

# East Sussex Employment Land Pipeline

## Final Report

Locate East Sussex

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## Quality information

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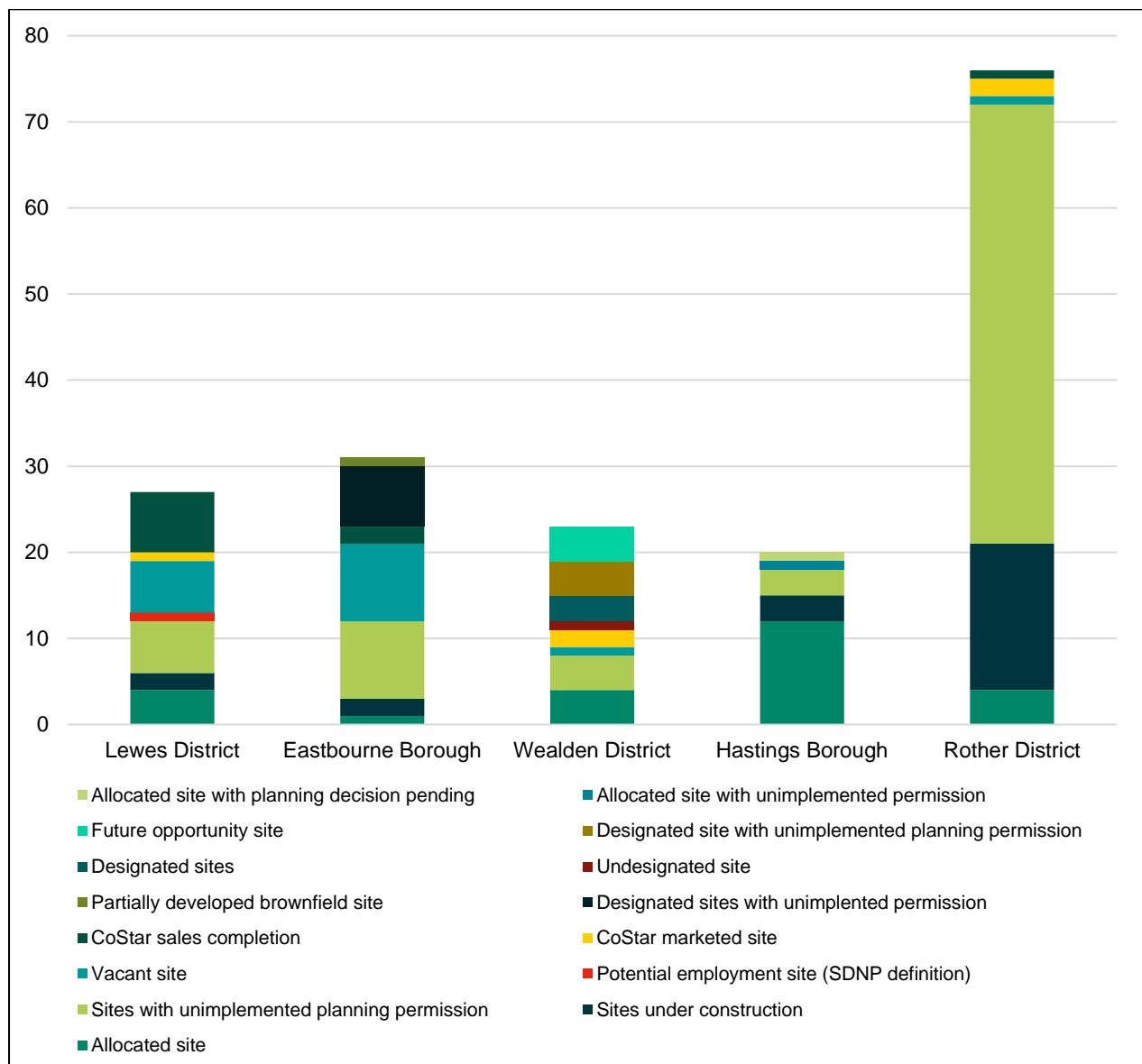
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# 1. Executive Summary

- 1.1.1 AECOM was commissioned by Locate East Sussex to carry out an Employment Land Pipeline study across East Sussex (including the local authorities of Lewes District, Eastbourne Borough, Wealden District, Hastings Borough and Rother District).
- 1.1.2 The study identified a total of 159 employment sites in the planning pipeline in East Sussex. The spatial distribution and breakdown of sites by characteristics are shown in Figure 1, where it can be seen that 27 sites were identified in Lewes District, 29 sites were identified in Eastbourne Borough, 23 sites were identified in Wealden District, 20 sites were identified in Hastings Borough, and 60 sites were identified in Rother District.
- 1.1.3 This report provides detailed characteristics of each of the sites. Each of the sites are also presented on maps found in Appendices A to F.

**Figure 1 Distribution of employment sites, by characteristics**



Source: AECOM

## 2. Introduction

### 2.1 Study Context

- 2.1.1 AECOM was commissioned by Locate East Sussex to carry out an Employment Land Pipeline study across East Sussex (including the local authorities of Lewes District, Eastbourne Borough, Wealden District, Hastings Borough and Rother District).
- 2.1.2 The study seeks to identify potential future employment sites, to support Locate East Sussex in its work engaging with businesses on prospective site locations across the County to secure increased business investment and jobs growth across the area.
- 2.1.3 The remainder of the report is structured as follows:
- **Section 2.2** sets out the methodology employed in this study;
  - **Section 2.3** outlines limitations and assumptions;
  - **Section 3** provides the findings of this study and presents identified employment land pipeline sites by local authority; and
  - **Section 4** presents a summary of findings.

### 2.2 Methodology

- 2.2.1 For the purposes of this study, pipeline employment sites are considered to be those sites which are either:
- Sites not currently in employment use, including both vacant and developed sites in non-employment use with extant unimplemented planning permission for employment use i.e. Office (use class E(c) E(g) offices and Sui Generis office uses) or Industrial uses (use class E(g) light industrial, B2, B8 and Sui Generis industrial uses).
  - Sites not currently in employment use, including both vacant and developed sites in non-employment use, with extant planning permission for employment use which are under construction.
  - Sites allocated for employment use within adopted Council Local Plans which are currently vacant or not in employment use.
- 2.2.2 The following sources have been reviewed in order to identify pipeline employment sites:
- Local Plan employment site allocations;
  - Employment land reviews/studies;
  - Local Plan Annual Monitoring Report/planning position statements;
  - Strategic/Employment Land Availability Assessments;
  - Information on employment sites subject to extant planning permissions provided by local authorities;
  - CoStar database showing currently marketed land and sites, and recently completed sales; and
  - Details of marketed land that could be suitable for employment use, as advised by local property agents.
- 2.2.3 Details of the sources consulted are set out in **Section 3** below.

2.2.4 The following types of sites have been excluded from the study as they are not considered to represent potential pipeline employment sites:

- Minor extensions to existing employment premises; and
- Existing operational employment sites.

2.2.5 Where data is available, the following information is provided in Section 3 for each identified site captured within this study:

- Site name or address;
- GIS reference to allow cross-referencing with appended maps;
- Site reference/planning reference according to source material;
- Site type, as set out as part of included sites above;
- Proposed use;
- Site size (ha);
- Indicative floorspace capacity (sqm)<sup>1,2</sup>;
- Source material/policy document; and
- Short site description/notes.

## 2.3 Limitations and Assumptions

2.3.1 The analysis presented in this study is based on the most recent employment site data available at the time of the study (January 2023), comprising the above publicly available data, and engagement with local authority planning officers and local property agents. Additional employment sites could come forward through the planning system in the future and would represent additional pipeline to the sites identified within this report.

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<sup>1</sup> Indicative floorspace is often given in both net and gross terms, particularly when the proposed development represents a refurbishment of, or extension to, an existing building. Where applicable, indicative floorspace has been presented in this report in gross terms, as this represents the planning pipeline position for future provision.

<sup>2</sup> Where indicative floorspace is given in source material as a total which includes intended uses not relevant to, or omitted from, this study, the entry will be presented as 'Mixed' to indicate that it has not been possible to discern the quantum of relevant floorspace.

## 3. Pipeline Sites Review

### 3.1 Introduction

3.1.1 This section sets out identified pipeline employment development sites across East Sussex, in the following local authority areas respectively:

- Lewes District;
- Eastbourne Borough;
- Wealden District;
- Hastings Borough; and
- Rother District.

### 3.2 Lewes District

3.2.1 A total of 27 pipeline employment sites have been identified in Lewes District.

3.2.2 Sites have been identified through a review of the following:

- Lewes District Council, (2020); Lewes District Local Plan Part 2: Site Allocations and Development Management Policies;
- Lewes District Council, (2022); Lewes Interim Land Availability Assessment 2022 – Appendix 3 Site Assessment Outcomes;
- Lewes District Council, (2022); Draft Economic Needs Assessment;
- South Downs National Park Authority, (2019); South Downs Local Plan 2014-33;
- South Downs National Park Authority, (2017); Employment Land Review Update;
- Extant employment site planning permissions information issued by Lewes District Council over email (August 2022); and
- Review of CoStar marketed sites and recent sales completions (2018-2022) (Accessed December 2022).

3.2.3 Table 3-1 sets out details for all the pipeline employment sites identified in Lewes District as correct in January 2023.



