lock Gates, Soverei	gn Harbour		
Source:	Call for Sites			
Neighbourhood:	Sovereign Harbour			
Ward:	Sovereign			
Grid Reference:	E: 564119, N: 101584			
7		Designated Open Space	NO	
Within 800m Open Space Within 800m Pla				
YES YES			3	
Flood Zone:				
	7	Flood Zone 3a		
		Conservation Area: NO		NO
		Area (Hectares):		0.24
	*	Prev. Developed:		BF
1,3 0 0	Not Suitable			
Suitability:				
Availability:	Potentially Available			
Achievability:	Potentially Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	The site consists of unmade surface level ca RNLI building, and is adajcent to a 5-storey pundercroft parking, and within the predomina height of the adajcent residential building an that it is unlikely that residential developmen	ourpose-built block on the control of the control o	of flats a. The e lock	s with location and gates means

without adverse impact on residential amenity of existing and future occupiers.

Therefore the site is not considered to be suitable for development.

Site Ref:	SO19				
Site Name:	Outer Harbour Penninsula				
Source:	Call for Sites				
Neighbourhood:	Sovereign Harbour	Sovereign Harbour			
Ward:	Sovereign				
Grid Reference:	E: 564399, N: 101598				
3-100	Designated NO Open Space				
	Within 800m Open Space	Wit Spa	hin 800m Play ice		
	YES	NO			
Flood Zone:					
	12	Flood Zone 3a			
	1 9	Conservation Area:		NO	
		Area (Hectares):		1.88	
	*	Prev. Developed:		BF	
	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Not Suitable				
Availability:	Potentially Available				
Achievability:	Potentially Achievable				
Conclusion:	Undevelopable - Not Suitable				
Justification:	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.				

St Anthonys & Langney Point

Site Ref:	ST02			
Site Name:	Land adjacent to 58 Fraser Avenue			
Source:	EBC Identified			
Neighbourhood:	St Anthonys & Langney Point			
Ward:	Sovereign			
Grid Reference:	E: 563522, N: 101185			
7/5		Designated Open Space	NO	
		Open Space Space		hin 800m Play ice
10 4 7 1 Q		YES	YES	3
7959-1		Flood Zone:		
		Flood Zone 3a		
		Conservation Are	ea:	NO
	38/0/0			0.05
				GF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not Suitable			
Availability:	Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	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.			

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			
Designated NO Open Space				
-		Within 800m Open Space	Witl Spa	hin 800m Play ice
		YES	YES	3
Flood Zone:				
Flood Zone 3a				
		Conservation Area:		NO
		Area (Hectares):		0.04
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022	Prev. Developed:		GF
Suitability:	Suitable (Housing)			
Availability:	Not Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Available			
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.				

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			
	(1) 10 mm (1) 1	Within 800m Open Space	Wit Spa	hin 800m Play ace
301		YES	YES	3
S. 6/10/		Flood Zone:		
		Majority 3a		
		Conservation Are	ea:	NO
		Area (Hectares):		0.87
(C) Crown copyright. All rights re:	served. Eastbourne Borough Council. LA100025879 2022	Prev. Developed: GF		GF
Suitability:	Not Suitable			
Availability:	Unknown			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	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.			

Site Ref:	ST07			
Site Name:	Land to rear of 10 Wallis Place			
Source:	Pre-application advice			
Neighbourhood:	St Anthonys & Langney Point			
Ward:	Sovereign			
Grid Reference:	E: 563113, N: 101564			
Designated NO Open Space				
		Within 800m Open Space Space	hin 800m Play ice	
		YES	YES	3
	Flood Zone:			
		Flood Zone 3a		
1.8. 4.		Conservation Area: NO		NO
		Area (Hectares):		0.07
	The state of the s	Prev. Developed:		BF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
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 predomiantly 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.			

Site Ref:	ST11			
Site Name:	5 Fastnet Close			
Source:	Refused/withdrawn			
Neighbourhood:	St Anthonys & Langney Point			
Ward:	Sovereign			
Grid Reference:	E: 563421, N: 101586			
	Designated Open Space			
	Kings Park	Within 800m Open Space	Witl Spa	hin 800m Play ice
		YES	YES	3
		Flood Zone:		
	400	Flood Zone 3a		
		Conservation Area:		NO
		` '		0.01
F	The state of the s			GF
	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not Suitable			
Availability:	Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	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 openess 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.			

Site Ref:	ST14			
Site Name:	7 Wallis Avenue			
Source:	Planning application			
Neighbourhood:	St Anthonys & Langney Point			
Ward:	Sovereign			
Grid Reference:	E: 563085, N: 101499			
Designated Open Space				
3.5	Within 800m Open Space	Witl Spa	hin 800m Play ice	
11/2/2	YES	YES	3	
10/10/10		Flood Zone:		
	11/1/1/20	Flood Zone 3a		
		Conservation Area: NO		NO
1415D		Area (Hectares):		0.01
7.4.		Prev. Developed: GI		GF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not Suitable			
Availability:	Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	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.			

Site Ref:	ST15				
Site Name:	Land between 19 and 24 Cabot Close				
Source:	EBC Identified				
Neighbourhood:	St Anthonys & Langney Point				
Ward:	Sovereign	Sovereign			
Grid Reference:	E: 564072, N: 101103				
Designated Open Space Within 800m Open Space Within 800m Space Within 800m Space Open Space					
				-	
		YES	NO		
	Flood Zone:				
		2 and 3a			
		Conservation Area:		NO	
		Area (Hectares):		0.04	
		Prev. Developed:		GF	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Suitable (Housing)				
Availability:	Available				
Achievability:	Unlikely to be achievable				
Conclusion:	Undevelopable - Not Achievable				
Justification:	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.				