**Table 3-1 Lewes District Pipeline Employment Sites**

Site name / address	GIS Reference	Site Reference / Planning Reference	Site Type	Proposed Use	Site Size (ha)	Indicative Floorspace Capacity (sqm)	Source	Site Description / Notes
Land at East Quay, Newhaven Port	1	E1 (Local Plan site ref.)	Allocated site	None stated	26.6 <sup>3</sup>	None stated.	Lewes District Council, (2020); Lewes District Local Plan Part 2: Site Allocations and Development Management Policies; Draft Lewes District ENA, (2023).	Allocated for employment uses associated with Newhaven Port. Land in ownership of Newhaven Port and Properties (NPP). West part of site partially built out (aggregates processing plant).
Land adjacent to American Express Community Stadium, Village Way, Falmer	2	E2 (Local Plan site ref.)	Allocated site	E/F	0.7 <sup>4</sup>	None stated.	Lewes District Council, (2020); Lewes District Local Plan Part 2: Site Allocations and Development Management Policies.	Allocated for employment use. Adjacent to existing stadium and could support existing activities associated with the Stadium and/or Sussex and Brighton Universities with additional offices and/or health/education uses.
North Street Quarter and Adjacent Eastgate Area, Lewes	3	SD57	Allocated site	B1a and/or B1c	-	5,000	South Downs National Park Authority, (2019); South Downs Local Plan 2014-33.	Brownfield site allocated for mixed-use redevelopment, including B1a office and/or B1c light industrial floorspace.
Malling Brooks, Lewes	4	SD77	Allocated site	B1/B2/B8	-	7,040	South Downs National Park Authority, (2019); South Downs Local Plan 2014-33.	Land allocated for the development of B1/B2/B8 employment uses.
Shortgate Industrial Park, The Broyle	5	LW/16/0873 (Planning ref.)	Under construction	B1/B2/B8	-	450	Extant employment site planning permissions information issued by Lewes District Council (August 2022)	Brownfield site in Ringmer. Planning permission for the demolition of existing factory buildings and erection of two commercial units of use class B1, B2, and B8, comprising gross 760 sqm floorspace. Construction is in progress as of 2022; 450 sqm has been completed and Lewes District Council have confirmed the outstanding floorspace will not be completed.

<sup>3</sup> Estimated site size set out in Draft Lewes District ENA, (2023).

<sup>4</sup> Estimated site size set out in Draft Lewes District ENA, (2023).

Site name / address	GIS Reference	Site Reference / Planning Reference	Site Type	Proposed Use	Site Size (ha)	Indicative Floorspace Capacity (sqm)	Source	Site Description / Notes
Norton Road Business Park, Norton Road	6	LW/19/0689 (Planning ref.)	Under construction	B2 and/or B8	-	1,408	Extant employment site planning permissions information issued by Lewes District Council (August 2022)	Brownfield site in Newhaven with planning permission for the development of the existing industrial estate to include the demolition of an existing unit, and erection of seven industrial/storage and distribution units of class B2 and/or class B8 use. This will comprise gross 1,408 sqm of use class B floorspace. Construction is in progress as of 2022.
Downview Farm, Town Littleworth Road	7	LW/20/0503	Unimplemented permission	B1c	-	480	Extant employment site planning permissions information issued by Lewes District Council (August 2022)	Brownfield site in Barcombe with planning permission for the demolition of redundant agricultural buildings and construction of a light industrial use class B1(c) building, comprising gross 480 sqm of floorspace.
St Helena Farm, St Helena Lane	8	LW/21/0193	Unimplemented permission	E	-	140	Extant employment site planning permissions information issued by Lewes District Council (August 2022)	Brownfield site in Plumpton with planning permission for the extension of an existing barn to facilitate the creation of a new use class E unit, comprising gross 140 sqm of floorspace.
33 Bluebell Business Estate	9	LW/21/0415	Unimplemented permission	B1	-	576	Extant employment site planning permissions information issued by Lewes District Council (August 2022)	Brownfield site in Chailey with planning permission for the demolition of a B1 use building, and construction of a new B1 use building, comprising gross 576 sqm of floorspace.
Pitstop Garage	10	LW/21/0734	Unimplemented permission	E	-	-	Extant employment site planning permissions information issued by Lewes District Council (August 2022)	Brownfield site in Glynde with planning permission for the extension of an existing barn to facilitate office use.
Averys Nursery	11	LW/20/0011	Unimplemented permission	B1/A1	-	2,240	Information provided by Lewes District Council	Brownfield site in Ringmer for demolition of existing commercial/agricultural buildings and construction of new office/light industrial workshops within wider development.

Site name / address	GIS Reference	Site Reference / Planning Reference	Site Type	Proposed Use	Site Size (ha)	Indicative Floorspace Capacity (sqm)	Source	Site Description / Notes
Bridge Farm, Barcombe Mills Road	12	LW/22/0840	Unimplemented planning permission <sup>5</sup>		-	1,236	Information provided by Lewes District Council	Erection of one workshop comprising four modular units and associated car parking.
Land at South Downs Road	13	L3	Potential employment site	E	0.22		South Downs National Park Authority, (2017); Employment Land Review 2017 Update	Planning permission for new office building as part of housing led redevelopment scheme.
Frick Farm	14	31CH	Vacant site	None stated	2.5	2,400	Lewes Interim Land Availability Assessment, (2022); Appendix 3 Site Assessment Outcomes	Small greenfield site in Chailey. The site extends to 2.5 ha in size, and has an indicative floorspace capacity of 2,400 sqm. In terms of future development the site is assessed to be potentially suitable, and both available and achievable.
Land at Wivelsden Farm, North Common Road	15	32CH(b)	Vacant site	None stated	0.5	950	Lewes Interim Land Availability Assessment, (2022); Appendix 3 Site Assessment Outcomes	Small greenfield site in Chailey. The site extends to 0.5 ha in size, and has an indicative floorspace capacity of 950 sqm. In terms of future development the site is assessed to be potentially suitable, and both available and achievable.
Land at McBeans Nursery, Resting Oak Hill, Cooksbridge, BN7 3QB	16	12HY	Vacant site	None stated	1.3	2,500	Lewes Interim Land Availability Assessment, (2022); Appendix 3 Site Assessment Outcomes	Small brownfield site in Hamsey. The site extends to 1.3 ha in size, and has an indicative floorspace capacity of 2,500 sqm. In terms of future development, the site is assessed to be potentially suitable, and both available and achievable.
Land at Hoyle Road	17	69PT	Vacant site	None stated	0.6	3,000	Lewes Interim Land Availability Assessment, (2022); Appendix 3 Site Assessment Outcomes	Small brownfield site in Peacehaven. The site extends to 0.6 ha in size, and has an indicative floorspace capacity of 3,000 sqm. In terms of future development the site is assessed to be suitable, and both available and achievable.
Clayhill Nurseries, Uckfield Road	18	58RG	Vacant site	None stated	3.8	510	Lewes Interim Land Availability Assessment, (2022); Appendix 3 Site Assessment Outcomes	Medium sized part brownfield/part greenfield site in Ringmer. The site extends to 3.8 ha in size, and has an indicative floorspace capacity of 510 sqm. In terms of future development the site is assessed to be potentially suitable, and both available and achievable.

<sup>5</sup> At the time of writing, this site is pending planning permission decision.

Site name / address	GIS Reference	Site Reference / Planning Reference	Site Type	Proposed Use	Site Size (ha)	Indicative Floorspace Capacity (sqm)	Source	Site Description / Notes
Eastside North	19	N/A	Vacant site	B1 and C3	5.2	None stated	Information provided by Lewes District Council.	A site within Newhaven Enterprise Zone of 5.2 ha suitable for a range of commercial and residential uses, currently awaiting development.
2 South Way	20	N/A	CoStar marketed sites	None stated	0.04	None stated	CoStar, (2022).	For sale. Proposed for commercial use.
Brooks Rd	21	N/A	CoStar sales completions	None stated	1.95	None stated	CoStar, (2022).	Sale completed 31/07/21. Proposed for commercial use.
Phoenix Pl (Part of a 4 Property Portfolio)	22	N/A	CoStar sales completions	E/C	5.87	None stated	CoStar, (2022).	Sale completed 16/04/21. Proposed for commercial use (retail, office, build-to-rent, hotel).
Plot 13 North Quay Rd (Part of a 8 Property Sale)	23	N/A	CoStar sales completions	None stated	0.05	None stated	CoStar, (2022).	Sale completed 14/06/19. Proposed for commercial/industrial use.
North Quay Rd (Part of a 8 Property Sale)	24	N/A	CoStar sales completions	None stated	1.34	None stated	CoStar, (2022).	Sale completed 14/06/19. Proposed for commercial/industrial use.
North Quay Rd (Part of a 8 Property Sale)	25	N/A	CoStar sales completions	None stated	0.10	None stated	CoStar, (2022).	Sale completed 14/06/19. Proposed for commercial/industrial use.
North Quay Rd (Part of a 8 Property Sale)	26	N/A	CoStar sales completions	None stated	1.46	None stated	CoStar, (2022).	Sale completed 14/06/19. Proposed for commercial/industrial use.
North Quay Rd (Part of a 8 Property Sale)	27	N/A	CoStar sales completions	None stated	0.17	None stated	CoStar, (2022).	Sale completed 14/06/19. Proposed for commercial/industrial use.

### 3.3 Eastbourne Borough

3.3.1 A total of 29 pipeline employment sites have been identified in Eastbourne Borough.

3.3.2 Sites have been identified through a review of the following:

- Eastbourne Borough Council, (2016); Eastbourne Employment Land Local Plan 2016;
- Eastbourne Borough Council, (2022); Eastbourne Commercial Monitoring Data 2010-2022;
- Eastbourne and Wealden District Councils, (2022); Eastbourne and Wealden Employment and Economic Study;
- Extant employment site planning permissions information issued by Eastbourne Borough Council in December 2022;
- Eastbourne Borough Council, (2022); Eastbourne Land Availability Assessment 2022 – Volume 2: Site Assessments; and
- Review of CoStar marketed sites and recent sales completions (2018-2022).

3.3.3 Table 3-2 sets out details for all pipeline employment sites identified in Eastbourne Borough as correct in January 2023.

**Table 3-2 Eastbourne Borough Pipeline Employment Sites**

Site name / address	GIS Reference	Site Reference	Site Type	Proposed Use	Site Size (ha)	Indicative Floorspace Capacity (sqm)	Source	Site Description / Notes
Brampton Road Industrial Estate	28	N/A	Designated, un-implemented permission	B2/B8 E and/or B	0.68	None stated	Eastbourne and Wealden District Councils, (2022); Eastbourne and Wealden Employment and Economic Study – Appendix 6	A very large established employment area which is a designated industrial estate within Policy EL2 of the Eastbourne Employment Land Local Plan <sup>6</sup> . The site hosts manufacturing, light industrial, industrial, and storage and distribution functions. A planning application exists for the demolition of some of the existing industrial units and erection of 7 industrial terraces providing 31 B2/B8 units. An unimplemented permission exists for the full height extension to an existing warehouse. A development opportunity is identified, applicable to an area of 0.26 ha of vacant open space, for Class E and/or B employment uses; although deemed suitable for development, the area is not available. An intensification opportunity is identified, applicable to an area of 0.42 ha of land currently in use as a car park, for Class E and/or B employment uses.
Hammonds Drive Industrial Estate	29	N/A	Designated site, un-implemented permission	B8 E and/or B	0.33	None stated	Eastbourne and Wealden District Councils, (2022); Eastbourne and Wealden Employment and Economic Study – Appendix 6	A very large established employment area which is a designated industrial estate within Policy EL2 of the Eastbourne Employment Land Local Plan <sup>7</sup> . The site hosts industrial, light industrial, retail, and sui generis functions. An unimplemented permission exists for the removal of some existing storage buildings and containers and the erection of a single storey B8 use class warehouse. A development opportunity is identified, applicable to an area of 0.33 ha of vacant open space, for Class E and/or B employment uses.
Sovereign Harbour Site 4 (Land off Harbour Quay)	30	N/A	Designated site, un-implemented permission	Office	0.27	None stated	Eastbourne and Wealden District Councils, (2022); Eastbourne and Wealden Employment and	A small site which is designated within Policy EL2 of the Eastbourne Employment Land Local Plan <sup>8</sup> . The site hosts some storage and distribution functions. Outline planning approval exists for the development of up to 3,600 sqm of commercial space, which may have

<sup>6</sup> Eastbourne District Council, (2016); Eastbourne Employment Land Local Plan 2016.

<sup>7</sup> Eastbourne District Council, (2016); Eastbourne Employment Land Local Plan 2016.

<sup>8</sup> Eastbourne District Council, (2016); Eastbourne Employment Land Local Plan 2016.

Site name / address	GIS Reference	Site Reference	Site Type	Proposed Use	Site Size (ha)	Indicative Floorspace Capacity (sqm)	Source	Site Description / Notes
							Economic Study – Appendix 6	B1a/b use. Additionally, a development opportunity of vacant/informal storage is identified, applicable to 0.27 ha of developable area for Class E use.
Sovereign Harbour Site 7 (Land fronting Pevensey Bay Road and Pacific Drive)	31	N/A	Designated, un-implemented permission	E	2.6	None stated	Eastbourne and Wealden District Councils, (2022); Eastbourne and Wealden Employment and Economic Study – Appendix 6	A large site which is designated within Policy EL2 of the Eastbourne Employment Land Local Plan <sup>9</sup> . The site has vacant scrub land, with some residential uses. Unimplemented planning permission exists for the development of up to 6,700 sqm of B1 space. Additionally, a development opportunity of vacant scrub/wooded land is identified, applicable to 2.60 ha of developable area for Class E use; for which an unimplemented permission exists.
Unit 4, 1 Finmere Close	32	160317	Under construction	B1a	-	105	Eastbourne Borough Council, (2022); Eastbourne Commercial Monitoring Data 2010-2022.	Planning permission is granted for the delivery of gross 105 sqm of B1a floorspace. The is under construction.
106 Langney Rise	33	160574	Un-implemented permission	B2	-	62	Eastbourne Borough Council, (2022); Eastbourne Commercial Monitoring Data 2010-2022.	Planning permission is granted for the delivery of gross 62 sqm of B2 floorspace.
2a-2b Pevensey Road	34	161277	Under construction	B1a	-	265	Eastbourne Borough Council, (2022); Eastbourne Commercial Monitoring Data 2010-2022.	Planning permission is granted for the delivery of gross 265 of B1a floorspace. This is under construction.
9 Faraday Close	35	161460	Un-implemented permission	B8	-	375	Eastbourne Borough Council, (2022); Eastbourne Commercial Monitoring Data 2010-2022.	Planning permission is granted for the delivery of gross 375 sqm of B8 floorspace.

<sup>9</sup> Eastbourne District Council, (2016); Eastbourne Employment Land Local Plan 2016.

Site name / address	GIS Reference	Site Reference	Site Type	Proposed Use	Site Size (ha)	Indicative Floorspace Capacity (sqm)	Source	Site Description / Notes
Unit 4-5, Park View	36	171062	Un-implemented permission	B2	-	128	Eastbourne Borough Council, (2022); Eastbourne Commercial Monitoring Data 2010-2022.	Planning permission is granted for the delivery of: gross 128 sqm of B2 floorspace.
Unit 7E, Southbourne Business Park	37	171409	Un-implemented permission	B8	-	111	Eastbourne Borough Council, (2022); Eastbourne Commercial Monitoring Data 2010-2022.	Planning permission is granted for the delivery of gross 111 sqm of B8 floorspace. This is under construction.
The Depository	38	190078	Un-implemented permission	B8	-	500	Eastbourne Borough Council, (2022); Eastbourne Commercial Monitoring Data 2010-2022.	Planning permission is granted for the delivery of gross 500 sqm of B8 floorspace.
23 Marshall Road	39	191028	Un-implemented permission	B2	-	500	Eastbourne Borough Council, (2022); Eastbourne Commercial Monitoring Data 2010-2022.	Planning permission is granted for the delivery of gross 500 sqm of B2 floorspace.
Unit 4, Hammonds Drive	40	200936	Un-implemented permission	B8	-	270	Eastbourne Borough Council, (2022); Eastbourne Commercial Monitoring Data 2010-2022.	Planning permission is granted for the delivery of gross 270 sqm of B8 floorspace.
64 Hammonds Drive	41	210338	Un-implemented permission	Mixed B use	-	327	Eastbourne Borough Council, (2022); Eastbourne Commercial Monitoring Data 2010-2022.	Planning permission is granted for the delivery of gross 327 sqm of mixed B use floorspace.
3-5 Susans Road	42	N/A	Un-implemented permission	B8	-	None stated	Eastbourne Borough Council, (2022); Eastbourne Commercial	Planning permission is granted for the provision of B8 floorspace as part of a wider residential development.



Site name / address	GIS Reference	Site Reference	Site Type	Proposed Use	Site Size (ha)	Indicative Floorspace Capacity (sqm)	Source	Site Description / Notes
							Monitoring Data 2010-2022.	
Designated Industrial Estates	43	N/A	Local Plan designated Industrial Estates	Office/ Industrial		21,875	Eastbourne Borough Council, (2022); Eastbourne Commercial Monitoring Data 2010-2022.	Requirement identified based on intensification of existing designated Industrial Estates (no specific sites identified).
Debenhams, Eastbourne	44	N/A	Vacant site	-	-	-	Information provided by Eastbourne Borough Council.	Currently disused vacant site representing a future opportunity for employment uses.
Former pump works site, Whitley Road, Eastbourne	45	N/A	Vacant site	-	-	-	Information provided by Eastbourne Borough Council.	Currently disused vacant site representing a future opportunity for employment uses.
Former Claremont Hotel, Eastbourne	46	N/A	Vacant site	-	-	-	Information provided by Eastbourne Borough Council.	Currently disused vacant site representing a future opportunity for employment uses.
Land north of Hammonds Drive, Lottbridge Drove	47	EP19	Vacant site	Industrial/ warehouse	1.6	3,000	Eastbourne Borough Council, (2022); Eastbourne Land Availability Assessment 2022: Volume 2 – Site Assessments.	A small greenfield site within the Eastbourne Park designated area immediately adjacent to a designated industrial estate. The site has no relevant planning history, although is positively assessed for future development of industrial/warehouse employment types. In terms of future development, the site is assessed to be potentially suitable and both available and potentially achievable.
Land off Lottbridge Drove, Southbourne	48	EP30	Vacant site	Industrial/ warehouse	4	7,000	Eastbourne Borough Council, (2022); Eastbourne Land Availability Assessment 2022: Volume 2 – Site Assessments.	A large greenfield site within the Eastbourne Park designated area. The site has no relevant planning history, although is positively assessed for future development of industrial/warehouse employment types. In terms of future development, the site is assessed to be potentially suitable and both available and potentially achievable.
Land in Southbourne	49	EP31	Vacant site	Industrial/ warehouse	8.06	20,000	Eastbourne Borough Council, (2022);	A large greenfield site within the Eastbourne Park designated area located close to a designated