Site Ref:	ST16			
Site Name:	Garages between 8 and 10 Fraser Avenue			
Source:	EBC Identified			
Neighbourhood:	St Anthonys & Langney Point			
Ward:	Sovereign			
Grid Reference:	E: 563406, N: 101217			
1	Designated Open Space	NO		
	Within 800m Open Space	Witl Spa	hin 800m Play ice	
		YES	YES	3
Flood Zone:				
		Flood Zone 3a		
	100	Conservation Area:		NO
		Area (Hectares):	0.05	
		Prev. Developed:		BF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
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			

Site Ref:	ST17			
Site Name:	Land adajcent to 11 Fraser Avenue			
Source:	EBC Identified			
Neighbourhood:	St Anthonys & Langney Point			
Ward:	Sovereign			
Grid Reference:	E: 563480, N: 101180			
	Designated Open Space			
		Within 800m Open Space	Wit Spa	hin 800m Play ace
		YES	YES	6
Flood Zone:				
37/5/5/		Flood Zone 3a		
J / / / / / / / / / / / / / / / / / / /		Conservation Area:		NO
		Area (Hectares):		0.03
C		Prev. Developed:		GF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Suitable (Housing)			
Availability:	Available			
Achievability:	Unlikely to be achievable			
Conclusion:	Undevelopable - Not Achievable			
Justification:	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.			

Site Ref:	ST18			
Site Name:	Land to rear of 52-62 Sturdee Close			
Source:	EBC Identified			
Neighbourhood:	St Anthonys & Langney Point			
Ward:	Sovereign			
Grid Reference:	E: 563820, N: 101307			
Designated NO Open Space				
	Within 800m Open Space	Wit Spa	hin 800m Play ice	
	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	YES	YES	3
Flood Zone:				
	Flood Zone 3a			
		Conservation Area:		NO
100 × 100 ×		Area (Hectares):		0.21
		Prev. Developed:	1	GF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not suitable			
Availability:	Unknown			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	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.			

Site Ref:	ST19			
Site Name:	Land rear of 44-48 Wade Close			
Source:	EBC Identified			
Neighbourhood:	St Anthonys & Langney Point			
Ward:	Sovereign			
Grid Reference:	E: 563672, N: 101441			
		Designated Open Space	NO	
2 1		Within 800m Open Space	Wit Spa	hin 800m Play ace
2000		YES	YES	3
3)		Flood Zone:		
		Flood Zone 3a		
550		Conservation Area: NO		NO
		Area (Hectares):		0.11
mare 11 and 15 miles	*	Prev. Developed:	:	GF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not suitable			
Availability:	Unknown			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	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.			

Olica Parti	CTOO			
Site Ref:	ST20			
Site Name:	Land to rear of Kings Court South, Viking Way, Kings Park			
Source:	EBC Identified			
Neighbourhood:	St Anthonys & Langney Point			
Ward:	Sovereign			
Grid Reference:	E: 563610, N: 101704			
Designated Open Space NO				
	5 5 5 1	Within 800m Within 8 Open Space Space		hin 800m Play ice
17/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1/		YES	YES	3
Kings Park Flood Zone:				
		Flood Zone 3a		
	The state of the s	Conservation Area: NC		NO
		· · · · · · · · · · · · · · · · · · ·		0.17
				GF
1,7 0	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not suitable			
Availability:	Unknown			
Achievability:	Potentially Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	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 faciltate the construction of any development, and therefore the site is not considered suitable for development.			

Site Ref:	ST22			
Site Name:	Garages between 110 and 112 Aylesbury	Avenue		
Source:	EBC Identified			
Neighbourhood:	St Anthonys & Langney Point			
Ward:	Sovereign			
Grid Reference:	E: 563336, N: 101839			
Designated Open Space Within 800m Open Space Space NO Within 800m Space Space				
				_
	April Store	YES	YES	3
Flood Zone: Majority 3a				
		Conservation Area:		NO
		Area (Hectares):		0.04
-		Prev. Developed:	1	BF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not suitable			
Availability:	Not Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	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.			

Site Ref:	ST23				
Site Name:	Garages between 94 and 96 Aylesbury Av	Garages between 94 and 96 Aylesbury Avenue			
Source:	EBC Identified				
Neighbourhood:	St Anthonys & Langney Point				
Ward:	Sovereign				
Grid Reference:	E: 563395, N: 101802				
	Designated Open Space NO				
DATE OF		Within 800m Open Space	Witl Spa	hin 800m Play Ice	
	numer value	YES	YES	3	
		Flood Zone:			
	Flood Zone 3a				
		Conservation Area:		NO	
		Area (Hectares):		0.053	
Tayle:	F	Prev. Developed:		BF	
	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Suitable (Housing)				
Availability:	Not Available				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Available				
Justification:	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.				

Site Ref:	ST24			
Site Name:	Garages to rear of 124-126 Aylesbury Avenue			
Source:	EBC Identified			
Neighbourhood:	St Anthonys & Langney Point			
Ward:	Sovereign			
Grid Reference:	E: 563292, N: 101823			
Designated Open Space Within 800m Open Space Within 800m Space Within 800m Space				
				-
	YES	YES	3	
Flood Zone:				
		Flood Zone 3a		
		Conservation Area:		NO
		Area (Hectares):		0.02
	1	Prev. Developed:		BF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Suitable (Housing)			
Availability:	Not Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Available			
Justification:	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.			

Site Ref:	ST25			
Site Name:	Garages adjacent to 82 Aylesbury Avenue			
Source:	EBC Identified			
Neighbourhood:	St Anthonys & Langney Point			
Ward:	Sovereign			
Grid Reference:	E: 563371, N: 101728			
	Designated Open Space	NO		
11/	Within 800m Open Space	Witl Spa	hin 800m Play ace	
1 / little	YES	YES	6	
	Flood Zone:			
		Flood Zone 3a		
		Conservation Area: NO		NO
101111111111111111111111111111111111111		` ,		0.02
	American A			BF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Suitable (Housing)			
Availability:	Not Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Available			
Justification:	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.			

Site Ref:	ST26				
Site Name:	Garages adjacent to 60 Aylesbury Avenue				
Source:	EBC Identified				
Neighbourhood:	St Anthonys & Langney Point				
Ward:	Sovereign				
Grid Reference:	E: 563357, N: 101684				
Designated Open Space NO					
		Within 800m Open Space	Wit Spa	hin 800m Play ace	
	YES	YES	3		
Flood Zone:					
		Flood Zone 3a			
		Conservation Area:		NO	
		Area (Hectares):	0.02		
	Prog Area	Prev. Developed:		BF	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Suitable (Housing)				
Availability:	Not Available				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Available				
Justification:	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.				