Site name / address	GIS Reference	Site Reference	Site Type	Proposed Use	Site Size (ha)	Indicative Floorspace Capacity (sqm)	Source	Site Description / Notes
							Eastbourne Land Availability Assessment 2022: Volume 2 – Site Assessments.	industrial estate. The site has no relevant planning history, although is positively assessed for future development of industrial/warehouse employment types. In terms of future development, the site is assessed to be potentially suitable and both available and potentially achievable.
Open Space off Brampton Road	50	HA03	Vacant site	Industrial/warehouse	0.7	5,000	Eastbourne Borough Council, (2022); Eastbourne Land Availability Assessment 2022: Volume 2 – Site Assessments.	A small site within Hampden Park ward consisting of incidental open space and car parking for the adjacent factory that has recently ceased use, and located within a designated industrial estate and adjacent to other industrial and warehouse uses. The site has no relevant planning history, although is positively assessed for future development of industrial/warehouse employment types. In terms of future development, the site is assessed to be suitable and both available and achievable.
Land to the north of Britland Industrial Estate	51	RO25	Vacant site	Industrial/warehouse	0.48	2,000	Eastbourne Borough Council, (2022); Eastbourne Land Availability Assessment 2022: Volume 2 – Site Assessments.	A small greenfield site within Roselands and Bridgemere ward. The site is located to the north of a designated industrial estate containing single-storey industrial/warehouse buildings and adjacent to a former gasworks. The site has no relevant planning history, although is positively assessed for future development of industrial/warehouse employment types. In terms of future development, the site is assessed to be suitable and both available and potentially achievable.
Former Gas Works, Land East of Finmere Road and North of Britland Estate	52	RO31	Vacant site	Industrial/warehouse	3.72	8,000	Eastbourne Borough Council, (2022); Eastbourne Land Availability Assessment 2022: Volume 2 – Site Assessments.	A large former gasworks site within Roselands and Bridgemere ward. The site has no relevant planning history, although is positively assessed for future development of industrial/warehouse employment types. In terms of future development, the site is assessed to be suitable and both available and potentially achievable.

Site name / address	GIS Reference	Site Reference	Site Type	Proposed Use	Site Size (ha)	Indicative Floorspace Capacity (sqm)	Source	Site Description / Notes
Sovereign Harbour Site 6	53	SO07	Local Plan (2016) Allocated site	Office	3.77	10,000	Eastbourne Borough Council, (2022); Eastbourne Land Availability Assessment 2022: Volume 2 – Site Assessments.	A medium sized brownfield site which is designated within the Eastbourne Employment Land Local Plan <sup>10</sup> . Part of the site has been developed and hosts 3,000 sqm office space, the remainder is vacant scrub land. Planning permission exists for the development of up to 15,000 sqm of B1 space. Additionally, a development opportunity of vacant scrub/wooded land is identified, applicable to 2.15 ha of developable area for Class E use; for which an unimplemented permission exists.
Land adjoining the Railway Station and the Enterprise Centre	54	TO55	Partially developed brownfield	Housing/ employment	1.83	3,000	Eastbourne Borough Council, (2022); Eastbourne Land Availability Assessment 2022: Volume 2 – Site Assessments	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. It is considered that the site is suitable for a mixed retail/office and residential development, including 3,000 sqm as an extension to the Enterprise Space.
41 Brampton Road	55	N/A	CoStar sales completions	Industrial	1.52	None stated	CoStar, (2022).	Sale completed 01/07/21. Proposed for industrial use.
Lottbridge Drove	56	N/A	CoStar sales completions	Commercial	1.92	None stated	CoStar, (2022).	Sale completed 16/10/18. Proposed for commercial use.

<sup>10</sup> Eastbourne District Council, (2016); Eastbourne Employment Land Local Plan 2016.

## 3.4 Wealden District

3.4.1 A total of 23 pipeline employment sites have been identified in Wealden District.

3.4.2 Sites have been identified through a review of the following:

- Wealden District Council, (2013); Core Strategy Local Plan.
- Eastbourne and Wealden District Councils, (2022); Eastbourne and Wealden Employment and Economic Study; and
- Review of CoStar marketed sites and recent sales completions (2018-2022).

3.4.3 Table 3-3 sets out details for all pipeline employment sites identified in Wealden District as correct in January 2023.

**Table 3-3 Wealden District Employment Pipeline Sites**

Site name / address	GIS Reference	Site Reference	Site Type	Proposed Use	Site Size (ha)	Indicative Floorspace Capacity (sqm)	Source	Site Description / Notes
Land at West Uckfield	57	SD1	Strategic Development Area Local Plan Allocation	None stated	-	12,650	Wealden District Council, (2013); Core Strategy Local Plan.	Strategic development allocation designated by Policy WCS4 with indicative capacity of 12,650 sqm net employment floorspace and education provision.
Land at North Hailsham	58	SD3	Strategic Development Area Local Plan Allocation	None stated	-	8,650	Wealden District Council, (2013); Core Strategy Local Plan.	Strategic development allocation designated by Policy WCS4 with indicative capacity of 8,650 sqm net employment floorspace.
Land at South Polegate and East Willingdon	59	SD4	Strategic Development Area Local Plan Allocation	None stated	-	8,600	Wealden District Council, (2013); Core Strategy Local Plan.	Strategic development allocation designated by Policy WCS4 with indicative capacity of 8,600 sqm net employment floorspace.
Land at Dittons Road, Polegate	60	SD5	Strategic Development Area Local Plan Allocation	None stated	-	8,290	Wealden District Council, (2013); Core Strategy Local Plan.	Strategic development allocation designated by Policy WCS4 with indicative capacity of 8,290 sqm net employment floorspace.
Ashdown Business Park	61	N/A	Undesignated	Class E and/or B	1.08	None stated	Eastbourne and Wealden District Councils, (2022); Eastbourne and Wealden Employment and Economic Study – Appendix 5.	Part of a large established employment area extending to 10.37 ha in size and hosting industrial, light industrial, logistics, office, retail and hotel functions. A development opportunity is identified, applicable to an area of 1.08 ha of vacant open space, for Class E and/or B employment uses, for which unimplemented permission exists.
Chaucer Industrial Estate	62	N/A	Designated	Class E and/or B	0.64	None stated	Eastbourne and Wealden District Councils, (2022); Eastbourne and Wealden Employment and	Part of a large established employment area which is a designated industrial estate within the Wealden Core Strategy Local Plan <sup>11</sup> . The area hosts industrial, light industrial, office and leisure functions. An intensification

<sup>11</sup> Wealden District Council, (2013); Core Strategy Local Plan.

Site name / address	GIS Reference	Site Reference	Site Type	Proposed Use	Site Size (ha)	Indicative Floorspace Capacity (sqm)	Source	Site Description / Notes
							Economic Study – Appendix 5.	opportunity is identified, applicable to a 0.34 ha area of land, currently in outdoor storage use, potentially for Class E use; although no extant planning permission exists. A further intensification opportunity is identified, applicable to a 0.30 ha area of land, currently in outdoor storage use, potentially for Class E and/or B use; although no extant planning permission exists.
Diplocks Way Industrial Estate	63	N/A	Designated	Class E and/or B	0.54	None stated	Eastbourne and Wealden District Councils, (2022); Eastbourne and Wealden Employment and Economic Study – Appendix 5.	Part of a large established employment area which is a designated industrial estate within the Wealden Core Strategy Local Plan <sup>12</sup> . The area hosts mainly industrial, light industrial, and retail functions, with some food and drink uses. A development opportunity is identified, applicable to a 0.29 ha area of vacant open space, for Class E and/or B uses. No extant planning permission exists. An additional development opportunity is identified, applicable to 0.11 ha of vacant open space, for Class E and/or B use for which unimplemented permission exists. A further development opportunity is identified, applicable to 0.14 ha of vacant open space, for Class E and/or B use. No extant planning permission exists.
Ghyll Road Industrial Estate	64	N/A	Designated, unimplemented permission	Class E and/or B	0.77	None stated	Eastbourne and Wealden District Councils, (2022); Eastbourne and Wealden Employment and Economic Study – Appendix 5.	Part of a large established employment area which is a designated industrial estate within the Wealden Core Strategy Local Plan <sup>13</sup> . The area hosts industrial, light industrial, retail, and leisure functions. An intensification opportunity is identified, applicable to a 0.77 ha area currently in outdoor storage use, for Class E and/or B uses, for which unimplemented planning permission exists for the erection of two business units comprising 2,195 sqm of B1/B8 floorspace.
Hackhurst Lane Industrial Estate	65	N/A	Designated, unimplemented	Class B1c, B2, E and/or B	7.42	None stated	Eastbourne and Wealden District Councils, (2022); Eastbourne and Wealden	Part of a large established employment area which is a designated industrial estate within the Wealden Core

<sup>12</sup> Wealden District Council, (2013); Core Strategy Local Plan.

<sup>13</sup> Wealden District Council, (2013); Core Strategy Local Plan.