Otto Defe	0.707			
Site Ref:	ST27			
Site Name:	Garages adjacent to 58 Aylesbury Avenue			
Source:	EBC Identified			
Neighbourhood:	St Anthonys & Langney Point			
Ward:	Sovereign			
Grid Reference:	E: 563351, N: 101664			
Designated Open Space NO				
		Within 800m Open Space	Witl Spa	hin 800m Play Ice
		YES	YES	3
Flood Zone:				
	Play Assa	Flood Zone 3a		
VI		Conservation Area: NO Area (Hectares): 0.02 Prev. Developed: BF		NO
				0.02
				BF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Suitable (Housing)			
Availability:	Not Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Available			
Justification:	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.			

Site Ref:	ST28				
Site Name:	Garages rear of 34-44 Aylesbury Avenue				
Source:	EBC Identified				
Neighbourhood:	St Anthonys & Langney Point				
Ward:	Sovereign				
Grid Reference:	E: 563324, N: 101593				
Designated Open Space NO					
		Within 800m Open Space	Witl Spa	hin 800m Play ace	
		YES	YES	6	
Flood Zone:					
		Flood Zone 3a			
		Conservation Area: Area (Hectares): Prev. Developed:		NO	
				0.03	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			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.				

Site Ref:	ST29				
Site Name:	Garages to rear of 6-16 Aylesbury Avenue	Garages to rear of 6-16 Aylesbury Avenue			
Source:	EBC Identified				
Neighbourhood:	St Anthonys & Langney Point				
Ward:	Sovereign				
Grid Reference:	E: 563333, N: 101491	E: 563333, N: 101491			
Designated Open Space Within 800m Open Space Within 800m Space Within 800m Space Within 800m Space					
Flood Zone:					
	5	Flood Zone 3a	ood Zone 3a		
		Conservation Area:		NO	
-	7.2	Area (Hectares):		0.03	
Transport	To a sum			BF	
.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Suitable (Housing)				
Availability:	Not Available				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Available				
Justification:	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.				

Site Ref:	ST30				
Site Name:	Garages between 7-9 Cunningham Drive				
Source:	EBC Identified				
Neighbourhood:	St Anthonys & Langney Point	, , ,			
Ward:	Sovereign				
Grid Reference:	E: 563323, N: 101397				
Designated Open Space NO					
	7/5	Within 800m Open Space	Witl Spa	hin 800m Play ice	
1		YES	YES	3	
3/201		Flood Zone:			
Flood Zone 3a					
		Conservation Are	Area: NO		
100		Area (Hectares):		0.03	
	7	Prev. Developed:		BF	
	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Suitable (Housing)				
Availability:	Not Available				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Available				
Justification:	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.				

Site Ref:	ST31				
Site Name:	Garages adjacent to 7-8 Vernon Close				
Source:		EBC Identified			
Neighbourhood:	St Anthonys & Langney Point				
Ward:	Sovereign				
Grid Reference:	E: 563416, N: 101342				
Designated Open Space NO					
		Within 800m Open Space	Witl Spa	hin 800m Play ice	
3/2/2		YES	YES	6	
4/19/17		Flood Zone:			
700		Flood Zone 3a			
		Conservation Area: NO	NO		
		Area (Hectares):		0.06	
	10 m	Prev. Developed:	1	BF	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Suitable (Housing)				
Availability:	Not Available				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Available				
Justification:	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.				

Site Ref:	ST32			
Site Name:	Garages adjacent to 7-8 Rodney Close			
Source:	EBC Identified			
Neighbourhood:	St Anthonys & Langney Point			
Ward:	Sovereign			
Grid Reference:	E: 563518, N: 101269			
Designated NO Open Space				
		Within 800m Open Space	Witl Spa	hin 800m Play ice
100/2 1/4		YES	YES	6
9012		Flood Zone:		
V 4/4()		Flood Zone 3a		
		Conservation Area: NO	NO	
		Area (Hectares):		0.07
Charles .		Prev. Developed:		BF
(C) Crown copyright. All rights res	Served. Eastbourne Borough Council. LA100025879 2022 Suitable (Housing)			
Availability:	Not Available			
Achievability:	Achievable			
Conclusion:				
	Undevelopable - Not Available			
Justification:	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.			

Site Ref:	ST33			
Site Name:	Garages adjacent to 5-6 Cornwallis Close			
Source:	EBC Identified			
Neighbourhood:	St Anthonys & Langney Point			
Ward:	Sovereign			
Grid Reference:	E: 563616, N: 101187			
		Designated Open Space	NO	
		Within 800m Open Space	Witl Spa	hin 800m Play ace
		YES	YES	3
		Flood Zone:		
		Majority within Flo	ood Zone 2	
		Conservation Area: NO Area (Hectares): 0.04	NO	
			0.04	
	1	Prev. Developed:		BF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Suitable (Housing)			
Availability:	Not Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Available			
Justification:	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.			

Site Ref:	ST35				
Site Name:	Garages between 12 and 14 Cunningham	Drive			
Source:	EBC Identified	EBC Identified			
Neighbourhood:	St Anthonys & Langney Point				
Ward:	Sovereign				
Grid Reference:	E: 563262, N: 101272				
	Designated NO Open Space				
		Within 800m Open Space	Witl Spa	hin 800m Play ace	
		YES	YES	3	
U		Flood Zone:			
		Flood Zone 3a	ood Zone 3a		
		Conservation Area: NO Area (Hectares): 0.08	NO		
			0.08		
		Prev. Developed:		BF	
	Served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Suitable (Housing)				
Availability:	Not Available Achievable				
Achievability:					
Conclusion:	Undevelopable - Not Available				
Justification:	The site consists of two small garage blocks and some off-street parking servicing the adajcent '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.				