Site name / address	GIS Reference	Site Reference	Site Type	Proposed Use	Site Size (ha)	Indicative Floorspace Capacity (sqm)	Source	Site Description / Notes
and Swallow Business Park			ted permissions				Employment and Economic Study – Appendix 5.	Strategy Local Plan <sup>14</sup> . The area hosts industrial and light industrial functions. An unimplemented planning permission exists (albeit outside of the site area) for the development of up to 15,000 sqm of B1(b and c) and B2 uses with ancillary storage and office space. Additionally, an unimplemented permission for the extension of an existing unit to create further B1c and B2 space exists. A development opportunity (albeit mostly outside of the site area) is identified, applicable to a 5.22 ha area of vacant open space, for Class E and/or B uses where not adjacent to residences, for which unimplemented planning permission is partially applicable. A re-development opportunity, applicable to a 2.20 ha area, for light industrial and industrial is also identified.
Millbrook Industrial Estate	66	N/A	Designated, unimplemented permission	Class B1, B8, E and/or B	1.13	None stated	Eastbourne and Wealden District Councils, (2022); Eastbourne and Wealden Employment and Economic Study – Appendix 5.	Part of a large established employment area which is a designated industrial estate within the Wealden Core Strategy Local Plan. The area hosts industrial, light industrial, and retail functions. An unimplemented permission exists for the demolition of a B1 use commercial building and erection of B8 storage and distribution buildings. A development opportunity is identified, applicable to 0.77 ha of wooded space, for Class E and/or B use, although no extant planning permission exists. A further development opportunity is identified, applicable to 0.36 ha of space for Class E and/or B use, although no extant planning permission exists.
Squires Farm Industrial Estate	67	N/A	Designated, unimplemented permissions	Class E and B8, E and/or B	0.48	None stated	Eastbourne and Wealden District Councils, (2022); Eastbourne and Wealden Employment and Economic Study – Appendix 5.	Part of a small to medium sized established employment area which is not designated. The area hosts industrial, light industrial, storage and distribution, and retail functions. An unimplemented planning permission exists for the construction of a new industrial unit for Class E and B8 use. A further unimplemented permission exists for the construction

<sup>14</sup> Wealden District Council, (2013); Core Strategy Local Plan.

Site name / address	GIS Reference	Site Reference	Site Type	Proposed Use	Site Size (ha)	Indicative Floorspace Capacity (sqm)	Source	Site Description / Notes
								of an industrial building. Additionally, an intensification opportunity is identified, applicable to 0.48 ha of not outdoor storage space, for Class E and/or B use, although no extant planning permission exists. An additional 0.36 ha site is identified for potential Class E and/or B use, although no extant planning permission exists.
Station Road Industrial Estate (Hailsham)	68	N/A	Designated	Class E and/or B	0.91	None stated	Eastbourne and Wealden District Councils, (2022); Eastbourne and Wealden Employment and Economic Study – Appendix 5.	Part of a large established employment area which is a designated industrial estate within the Wealden Core Strategy Local Plan <sup>15</sup> . The area hosts office, industrial, light industrial, storage and distribution, and leisure functions. A development opportunity exists, applicable to 0.91 ha of vacant land, for Class E and/or B use although no extant planning permission exists.
Ridgewood Farm	69	WD/2015/02 09/MEA	Unimplemented permission	-	-	13,495 <sup>16</sup>	Information provided by Wealden District Council.	Outline application for redevelopment of land including 13,495 of employment uses as part of wider development including residential dwellings, community facilities and services.
Land and Buildings at Natewood Farm	70	WD/2017/22 61/MAJ	Unimplemented permission	B1 and B8	-	8,167	Information provided by Wealden District Council.	Business park comprising 35 individual units in 5 buildings falling within B1 and B8 use.
Woodside Depot, Hailsham Road (Roadways) / Woodside Park	71	WD/2020/60 01/CM WD/2021/25 56/MAO	Unimplemented permission <sup>17</sup>	B8, B2	B1, B2, B8	16,750	Information provided by Wealden District Council.	Reconfiguration of existing site, to include the construction of B1, B2 and ancillary B8 use commercial space totalling circa. 16,750 sqm of floorspace.
Land adjacent to Nash Street – Lower Dicker	72	ED/2019/03 06/MA	Unimplemented permission <sup>18</sup>	B8, B1	-	9,058	Information received by Wealden District Council.	Outstanding proposal with undetermined planning application for the development of 9,058 sqm of B8 commercial floorspace with ancillary B1 office space.

<sup>15</sup> Wealden District Council, (2013); Core Strategy Local Plan.

<sup>16</sup> Note that this site falls within the wider allocation reflected in the “Land at West Uckfield” entry above. Therefore, the floorspace stated here is assumed to be the latest position and therefore supersedes the previous allocation entry in the interests of avoiding double counting in the

<sup>17</sup> At the time of writing, this site is pending planning permission decision.

<sup>18</sup> At the time of writing, this site is pending planning permission decision.



Site name / address	GIS Reference	Site Reference	Site Type	Proposed Use	Site Size (ha)	Indicative Floorspace Capacity (sqm)	Source	Site Description / Notes
Land north of Polegate	73	WD/2023/02 60/MEA	Vacant site	B8	-	86,890	Information provided by Wealden District Council.	Large development comprising 5 units in B8 use (84,100 sqm) with ancillary office space (2,790 sqm), and associated landscape works and vehicular access to A22.
Ashdown Business Park	74	N/A	Future opportunity	-	-	-	Information provided by Wealden District Council.	Represents a potential extension to the existing Ashdown Business Park site, currently at pre-application stage but proposals could potentially develop.
Woodside Park	75	N/A	Future opportunity	-	-	100,000 <sup>19</sup>	Information provided by Wealden District Council.	Represents a future opportunity, with planning application expected imminently for the development of circa. 100,000 sqm of commercial space. A portion of this site forms the "Woodside Depot, Hailsham Road (Roadways) / Woodside Park" entry set out above.
Knights Farm	76	N/A	Future opportunity	-	-	45,000 <sup>20</sup>	Information provided by Wealden District Council.	Represents a future opportunity, with indicative floorspace capacity of circa. 45,000 sqm.
Farningham Road	77	N/A	Future opportunity	-	0.73	-	Information provided by Wealden District Council.	Represents a future opportunity pending a planning application decision, which could result in the development of 6 new units adjacent to existing industrial area in Crowborough.
Chiddingly Road	78	N/A	CoStar marketed site	Industrial	0.22	None stated	CoStar marketed sites.	For sale. Proposed industrial use.
Regency Close	79	N/A	CoStar marketed site	Commercial	0.18	None stated	CoStar marketed sites	Under offer. Proposed commercial use.

<sup>19</sup> No planning application has been submitted at the time of writing and although this site likely represents a future opportunity, its potential floorspace has not been included in any aggregate totals.

<sup>20</sup> No planning application has been submitted at the time of writing and although this site likely represents a future opportunity, its potential floorspace has not been included in any aggregate totals.

## 3.5 Hastings Borough

3.5.1 A total of 20 pipeline employment sites have been identified in Hastings Borough.

3.5.2 Sites have been identified through a review of the following:

- Hastings Borough Council, (2021); Local Plan Annual Monitoring Report 2020/21;
- Hastings Borough Council, (2021); Hastings Strategic Housing and Economic Land Availability Assessment (SHELAA) Appendix 2b 2020/21;
- Extant employment site planning permissions information issued by Hastings Borough Council in December 2022; and
- Review of CoStar marketed sites and recent sales completions (2018-2022).

3.5.3 Table 3-4 sets out details for all pipeline employment sites identified in Hastings Borough as correct in January 2023.

**Table 3-4 Hastings Borough Employment Land Pipeline Sites**

Site name / address	GIS Reference	Site Reference / Planning Reference	Site Type	Proposed Use	Site Size (ha)	Indicative Floorspace Capacity (sqm)	Source	Site Description / Notes
Queensway North, Queensway	80	LRA6 / EL1 HS/FA/15/00817 HS/FA/16/00330 HS/FA/00761 HS/FA/21/00327	Allocated site, unimplemented permission, pending decision	B2 / B8 / E(g)	4.7	9,700	Hastings Borough Council, (2021); Local Plan Annual Monitoring Report 2020/21. Hastings Borough Council, (2021); Hastings SHELAA Appendix 2b 2020/21	A large greenfield site to the north of the settlement of Hastings, and lies within Strategic Industrial Employment Area 1: Queensway Corridor. The site is an allocated employment site within the Development Management Plan. Extant planning permission has been granted for the construction of new factory premises comprising manufacturing space, showroom, offices, and ancillary facilities. Planning permission (HS/FA/21/00327) is pending decision for the development of a business park consisting of: 4,010 sqm of light industrial / manufacturing units in Use Class E/B2, 490 sqm of bespoke space, and renewal of previous permissions (HS/FA/16/00330, HS/FA/00761) for car showrooms totalling 1,215 sqm.
Land at junction of The Ridge West and Queensway	81	LRA7 / EL25	Allocated site	None stated	3.37 / 2.95*	6,000	Hastings Borough Council, (2021); Local Plan Annual Monitoring Report 2020/21. Hastings Borough Council, (2021); Hastings SHELAA Appendix 2b 2020/21	A medium sized greenfield site in the north of Hastings, which lies within Strategic Industrial Employment Area 1: Queensway Corridor. The site has no relevant planning history, although is identified as an Opportunity Site, and is an allocated employment site within the Development Management Plan. In terms of future development, the site is assessed to be both available and achievable.
Land in Whitworth Road	82	LRA8 / EL26	Allocated site	None stated	2.51 / 1.66*	6,000	Hastings Borough Council, (2021); Local Plan Annual Monitoring Report 2020/21. Hastings Borough Council, (2021); Hastings SHELAA Appendix 2b 2020/21	A medium sized greenfield site in the north of Hastings, which lies within Strategic Industrial Employment Area 1: Queensway Corridor. The site has no relevant planning history, although is identified as an Opportunity Site, and is an allocated employment site within the Development Management Plan. In terms of

\* Where two indicative site size areas are shown, the former reflects that stated within the latest Annual Monitoring Report, whereas the latter reflects the stated site size area within the latest SHELAA. For the purposes of presenting aggregate totals, the total shown in the Annual Monitoring Report is taken to reflect the latest status.

Site name / address	GIS Reference	Site Reference / Planning Reference	Site Type	Proposed Use	Site Size (ha)	Indicative Floorspace Capacity (sqm)	Source	Site Description / Notes
								future development, the site is assessed to be both available and potentially achievable.
Marline Fields, Enviro21 Business Park, Land West of Queensway	83	LRA9 / EL28	Allocated site, planning permission pending decision	E(g) / B2	1.48 / 1.38*	5,600	Hastings Borough Council, (2021); Local Plan Annual Monitoring Report 2020/21. Hastings Borough Council, (2021); Hastings SHELAA Appendix 2b 2020/21	A medium sized greenfield site in the north of Hastings, which lies within Strategic Industrial Employment Area 1: Queensway Corridor. The site is an allocated employment site within the Development Management Plan. Planning permission is pending decision for development to provide office space, storage, loading areas and yard space.
Sites PX and QX Churchfields	84	GH8 / EL5 HS/FA/21/00306	Partially under construction	Mixed	1.61	6,900 / 888**	Hastings Borough Council, (2021); Local Plan Annual Monitoring Report 2020/21; Hastings Borough Council, (2021); Hastings SHELAA Appendix 2b 2020/21; Extant employment site planning permissions information issued by Hastings Borough Council in December 2022	Planning permission (HS/FA/21/00306) has been granted for the development of a two storey business incubation complex consisting of 29 units providing 888 sqm of floorspace, which is under construction as of December 2022.
NX2 Sidney Little Road, Churchfields	85	GH9 / EL6	Allocated site	None stated	0.32	770	Hastings Borough Council, (2021); Local Plan Annual Monitoring Report 2020/21. Hastings Borough Council, (2021); Hastings SHELAA Appendix 2b 2020/21	A medium sized greenfield site in the north of Hastings, which lies within Strategic Industrial Employment Area 1: Queensway Corridor. The site has no relevant planning history, although it is identified as an Opportunity Site, and is an allocated employment site within the Development Management Plan. In terms of future development, the site is assessed to be both available and potentially achievable.

\* Where two indicative site size areas are shown, the former reflects that stated within the latest Annual Monitoring Report, whereas the latter reflects the stated site size area within the latest SHELAA. For the purposes of presenting aggregate totals, the total shown in the Annual Monitoring Report is taken to reflect the latest status.

\*\* For the purposes of reporting aggregate totals, the larger indicative floorspace capacity is used, given the smaller figure represents a portion of the total capacity. As the smaller portion of the site is under construction, it currently represents a portion of the total site planning pipeline.

Site name / address	GIS Reference	Site Reference / Planning Reference	Site Type	Proposed Use	Site Size (ha)	Indicative Floorspace Capacity (sqm)	Source	Site Description / Notes
NX3 Sidney Little Road, Churchfields	86	GH11 / EL8	Allocated site	None stated	0.17	290 / 770**	Hastings Borough Council, (2021); Local Plan Annual Monitoring Report 2020/21. Hastings Borough Council, (2021); SHELAA Appendix 2b 2020/21	A small greenfield site in the north of Hastings which lies within Strategic Industrial Employment Area 1: Queensway Corridor. The site has no relevant planning history, although is identified as an Opportunity Site, and is an allocated employment site within the Development Management Plan. In terms of future development, the site is assessed to be both available and achievable.
Ivyhouse Lane, Northern Extension	87	HOV11 / EL24	Allocated site	None stated	5.8 / 5.42*	7,000	Hastings Borough Council, (2021); Local Plan Annual Monitoring Report 2020/21. Hastings Borough Council, (2021); SHELAA Appendix 2b 2020/21	A large greenfield site in the north west of Hastings which lies within Strategic Industrial Employment Area 2: Ivyhouse Lane. The site has no relevant planning history, although is identified as an Opportunity Site, and is an allocated employment site within the Development Management Plan. In terms of future development, the site is assessed to be both available and achievable.
Land East of Burgess Road, Ivyhouse	88	HOV12 / EL11	Under construction	B1/B2/B8	0.51	885 / 1,400**	Hastings Borough Council, (2021); Local Plan Annual Monitoring Report 2020/21. Hastings Borough Council, (2021); Hastings SHELAA Appendix 2b 2020/21	HS/DS/17/00688 granted 15.01.19 for 21 units of B1/B2/B8 use, 4,601 sqm total on land in Hastings and Rother (885 sqm in Hastings) - under construction as of 2021.
Priory Street Car Park and ESK	89	TC1 / EL12	Allocated site	Mixed	0.59	10,000	Hastings Borough Council, (2021); Hastings SHELAA Appendix 2b 2020/21	A small brownfield site in Hastings town centre, close to its railway station. The site has no relevant planning history, although is identified as an Opportunity Site, and is an allocated site (TC1) within the Consultation Draft New Local Plan for commercial/employment led mixed use to complement the function of the town centre, with option to include residential uses. In terms

\*\* Where two indicative floorspace capacities are shown, the former reflects that stated within the latest Annual Monitoring Report, whereas the latter reflects the stated floorspace capacity within the latest SHELAA. For the purposes of presenting aggregate totals, the total shown in the Annual Monitoring Report is taken to reflect the latest status.

\* Where two indicative site size areas are shown, the former reflects that stated within the latest Annual Monitoring Report, whereas the latter reflects the stated site size area within the latest SHELAA. For the purposes of presenting aggregate totals, the total shown in the Annual Monitoring Report is taken to reflect the latest status.

Site name / address	GIS Reference	Site Reference / Planning Reference	Site Type	Proposed Use	Site Size (ha)	Indicative Floorspace Capacity (sqm)	Source	Site Description / Notes
								of future development, the site is assessed to be both available and achievable.
Station approach Car Park and Royal Mail Delivery Office.	90	TC2 / EL13	Allocated site	Mixed	0.46	10,000	Hastings Borough Council, (2021); Hastings SHELAA Appendix 2b 2020/21	A small brownfield site in Hastings town centre, adjacent to its railway station. The site has no relevant planning history, although is identified as an Opportunity Site, and is an allocated site (TC2) within the Consultation Draft New Local Plan for commercial/employment led mixed use. In terms of future development, the site is assessed to be both available and achievable.
Queensbury House, 1 Havelock Road	91	TC4 / EL15	Allocated site	Mixed	0.04	4,000	Hastings Borough Council, (2021); Hastings SHELAA Appendix 2b 2020/21	A small brownfield site in Hastings town centre, close to its railway station. The site has no relevant planning history, although is identified as an Opportunity Site, and is an allocated site (TC4) within the Consultation Draft New Local Plan for commercial/employment led mixed use with option to include residential uses. In terms of future development, the site is assessed to be both available and achievable.
Former Post Office, Cambridge Road and Former University of Brighton Building, Priory Quarter	92	TC6 / EL27	Allocated site	Mixed	0.1	2,900	Hastings Borough Council, (2021); Hastings SHELAA Appendix 2b 2020/21	A small brownfield site in Hastings town centre. The site has no relevant planning history, although is identified as an Opportunity Site, and is an allocated site (TC6) within the Consultation Draft New Local Plan for commercial/employment led mixed use with option to include residential uses. In terms of future development, the site is assessed to be both available and achievable.
Corner of Wellington Place and Albert Road: Cinema, Queens Road; 1-7 Wellington Place	93	TC8/HL16	Allocated site	Mixed	0.42	3,500	Hastings Borough Council, (2021); Hastings SHELAA Appendix 2b 2020/21	A small brownfield site within the main high street shopping area in Hastings town centre. The site has no relevant planning history, although is identified as an Opportunity Site, and is an allocated site (TC8) within the Consultation Draft New Local Plan for commercial/employment led mixed use with retention of the cinema, with option to include residential uses. In terms of future development, the site is assessed to be

Site name / address	GIS Reference	Site Reference / Planning Reference	Site Type	Proposed Use	Site Size (ha)	Indicative Floorspace Capacity (sqm)	Source	Site Description / Notes
								both available and potentially achievable, owing to applicable Flood Zone designations.
Harold Place (site of former public conveniences)	94	TC9/HL51	Allocated site	Mixed	0.02	200	Hastings Borough Council, (2021); Hastings SHELAA Appendix 2b 2020/21	A very small brownfield site within the main high street shopping area in Hastings town centre, close to the seafront. The site has no relevant planning history, although is identified as an Opportunity Site, and is an allocated site (TC9) within the Consultation Draft New Local Plan for commercial/employment led mixed use. In terms of future development, the site is assessed to be both available and potentially achievable, owing to applicable Flood Zone designations.
Primary Substation site, The Ridge/Ivyhouse Lane	95	EL23	Allocated site	None stated	1.57	1,900	Hastings Borough Council, (2021); Hastings SHELAA Appendix 2b 2020/21	A small brownfield site in the north of Hastings which lies within Strategic Industrial Employment Area 2: Ivyhouse Lane. The site has no relevant planning history, although is identified as an Opportunity Site. In terms of future development, the site is assessed to be both available and achievable.
Adjacent Unit C, 1-8 Brook Way, TN35 4NN	96	EL20	Un-implemented permission	None stated	0.16	1,164	Hastings Borough Council, (2021); Hastings SHELAA Appendix 2b 2020/21	A small brownfield site in the north west of Hastings, and lies within Strategic Industrial Employment Area 2: Ivyhouse Lane. The site is deemed achievable in terms of future development. Planning permission is granted for the development of 1,164 sqm of floorspace.
Millwood House, Drury Lane, TN38 9BA	97	HS/FA/19/00 615	Un-implemented permission	B1 / B2 / B8	None stated	10,000	Extant employment site planning permissions information issued by Hastings Borough Council in December 2022	Planning permission is granted for the erection of a two storey industrial/warehouse building comprising one B3 use and one flexible B1/B2/B8 use premises, totalling 10,000 sqm of floorspace.
Fullers Engineering, Elizabeth Road, Hastings, TN38 9TF	98	HS/FA/21/00 374	Un-implemented permission	B8 and E(g)	None stated	237	Extant employment site planning permissions information issued by Hastings Borough Council in December 2022	Planning permission is granted for the erection of a detached industrial building for B8 and E(g) use, comprising 237 sqm of floorspace.