Site Ref:	ST36			
Site Name:	Garages between 22 and 24 Cunningham	Drive		
Source:	EBC Identified			
Neighbourhood:	St Anthonys & Langney Point			
Ward:	Sovereign			
Grid Reference:	E: 563261, N: 101157			
		Designated Open Space	NO	
		Within 800m Open Space	Witl Spa	hin 800m Play ace
		YES	YES	3
		Flood Zone:		
		Flood Zone 3a		
			ea:	NO
			0.08	
	*	Prev. Developed:		BF
	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Suitable (Housing)			
Availability:	Not Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Available			
Justification:	The site consists of two small garage blocks and some off-street parking servicing the adajcent '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.			

Site Ref:	ST37				
Site Name:	Garages between 32 and 34 Cunningham Drive				
Source:	EBC Identified				
Neighbourhood:	St Anthonys & Langney Point				
Ward:	Sovereign	Sovereign			
Grid Reference:	E: 563260, N: 101038				
		Designated Open Space	NO		
		Within 800m Open Space	Witl Spa	hin 800m Play ice	
		YES	YES	3	
		Flood Zone:			
		Flood Zone 3a			
		Conservation Area: NO	NO		
		Area (Hectares):		0.09	
		Prev. Developed:		BF	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Suitable (Housing)				
Availability:	Not Available				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Available				
The site consists of two small garage blocks and some off-street parking servicing the adajcent '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 retain, 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.					

Site Ref:	ST38			
Site Name:	Open Space between Hood Close and Fraser Avenue			
Source:	EBC Identified			
Neighbourhood:	St Anthonys & Langney Point			
Ward:	Sovereign			
Grid Reference:	E: 563396, N: 101127			
3 40/8		Designated Open Space	YES	5
		Within 800m Open Space		
FRINK		YES	YES	6
		Flood Zone:		
		Flood Zone 3a		
		Conservation Are	ea:	NO
		Area (Hectares):		0.83
7	1	Prev. Developed:		GF
1,7 0	served. Eastbourne Borough Council. LA100025879 2022			
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.			ea. Current vidence of a

Site Ref:	ST39				
Site Name:	Car Park adjacent to 65 Collingwood Clos	se			
Source:	EBC Identified				
Neighbourhood:	St Anthonys & Langney Point				
Ward:	Sovereign				
	<u> </u>				
Grid Reference: E: 563229, N: 100782 Designated Open Space					
		Within 800m Open Space	Witl Spa	hin 800m Play ice	
		YES	YES	3	
		Flood Zone: Majority 2, partially 3a Conservation Area: NO Area (Hectares): 0.08 Prev. Developed: BF			
				a: NO	
				0.08	
				BF	
.,, .,	served. Eastbourne Borough Council. LA100025879 2022				
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 Anthonys & Langney Point				
Ward:	Sovereign				
Grid Reference:	E: 563244, N: 100733				
// 45	Designated Open Space NO				
Within 800m Open Space Space				nin 800m Play ce	
		YES	YES	3	
	Flood Zone:				
	Majority 1, partially 2				
1		Conservation Area:		NO	
	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Area (Hectares):		0.05	
	\$	Prev. Developed:		BF	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Suitable (Housing)				
Availability:	Not Available				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Available				
Justification:	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.				

Site Ref:	ST41			
Site Name:	Garages between 6 and 7 Collingwood Close			
Source:	EBC Identified			
Neighbourhood:	St Anthonys & Langney Point			
Ward:	Sovereign			
Grid Reference:	E: 563351, N: 100761			
Designated Open Space Within 800m Open Space Within 800m Space Within 800m Space				
- Al-Ar-	YES	YES	3	
Flood Zone:				
		Majority 1, partially 2 and 3a		
DTH C		Conservation Area:		NO
	PROOF WALLAND PROOFE	Area (Hectares):		0.03
1 1 2 0 0	A A	Prev. Developed:		BF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Suitable (Housing)			
Availability:	Not Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Available			
Justification:	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.			

Site Ref:	ST42			
Site Name:	Garages between 19 and 20 Collingwood	Close		
	-			
Source:	EBC Identified			
Neighbourhood:	St Anthonys & Langney Point			
Ward:	Sovereign			
Grid Reference:	E: 563404, N: 100771			
	Designated Open Space NO			
		Within 800m Open Space Within 800m Space		hin 800m Play ace
1		YES	YES	6
		Flood Zone:		
The man		Majority 1, partially 3a		
THE TAX PARTY OF THE PARTY OF T		Conservation Area: NO		NO
		Area (Hectares):		0.02
THE RESERVE	↑	Prev. Developed:	:	BF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
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. 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.			

Site Ref:	ST43			
Site Name:	Garages adajcent to 32 Collingwood Close			
Source:	EBC Identified			
Neighbourhood:	St Anthonys & Langney Point			
Ward:	Sovereign			
Grid Reference:	E: 563437, N: 100795			
Designated Open Space NO				
distance of the second	Within 800m Open Space	Witl Spa	hin 800m Play ice	
中山	YES	YES	3	
	Flood Zone:			
		Majority 1, partially 2 and 3a		
		Conservation Area: NO		NO
THE RESERVE OF THE PARTY OF THE		` /		0.09
-	•			BF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
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 Anthonys & Langney Point			
Ward:	Sovereign			
Grid Reference:	E: 563566, N: 100811			
Designated Open Space NO				
	Within 800m Open Space	Wit Spa	hin 800m Play ace	
141		YES	YES	6
	Flood Zone:			
	Majority 1, partially 2			
		Conservation Area:		NO
	-	Area (Hectares):		0.04
E	*	Prev. Developed:	:	BF
	served. Eastbourne Borough Council. LA100025879 2022			
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 Anthonys & Langney Point			
Ward:	Sovereign			
Grid Reference:	E: 563640, N: 100830			
Designated NO Open Space				
TE A	Within 800m Open Space	Witl Spa	hin 800m Play ice	
	YES	YES	6	
	Flood Zone:			
	Flood Zone 1			
		Conservation Area: Area (Hectares): Prev. Developed:		NO
				0.03
E	*			BF
	served. Eastbourne Borough Council. LA100025879 2022			
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 Anthonys & Langney Point				
Ward:	Sovereign	Sovereign			
Grid Reference:	E: 563731, N: 100854				
Designated Open Space NO					
	Within 800m Open Space	Within 800m Play Space			
TALL		YES	YES	6	
NAMES AND	Flood Zone:				
	THE STATE OF THE S	Majority within Flood Zone 2			
THE I	THE WALL AND VALUE	Conservation Area: NO Area (Hectares): 0.03		NO	
-61				0.03	
has 1 1 2 15 m	1	Prev. Developed:		BF	
THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NA	served. Eastbourne Borough Council. LA100025879 2022				
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.					