Site name / address	GIS Reference	Site Reference / Planning Reference	Site Type	Proposed Use	Site Size (ha)	Indicative Floorspace Capacity (sqm)	Source	Site Description / Notes
Land rear of Ivyhouse Business Park (Units 5&6), Haywood Way, Hastings	99	HS/FA/22/00175	Under construction	B8	None stated	386	Extant employment site planning permissions information issued by Hastings Borough Council in December 2022	Planning permission is granted for the development of a proposed new industrial unit, comprising 386 sqm of floorspace. Construction is in progress at December 2022.



## 3.6 Rother District

3.6.1 A total of 60 pipeline employment sites have been identified in Rother District.

3.6.2 Sites have been identified through a review of the following:

- Rother District Council, (2022); Employment Land Supply April 2022 Position Statement;
- Rother District Council, (2019); Rother Development and Site Allocations Local Plan 2019;
- Rother District Council, (2016); Rother Development and Site Allocations Local Plan 2016 – Employment Sites Review Background Paper; and
- Review of CoStar marketed sites and recent sales completions (2018-2022).

3.6.3 Table 3-5 sets out details for all pipeline employment sites identified in Rother District as correct in January 2023.

**Table 3-5 Rother District Employment Land Pipeline Sites**

Site name / address	GIS Reference	Site Reference	Site Type	Proposed Use	Site Size (ha)	Indicative Floorspace Capacity (sqm)	Source	Site Description / Notes
Land at Felon's Field, Marley Lane	100	MAR1	Allocated site	B2 and/or B8	1.0	3,000	Rother District Council, (2019); Development and Site Allocations Local Plan.	Allocated site as per Policy MAR1 with indicative floorspace capacity of 3,000 sqm for industrial/storage purposes.
Land north of A265, Ivyhouse Lane, Hastings	101	HAS3	Allocated site	None stated	-	1,800	Rother District Council, (2019); Development and Site Allocations Local Plan.	Allocated site as per Policy HAS3 with indicative floorspace capacity for 1,800 sqm of business floorspace. The site adjoins the employment allocation HOV11 in Hastings borough.
Land at Levetts Wood and Oaktree Farm, Sidley, Bexhill	102	BEX1	Allocated site	B1 and B2	-	33,500	Rother District Council, (2019); Development and Site Allocations Local Plan.	Allocated site as per Policy BEX1 with outline planning permission (RR/2017/2181/P) for employment floorspace within Use Classes B1 and B2.
Rutherfords Business Park, Marley Lane	103	EM4	Allocated site		-	2,700	Rother District Council, (2016); Rother Development and Site Allocations Local Plan: Employment Sites Review Background Paper Rother District Council, (2021); Employment Land Supply April 2021 Position Statement.	An allocated site with indicative floorspace capacity of 2,700 sqm.
Culverwells, Salehurst	104	RR/2018/16 05/P	Un-implemented planning permission		-	1,300	Rother District Council, (2016); Rother Development and Site Allocations Local Plan: Employment Sites Review Background Paper Rother District Council, (2022); Employment Land Supply April 2022 Position Statement.	This site had outline planning permission in 2016 at the time of publication of the Employment Sites Review Background Paper. The latest position statement identifies this site but indicates that no progress has been made.

Site name / address	GIS Reference	Site Reference	Site Type	Proposed Use	Site Size (ha)	Indicative Floorspace Capacity (sqm)	Source	Site Description / Notes
Former Scats Mill, Northbridge Street, Robertsbridge	105	-	Vacant site	-	-	-	Rother District Council, (2016); Rother Development and Site Allocations Local Plan: Employment Sites Review Background Paper	This site was vacant in 2016 at the time of publication of the Employment Sites Review Background Paper.
Land north of Barnhorn Road	106	RR/2015/31 25/P	Un-implemented planning permission		-	1,975	Rother District Council, (2016); Rother Development and Site Allocations Local Plan: Employment Sites Review Background Paper. Rother District Council, (2022); Employment Land Supply April 2022 Position Statement. Information provided by Rother District Council.	Planning permission granted for the development of 3,500 sqm of employment floorspace as part of wider mixed use development, which has since been revised so that 1,750 sqm will become a medical centre and 1,985 sqm will become employment space.
Old Mears, Harbour Road, Rye Harbour	107	RR/2006/25 8/P	Under construction	Mixed	-	1,644	Rother District Council, (2022); Employment Land Supply April 2022 Position Statement.	Planning permission granted for the construction of a bulk store for port-related activities, comprising gross 1,644 sqm of floorspace. Construction is in progress as of April 2022.
Old Mears, Harbour Road, Rye Harbour	108	RR/2018/90 5/P	Un-implemented permission	Mixed	-	976	Rother District Council, (2022); Employment Land Supply April 2022 Position Statement.	Planning permission granted for the erection of an industrial unit with staff facilities and associated offices, comprising 976 sqm of floorspace.
Old Mears, Harbour Road, Rye Harbour	109	RR/2018/92 5/P	Un-implemented permission	Mixed	-	654	Rother District Council, (2022); Employment Land Supply April 2022 Position Statement.	Planning permission granted for the erection of an industrial unit with staff facilities and associated offices, comprising 654 sqm of floorspace.
Old Mears, Harbour Road, Rye Harbour	110	RR/2019/18 41/P	Un-implemented permission	Mixed	-	1,294	Rother District Council, (2022); Employment Land Supply April 2022 Position Statement.	Planning permission granted for the erection of an industrial unit with offices and staff facilities, comprising 1,294 sqm of floorspace.

Site name / address	GIS Reference	Site Reference	Site Type	Proposed Use	Site Size (ha)	Indicative Floorspace Capacity (sqm)	Source	Site Description / Notes
Beechdown Sawmills – Land adjacent	111	RR/2007/11 25/P	Under construction	None stated	-	988	Rother District Council, (2022); Employment Land Supply April 2022 Position Statement.	Planning permission granted for the construction of research and development and solar panel production facility, comprising gross 988 sqm of floorspace. Construction is in progress as of April 2022.
Forge Farm	112	RR/2009/14 63/P	Under construction	B1/B8	-	690	Rother District Council, (2022); Employment Land Supply April 2022 Position Statement.	Planning permission granted for the demolition of existing buildings and provision of a rural enterprise centre comprising B1/B8 units, comprising gross 690 sqm of floorspace. Construction is in progress as of April 2022.
Upper Lidham Hill Farm - Southern Site	113	RR/2011/12 9/P	Under construction	None stated	-	315	Rother District Council, (2022); Employment Land Supply April 2022 Position Statement.	Planning permission granted for the change of use of building to a live/work unit, comprising gross 315 sqm of floorspace. Construction is in progress as of April 2022.
Wheel Farm Business Park - Unit A	114	RR/2011/26 36/P	Under construction	None stated	-	475 / 1,100*	Rother District Council, (2022); Employment Land Supply April 2022 Position Statement.	Planning permission granted for the erection of two commercial buildings, comprising gross 475 sqm / gross 1,100 sqm of floorspace. Construction is in progress as of April 2022.
Bexhill Enterprise Park	115	RR/2013/21 66/P	Under construction	B1a, B1b, B1c	-	11,742 / 15,000*	Rother District Council, (2022); Employment Land Supply April 2022 Position Statement.	Planning permission granted for the development of a business park, comprising gross 11,742 sqm / gross 15,000 sqm of B1a, B1b, and B1c employment space. Construction is in progress as of April 2022.
Bexhill Enterprise Park – Escarpment Site A	116	RR/2014/27 33/P	Under construction	B1a, B1b, B1c	-	3,190 / 7,000*	Rother District Council, (2022); Employment Land Supply April 2022 Position Statement.	Outline planning permission granted for the development of gross 3,190 sqm / gross 7,000 sqm of employment space within Use Classes B1a, B1b, and B1c. Construction is in progress as of April 2022.
Bexhill Enterprise Park – Escarpment Site B	117	RR/2017/96 3/P	Under construction	E	-	6,550 / 4,750*	Rother District Council, (2022); Employment Land	Reserved matters approved relating to the development of gross 6,550 sqm / gross 4,750 sqm of

\* Where two indicative floorspace capacities are shown, the former reflects that stated within the latest Position Statement, whereas the latter reflects that stated within the planning application (as per reference in earlier column). For the purposes of presenting aggregate totals, the indicative floorspace capacity stated within the latest Position Statement is taken to represent the most accurate status.