Site Ref:	ST47				
Site Name:	Garages adjacent to 17 Blakes Way				
Source:	EBC Identified				
Neighbourhood:	St Anthonys & Langney Point				
Ward:	Sovereign	Sovereign			
Grid Reference:	E: 563798, N: 100873				
Designated Open Space NO					
1131	Within 800m Open Space	Witl Spa	hin 800m Play ice		
	YES	YES	3		
		Flood Zone:			
		Majority 2, partially 3a			
*** }		Conservation Area: NO		NO	
		Area (Hectares):		0.02	
(C) Crown copyright. All rights re	served. Eastbourne Borough Council. LA100025879 2022	Prev. Developed:		BF	
Suitability:	Not suitable				
Availability:	Not Available				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Suitable				
Justification:	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.				

Site Ref:	ST48				
Site Name:	Garages adjacent to 46 Royal Sovereign	Garages adjacent to 46 Royal Sovereign View			
Source:	EBC Identified	EBC Identified			
Neighbourhood:	St Anthonys & Langney Point	St Anthonys & Langney Point			
Ward:	Sovereign	Sovereign			
Grid Reference:	E: 563907, N: 100904				
Designated Open Space NO					
The state of	Within 800m Open Space	Witl Spa	hin 800m Play ice		
MALANT MACHINERY	YES	NO			
Land	Flood Zone:				
	Majority 1, partially 3a				
		Conservation Area:		NO	
H man I I		Area (Hectares): Prev. Developed:		0.03	
P				BF	
	nts reserved. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Not suitable				
Availability:	Not Available				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Suitable				
Justification:	storey purpose-built block of flats, located w The site is directly in front of the flats, which of the site would likely have an adverse imp	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.			

Site Ref:	ST49				
Site Name:	Garages adjacent to 11 Royal Sovereign View				
Source:	EBC Identified				
Neighbourhood:	St Anthonys & Langney Point				
Ward:	Sovereign				
Grid Reference:	E: 563906, N: 100950				
Designated Open Space					
		Within 800m Open Space			
EH		YES	NO		
		Flood Zone:			
		Flood Zone 3a			
The same		Conservation Area: NO		NO	
		Area (Hectares):		0.02	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022	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.				

au					
Site Ref:	ST50				
Site Name:	Garages to rear of Kingford Leeds Avenu	е			
Source:	EBC Identified				
Neighbourhood:	St Anthonys & Langney Point				
Ward:	St Anthonys				
Grid Reference:	E: 562872, N: 101476				
		Designated Open Space	NO		
Within 80 Open Spa				Within 800m Play Space	
	St Anthony's Hill	YES	YES		
	Flood Zone:				
100	Majority 3a				
		Conservation Are	ea:	NO	
		Area (Hectares):		0.05	
		Prev. Developed:		BF	
(C) Crown copyright. All rights re	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Not suitable				
Availability:	Not Available				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Suitable				
Justification:	The site consists of a row of garages and off storey purpose-built block of flats, located to development on higher ground, and within the is a lack of alternative on-street parking provides it is not considered to be suitable for deve	the rear of 2-storey ne predominantly res rision for the flats with	resid sident	lential tial area. There	

Summerdown & Saffrons

Site Ref:	SU02			
Site Name:	Saffrons Playing Fields			
Source:	EBC Identified			
Neighbourhood:	Summerdown & Saffrons			
Ward:	Upperton			
Grid Reference:	E: 560514, N: 98827			
		Designated Open Space	YES	5
Within 800m Open Space Space				hin 800m Play ice
-0/0		YES	YES	3
Flood Zone:				
100		Flood Zone 1		
		Conservation Area:		NO
		Area (Hectares):		7.21
		Prev. Developed:		GF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
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 sugest 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				
The year		Designated Open Space	NO		
	Within 800m Open Space Space Space				
	YES NO				
2	1	Flood Zone:			
h Z		Flood Zone 1			
9 ₁ g		Conservation Are	ea:	NO	
(e 4, ,		Area (Hectares):		0.10	
		Prev. Developed:		GF	
(0) 0	N				
Suitability:	Not Suitable				
Availability:	Available				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Suitable				
Justification:	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.				

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			
N	Designated Open Space			
Within 800m Open Space Space Space				
YES NO				
€,	Flood Zone:			
Ç.	Flood Zone 1			
1		Conservation Area:		NO
/ 9,	8,	Area (Hectares):		0.11
T	A 100 A	Prev. Developed:		GF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not Suitable			
Availability:	Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	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.			

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		
		Open Space Space	hin 800m Play ice		
		YES	NO		
	Flood Zone:	od Zone:			
		Flood Zone 1			
1		Conservation Area: NO Area (Hectares): 0.06 Prev. Developed: GF		NO	
- Com				0.06	
Note 1 13 14 or	1			GF	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022				
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.				

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 NO Open Space				
	Within 800m Open Space	Witl Spa	hin 800m Play ace	
38		YES	YES	6
Flood Zone:				
1000		Flood Zone 1		
1		Conservation Area:		NO
Mistan Ch		Area (Hectares):		0.08
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022	Prev. Developed:	1	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.			

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					
165	1.5749/94	Designated Open Space	NO			
215 / 50		Within 800m Open Space	Wit Spa	hin 800m Play Ice		
			YES	3		
				Flood Zone:		
100		Flood Zone 1				
		Conservation Area: NO		NO		
		Area (Hectares): 0.07		0.07		
= 33.	\$ (\$ 1 mg)	Prev. Developed:		GF		
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022					
Suitability:	Not Suitable					
Availability:	Available					
Achievability:	Achievable					
Conclusion:	Undevelopable - Not Suitable					
Justification:	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 predomiantly 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.					

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			
Designated NO Open Space				
		Within 800m Within 8 Open Space Space		hin 800m Play ice
		YES	YES	3
Flood Zone:				
	Flood Zone 1			
		Conservation Area:		NO
		Area (Hectares):	(Hectares): 0.06	
7/10	1	Prev. Developed:		GF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
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 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.			

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			
1	Designated NO Open Space			
	The state of the s	Open Space Space		hin 800m Play ice
		YES	YES	3
j.		Flood Zone:		
17	M. 3	Flood Zone 1		
11		Conservation Area:		NO
///				0.05
-11/-				GF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
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 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.			

Site Ref:	SU13				
Site Name:		Land within curtilage of Compton Court, Dittons Road			
	<u> </u>				
Source:	EBC Identified				
Neighbourhood:	Summerdown & Saffrons				
Ward:	Upperton				
Grid Reference:	E: 560283, N: 99042				
Designated NO Open Space					
		Open Space Space		hin 800m Play ice	
		YES	YES	3	
Flood Zone: Flood Zone 1					
		Conservation Area:		NO	
	1000	Area (Hectares):		0.17	
F		Prev. Developed:		GF	
Suitability:	Not suitable				
Availability:	Unknown				
Achievability:	Achievable				
Conclusion:					
	Undevelopable - Not Suitable				
Justification:	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.				

Town Centre

Site Ref:	TO02				
Site Name:	DO Site 3 - Post Office Depot between Up	DO Site 3 - Post Office Depot between Upperton Road and Southfields Road			
Source:	EBC Identified	EBC Identified			
Neighbourhood:	Town Centre				
Ward:	Upperton				
Grid Reference:	E: 560766, N: 99141				
The same of the sa	Designated NO Open Space				
	A-CO TELLED	Within 800m Open Space	Witl Spa	hin 800m Play ce	
4000	>	YES	YES	3	
87799	Flood Zone:				
	-	Flood Zone 1			
		Conservation Are	servation Area: NO	NO	
	2:01	Area (Hectares):		0.46	
Piare.		Prev. Developed:		BF	
	served. Eastbourne Borough Council. LA100025879 2022				
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	EBC Identified			
Neighbourhood:	Town Centre				
Ward:	Devonshire				
Grid Reference:	E: 561636, N: 99308				
	NA TON	Designated Open Space	NO		
	Within 800m Open Space Space Space				
YES NO					
	Flood Zone:				
	Colonia Coloni	Flood Zone 1			
	X	Conservation Area:		NO	
		Area (Hectares):		0.10	
		Prev. Developed:		BF	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Suitable (Housing)				
Availability:	Not Available				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Available				
Justification:	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 seperately 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.				

011. D. (70440			
Site Ref:	TO112			
Site Name:	Garages adjacent to flat 1 Aldenham Cou	rt, 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	Witl Spa	hin 800m Play ce
		YES	YES	3
-11-27	Flood Zone:			
		Flood Zone 1		
3/25/		Conservation Ar		NO
59/23/1	Area (Hectar			0.01
T u3-	Miles Court Tomas (Court Tomas)	Prev. Developed:		BF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not Suitable			
Availability:	Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	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.			

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			
Designated Open Space Within 800m Open Space Space Open Space				
				_
	YES	YES	6	
Flood Zone:				
		Conservation Area:		NO
		Area (Hectares): Prev. Developed:		0.01
- 5°	*			BF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not Suitable			
Availability:	Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	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 seperation 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.			

Site Ref:	TO114			
Site Name:	84 Tideswell Road			
Source:	Pre-application advice			
Neighbourhood:	Town Centre			
Ward:	Devonshire			
Grid Reference:	E: 561517, N: 99282			
	Designated NO Open Space			
	Within 800m Open Space	Witl Spa	hin 800m Play ice	
		YES	NO	
	Flood Zone:			
	379	Flood Zone 1		
		Conservation Area:		NO
		Area (Hectares): Prev. Developed:		0.02
7	The state of the s			GF
	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not Suitable			
Availability:	Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	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.			

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	Witl Spa	hin 800m Play ace		
		YES	NO		
		Flood Zone:			
		Flood Zone 1			
	5 1 h 1 1 1	Conservation Area:		NO	
		Area (Hectares):		0.003	
(C) Crown copyright. All rights re	served. Eastbourne Borough Council. LA100025879 2022	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.				

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 NO Open Space				
-1111		Within 800m Open Space	Wit Spa	hin 800m Play ace
4		YES	NO	
1 - 10		Flood Zone:		
		Flood Zone 1		
		Conservation Area: Y	YES	
4		Area (Hectares):		0.35
	- /4/ ·	Prev. Developed:	:	BF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Suitable (Housing)			
Availability:	Not Available			
Achievability:	Potentially Achievable			
Conclusion:	Undevelopable - Not Available			
Justification:	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.			

Site Ref:	TO12				
Site Name:	38 Ashford Road				
Source:	EBC Identified				
Neighbourhood:	Town Centre				
Ward:	Devonshire				
Grid Reference:	E: 561134, N: 99209				
2		Designated Open Space	NO		
		Within 800m Open Space	Witl Spa	hin 800m Play	
		YES	YES	3	
		Flood Zone:			
11/11/11	Flood Zone 1				
		Conservation Area: NO		NO	
		Area (Hectares):		0.21	
		Prev. Developed:	1	BF	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Suitable (Housing)				
Availability:	Not Available				
Achievability:	Potentially Achievable				
Conclusion:	Undevelopable - Not Available				
Justification:	The site is a 2-storey building in commecial 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.				

Site Ref:	TO125				
Site Name:	61 Cavendish Place				
Source:	EBC Identified				
Neighbourhood:	Town Centre				
Ward:	Devonshire				
Grid Reference:	E: 561596, N: 99274				
	Designated NO Open Space				
		Within 800m Open Space	Wit Spa	hin 800m Play ice	
		YES	NO		
	Flood Zone:				
	Flood Zone 1				
	Con		rea: NO		
		Area (Hectares):		0.21	
The same of the sa		Prev. Developed:		BF	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Suitable (Housing)				
Availability:	Not Available				
Achievability:	Potentially Achievable				
Conclusion:	Undevelopable - Not Available				
Justification:	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.				

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			6
	Within 800m Open Space	Witl Spa	hin 800m Play ice	
		YES	NO	
	Flood Zone:			
		Flood Zone 1		
		Conservation Area: NO Area (Hectares): 2.96 Prev. Developed: GF		NO
La Properties				2.96
1 2 2 3 4 4				GF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not suitable			
Availability:	Not Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	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.			

Site Ref:	TO130				
Site Name:	15 The Avenue	15 The Avenue			
Source:	Refused/withdrawn				
Neighbourhood:	Town Centre				
Ward:	Upperton				
Grid Reference:	E: 560930, N: 99343				
Designated Open Space Within 800m Open Space Space Open Space Space					
	A China	YES	YES	6	
	Flood Zone:				
	Flood Zone 1				
	100	Conservation Are	rea: YES		
		Area (Hectares):		0.01	
T-1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		Prev. Developed:		BF	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Not Suitable				
Availability:	Available				
Achievability:	Acheivable				
Conclusion:	Undevelopable - Not Suitable				
Justification:	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.				

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	Witl Spa	hin 800m Play ice
		YES	NO	
Flood Zone:				
	3 10 5	Flood Zone 1		
		Conservation Are	ea:	YES
		Area (Hectares):		0.02
Note to the second	*	Prev. Developed: GF		GF
(C) Crown copyright. All rights res	Not Suitable			
Availability:	Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	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 seperate 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.			

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			
1/12		Designated Open Space	NO	
		Within 800m Open Space	Witl Spa	hin 800m Play ice
		YES	YES	3
Flood Zone:				
	Flood Zone 1			
245		Conservation Are	ea:	NO
12 / 2		Area (Hectares):		0.12
(C) Crown copyright. All rights re	served. Eastbourne Borough Council. LA100025879 2022	Prev. Developed:		BF
Suitability:	Suitable (Housing)			
Availability:	Potentially Available			
Achievability:	Unlikely to be Achievable			
Conclusion:	Undevelopable - Not Achievable			
Justification:	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.			

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			
111 131	///	Designated Open Space		
The sale		Within 800m Open Space Within 800m Space		nin 800m Play ce
		YES	YES	3
The state of the s		Flood Zone:		
		Flood Zone 1		
Start Fr		Conservation Are	ea:	YES
		Area (Hectares):		0.07
<u> </u>		Prev. Developed:		BF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Suitable (Housing)			

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	Wit Spa	hin 800m Play ace
		YES	YES	3
	7-7	Flood Zone:		
原信司司	5	Flood Zone 1		
		Conservation Are	on Area: NO	
	- 1	Area (Hectares):		0.29
		Prev. Developed:		BF
(C) Crown copyright. All rights re	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Suitable (Housing/Employment)			
Availability:	Not Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Available			
Justification: 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, althouh there is unlikely to be any net gain on the current retail provision. However the site in in multiple ownership, the retail units are occupied and availability has not been confirmed, therefore it is considered unlikely that the site will be avialable for development in the plan period.				

Site Ref:	T074			
Site Name:	Land to rear of 26 Commercial Road			
Source:	EBC Identified			
Neighbourhood:	Town Centre			
Ward:	Upperton			
Grid Reference:	E: 561182, N: 99412			
1 /11		Designated Open Space	NO	
		Within 800m Open Space	Wit Spa	hin 800m Play ice
		YES	YES	6
		Flood Zone:		
		Flood Zone 1		
1/20/10		Conservation Area: NO		NO
(·) (·)		Area (Hectares):		0.03
		Prev. Developed:	•	BF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not suitable			
Availability:	Unknown			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	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.			

<u>Upperton</u>

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	E: 560833, N: 99603			
Designated NO Open Space					
		Within 800m Open Space	Witl Spa	hin 800m Play ice	
S/ 97/5		YES	YES	3	
		Flood Zone:	ne:		
		Flood Zone 1			
		Conservation Area:		YES	
9-12		Area (Hectares):		0.02	
to the state of th	*	Prev. Developed:		BF	
	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Not Suitable				
Availability:	Available				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Suitable				
Justification:	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.				

Site Ref:	UP06			
Site Name:	6 St Anne's Road			
Source:	Lapsed permission			
Neighbourhood:	Upperton			
Ward:	Upperton			
Grid Reference:	E: 560750, N: 99551			
3	79 19 19 18	Designated Open Space	NO	
		Within 800m Open Space	Witl Spa	hin 800m Play ice
- (4		YES	YES	5
		Flood Zone:		
	(1/2/2/2/2/1	Flood Zone 1		
		Conservation Area:	NO	
1 1 1 100		Area (Hectares):		0.07
Trans.		Prev. Developed:		BF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Suitable (Housing)			
Availability:	Not Available			
Achievability:	Potentially Achievable			
Conclusion:	Undevelopable - Not Available			
Justification:	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 landower has confirmed that there is now no intention to redevelop the site therefore the site is not available.			

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				
Designated Open Space					
A /	Within 800m Open Space	Witl Spa	hin 800m Play ice		
	A war and a second	NO N	NO	NO	
	Flood Zone:				
	1 descent	Flood Zone 1			
10		Conservation Area: Area (Hectares): Prev. Developed:		NO	
(3 V *	* \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \			0.06	
(T1 11 11 11 11 11 11 11 11 11 11 11 11 1	*			GF	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022				
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				
- 1		Within 800m Within 800r Open Space Space	hin 800m Play Ice	
		YES	YES	3
		Flood Zone:		
(1/7/2		Flood Zone 1		
	VC 100 3/2 C	Conservation Area: NO		NO
- /8/		Area (Hectares):		0.13
		Prev. Developed:	:	BF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Suitable (Housing)			
Availability:	Not Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Available			
Justification:	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.			

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			
TOPIN		Designated Open Space	NO	
Within 800m Open Space Space Space				
1 1000		YES	NO	
Flood Zone:				
Flood Zone 1				
				NO
		Area (Hectares):		0.03
(C) Crown copyright. All rights re	Prev. Developed:	:	GF	
Suitability:	Suitable (Housing)			
Availability:	Not Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Available			
Justification:	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.			

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			
		Designated Open Space	NO	
	Within 800m Open Space	Wit Spa	hin 800m Play ace	
		YES	YES	3
	Flood Zone:			
		Flood Zone 1		
-/	2/4/3/200	Conservation Area: N		NO
	// / 4/4/3/	Area (Hectares): Prev. Developed:		0.02
<u> </u>				BF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
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			
Designated Open Space				
	Within 800m Open Space	Witl Spa	hin 800m Play ice	
	YES	NO		
	Flood Zone:			
1 1 1 1 1		Flood Zone 1		
		Conservation Area:		NO
		Area (Hectares):		0.12
<u> </u>	The state of the s	Prev. Developed:		BF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not Suitable			
Availability:	Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	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.			

Site Ref:	UP25			
Site Name:	18 Mayfield Place			
Source:	Refused/withdrawn			
Neighbourhood:	Upperton			
Ward:	Upperton			
Grid Reference:	E: 561147, N: 99879			
34		Designated Open Space	_	
		Within 800m Open Space	Witl Spa	hin 800m Play ice
		YES	YES	3
		Flood Zone:		
		Flood Zone 1		
	, an enganne	Conservation Area: NO	NO	
	Transminio encio	Area (Hectares):		0.03
m		Prev. Developed:		GF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not Suitable			
Availability:	Available			
Achievability:	Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	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 incongrous 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.			

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	Witl Spa	hin 800m Play ace		
	YES	YES	6		
Floo			Flood Zone:		
7 9/2 1		Conservation Area:		NO	
		Area (Hectares):		0.08	
	served. Eastbourne Borough Council. LA100025879 2022	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.				

Site Ref:	UP32				
Site Name:	43 Kings Avenue				
Source:	Pre-application advice				
Neighbourhood:	Upperton				
Ward:	Upperton				
Grid Reference:	E: 560228, N: 100299				
	Designated Open Space	NO			
		Within 800m Open Space	Witl Spa	hin 800m Play ice	
		YES	NO		
	4. / / //	Flood Zone:			
		Flood Zone 1			
		Conservation Area:		NO	
100		Area (Hectares):		0.03	
(C) Crown copyright. All rights re	served. Eastbourne Borough Council. LA100025879 2022	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 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.				

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			
		Designated NO Open Space		
THE -		Within 800m Open Space Space YES YES	nin 800m Play ce	
	No the last		YES	
		Flood Zone:		
11/10		Flood Zone 1 Conservation Area: NO		
7 11 -1			NO	
		Area (Hectares):		0.07
(C) Crown copyright, All rights re-	served. Eastbourne Borough Council. LA100025879 2022	Prev. Developed:		BF
Suitability: Not Suitable				
Availability:	Available			
Achievability:	Potentially Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	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.			

Site Ref:	UP35			
Site Name:	David Heights, Kings Avenue			
Source:	Pre-application advice			
Neighbourhood:	Upperton			
Ward:	Upperton			
Grid Reference:	E: 560047, N: 100184			
	-	Designated Open Space	NO	
	a da	Within 800m Open Space YES YES	hin 800m Play Ice	
			YES	
		Flood Zone:		
-	Flood Zone 1			
	-	Conservation Area: NO		NO
		Area (Hectares):		0.12
	1	Prev. Developed:	:	GF
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
Suitability:	Not Suitable			
Availability:	Available			
Achievability:	Potentially Achievable			
Conclusion:	Undevelopable - Not Suitable			
Justification:	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.			

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				
	Aller The	Designated Open Space	NO	NO	
	Within 800m Open Space		Within 800m Play Space		
	NO	YES			
	Flood Zone:				
		Flood Zone 1			
	Conservation Area: NC		NO		
		Area (Hectares):		0.03	
		Prev. Developed:		Mixed (Mainly BF)	
	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Not suitable				
Availability:	Unknown				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Suitable				
Justification:	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.				

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			
	Designated NO Open Space			
		Within 800m Open Space	Witl Spa	hin 800m Play ice
		NO	NO	
		Flood Zone:		
		Flood Zone 1		
	Conservation Area:		NO	
	Area (Hectares):		0.04	
E-1-2-	Prev. Developed:		GF	
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022			
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.			

01. D. (
Site Ref:	UP41				
Site Name:	Garages adjacent to 11 Hurst Lane				
Source:	EBC Identified				
Neighbourhood:	Upperton				
Ward:	Upperton				
Grid Reference:	E: 559943, N: 99972				
THE T	Designated NO Open Space				
	Within 800m Open Space	Witl Spa	hin 800m Play ice		
		YES	YES	6	
Floo			Flood Zone:		
	Flood Zone 1				
(C) Crown copyright. All rights reserved. Eastbourne Borough Council. LA100025879 2022		Conservation Area:		NO	
		Area (Hectares):		0.04	
		Prev. Developed:		BF	
Suitability:					
Availability:	Unknown				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Suitable				
Justification:	The site consists of a small garage court and the 3-storey purpose-built block of flats to the predominantly residential area. There is no vand no alternative parking provision, so it is suitable for development.	e front of the site, lo	cated he blo	within the ock of flats	

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					
		Within 800m Within 800m Open Space Space	hin 800m Play ice		
35 May 1		YES	YES	3	
Flood Zone:					
Floor			one 1		
0/1/3/5	Conservation Area:		NO		
		Area (Hectares):		0.16	
	Prev. Developed:		GF		
(C) Crown copyright. All rights res	served. Eastbourne Borough Council. LA100025879 2022				
Suitability:	Not suitable				
Availability:	Unknown				
Achievability:	Achievable				
Conclusion:	Undevelopable - Not Suitable				
Justification:	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.				

Site Ref:	UP43			
Site Name:	Garages adjacent to 8 Roborough Close			
Source:	EBC Identified			
Neighbourhood:	Upperton			
Ward:	Upperton			
Grid Reference:	E: 561322, N: 99674			
Designated Open Space NO				
		Within 800m Open Space	Witl Spa	hin 800m Play ice
	YES YE		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:	fication: The site is a garage block and off-road parking associated wth the adajcent 2-storey dwellings, located within the predominantly residential area. There is very limited alternative parking provision for the surrounding residential development, and			very limited

therefore it is considered that the site would not be suitable for development.