Site name / address	GIS Reference	Site Reference	Site Type	Proposed Use	Site Size (ha)	Indicative Floorspace Capacity (sqm)	Source	Site Description / Notes
							Supply April 2022 Position Statement.	office space. Construction is in progress as of April 2022.
Keeleys Yard	118	RR/2015/17 19/P	Under construction	E	-	84	Rother District Council, (2022); Employment Land Supply April 2022 Position Statement.	Planning permission granted to the provision of new office space and staff facilities, comprising gross 84 sqm of floorspace. Construction is in progress as of April 2022.
Worsham Farm - Land North of Wrestwood Road	119	RR/2015/17 60/P	Un-implemented permission	B1	-	7,000 <sup>21</sup>	Rother District Council, (2022); Employment Land Supply April 2022 Position Statement.	Outline permission granted for the development of a mixed-use urban extension, featuring gross 7,000 sqm of business floorspace within Use Class B1. However, a portion of this site has granted permission for the development of an in-patient hospital facility.
E O Culverwell Ltd	120	RR/2015/18 74/P	Under construction	None stated	-	475	Rother District Council, (2022); Employment Land Supply April 2022 Position Statement.	Has planning permission granted for an extension to existing workshop and provision of a new workshop and storage, comprising gross 475 sqm of floorspace. Construction is in progress as of April 2022.
47 London Road, Bexhill	121	RR/2016/12 76/P	Un-implemented permission	None stated	-	1,230	Rother District Council, (2022); Employment Land Supply April 2022 Position Statement.	Planning permission granted for the replacement of single storey showroom and two storey staff welfare area with a three storey showroom and staff welfare area, comprising gross 1,230 sqm of floorspace.
The Dairy Sheds, Bowlings Corner, Marley Lane	122	RR/2016/15 39/P	Un-implemented permission	None stated (E)	-	215	Rother District Council, (2022); Employment Land Supply April 2022 Position Statement.	Planning permission granted for the development of existing agricultural land and buildings for new agricultural premises and an office, totalling gross 215 sqm of floorspace.
Burgess Road - Land at, Ivyhouse Lane Industrial	123	RR/2016/85/P	Un-implemented permission	B1, B2, B8	-	4,601	Rother District Council, (2022); Employment Land Supply April 2022 Position Statement.	Outline planning permission granted for extension to the existing Ivyhouse Lane Industrial Estate to deliver gross 4,601 sqm of B1, B2, and B8 space across 21 units.
Telham Forge, Hastings Road	124	RR/2017/18 12/P	Under construction	None stated (B8)	-	94	Rother District Council, (2022); Employment Land	Planning permission granted for the development of new off road turning, parking area, and storage

<sup>21</sup> As a portion of the site has granted planning permission for the development of an in-patient hospital facility, it is possible that the potential floorspace capacity of the site is lower than the indicative floorspace capacity stated.

Site name / address	GIS Reference	Site Reference	Site Type	Proposed Use	Site Size (ha)	Indicative Floorspace Capacity (sqm)	Source	Site Description / Notes
							Supply April 2022 Position Statement.	building, comprising gross 94 sqm of floorspace. Construction is in progress as of April 2022.
Land at Buckholt Lane, Bexhill	125	RR/2017/21 81/P	Under construction	B1, B2	-	33,500	Rother District Council, (2022); Employment Land Supply April 2022 Position Statement.	Outline permission granted for the development of a business park comprising gross 33,500 sqm of employment floorspace of B1 and B2 use. Construction was in progress as of April 2022.
Former ARC Site, Harbour Road, Rye Harbour	126	RR/2017/97 7/P	Under construction	B2	-	475	Rother District Council, (2022); Employment Land Supply April 2022 Position Statement.	Planning permission granted for the erection of a B2 use industrial unit comprising gross 475 sqm of floorspace. Construction is in progress as of April 2022.
Hillside Nursery, Woodmans Green Road	127	RR/2018/12 46/P	Under construction	None stated (E/B2)	-	735	Rother District Council, (2022); Employment Land Supply April 2022 Position Statement.	Planning permission granted for the development of various light industrial use buildings comprising gross 735 sqm of floorspace. Construction is in progress as of April 2022.
Coldharbour Farm Estate, Battle Road, Brightling	128	RR/2018/48 0/P	Un-implemented permission	B1, B8	-	1,861	Rother District Council, (2022); Employment Land Supply April 2022 Position Statement.	Planning permission granted for the replacement of farm buildings with B1 and B8 use units, comprising gross 1,861 sqm of floorspace.
Hawkhurst Road - Flimwell Bird Park	129	RR/2014/10 89/P	Un-implemented permission	Mixed (E)	-	Mixed	Rother District Council, (2022); Employment Land Supply April 2022 Position Statement.	Planning permission granted for the redevelopment of a former Woodland Bird Park, comprising mixed uses of residential, leisure and some office facilities. The total development provides gross 914 sqm of floorspace across all uses.
Foster Motors	130	RR/2014/25 88/P	Under construction	E	-	162	Rother District Council, (2022); Employment Land Supply April 2022 Position Statement.	Planning permission granted for the removal of some existing buildings and structures, and erection of new office buildings, comprising gross 162 sqm of floorspace. Construction is in progress as of April 2022.
Former Agri Building, Copshall Farm, Butchers Lane	131	RR/2018/14 62/P	Un-implemented permission	B1	-	460	Rother District Council, (2022); Employment Land Supply April 2022 Position Statement.	Planning permission granted for the conversion of an agricultural barn to light industrial B1 use, comprising gross 460 sqm of floorspace.

Site name / address	GIS Reference	Site Reference	Site Type	Proposed Use	Site Size (ha)	Indicative Floorspace Capacity (sqm)	Source	Site Description / Notes
Pebsham Rural Business Park, Pebsham Lane, Bexhill	132	RR/2019/2082/P	Under construction	B1	-	411	Rother District Council, (2022); Employment Land Supply April 2022 Position Statement.	Planning permission granted for the erection of two B1 use industrial buildings, comprising gross 411 sqm of floorspace. Construction is in progress as of April 2022.
Culpepper Cottage, Cackle Street, Brede	133	RR/2019/2263/P	Un-implemented permission	E	-	81	Rother District Council, (2022); Employment Land Supply April 2022 Position Statement.	Planning permission granted for the change of use from residential to office use, comprising gross 81 sqm of floorspace.
Royal Oak Garage, London Road, Flimwell	134	RR/2019/2836/P	Un-implemented permission	E	-	280	Rother District Council, (2022); Employment Land Supply April 2022 Position Statement.	Planning permission granted for the extension of existing office building, comprising gross 280 sqm of floorspace.
Royal Oak Garage, London Road, Flimwell	135	RR/2021/678/P	Un-implemented permission	None stated (E/B2/SG)	-	167	Rother District Council, (2022); Employment Land Supply April 2022 Position Statement.	Planning permission granted for the erection of an MOT repair building, comprising gross 167 sqm of floorspace.
Land adjacent to Churchfields, Harbour Road, Icklesham	136	RR/2019/2850/P	Un-implemented permission	B1c, B2, B8	-	4,111 / 4,238*	Rother District Council, (2022); Employment Land Supply April 2022 Position Statement.	Planning permission granted for the construction of 12 industrial units of B1c, B2, and B8 use, totalling gross 4,111 sqm / 4,238 sqm gross external area of floorspace.
The Old Brickyard, High Street, Wallcrouch	137	RR/2020/1361/P	Un-implemented permission	B1c/B8	-	500	Rother District Council, (2022); Employment Land Supply April 2022 Position Statement.	Planning permission granted for the demolition of existing building and replacement with a building to accommodate four B1c/B8 light industrial and storage use units, comprising gross 500 sqm of floorspace.
New Buildings Farm, Church Road, Ashburnham	138	RR/2020/1721/P	Un-implemented permission	B8	-	800	Rother District Council, (2022); Employment Land Supply April 2022 Position Statement.	Planning permission granted for the change of use of buildings from agricultural use to B8 use storage, comprising gross 800 sqm of floorspace.

\* Where two indicative floorspace capacities are shown, the former reflects that stated within the latest Position Statement, whereas the latter reflects that stated within the planning application (as per reference in earlier column). For the purposes of presenting aggregate totals, the indicative floorspace capacity stated within the latest Position Statement is taken to represent the most accurate status.

Site name / address	GIS Reference	Site Reference	Site Type	Proposed Use	Site Size (ha)	Indicative Floorspace Capacity (sqm)	Source	Site Description / Notes
Bodiam Business Park, Green Lane, Bodiam	139	RR/2020/17 29/O	Un-implemented permission	E	-	440	Rother District Council, (2022); Employment Land Supply April 2022 Position Statement.	Certificate of lawfulness for the erection of an office building, comprising gross 440 sqm of floorspace.
1 Cooden Sea Road, Bexhill	140	RR/2020/18 5/P	Un-implemented permission	E	-	36	Rother District Council, (2022); Employment Land Supply April 2022 Position Statement.	Planning permission granted for the change of use from retail to office use, comprising gross 36 sqm of floorspace.
The Saltings, Rye Wharf, Harbour Road, Rye Harbour	141	RR/2020/19 1/P	Un-implemented permission	B8	-	1,080	Rother District Council, (2022); Employment Land Supply April 2022 Position Statement.	Planning permission granted for the construction of a new industrial building containing two self-contained business industrial units of B8 use, comprising gross 1,080 sqm / net 1,080 sqm of floorspace.
The Saltings, Rye Wharf, Harbour Road, Rye Harbour	142	RR/2020/22 9/P	Un-implemented permission	B8	-	2,320	Rother District Council, (2022); Employment Land Supply April 2022 Position Statement.	Planning permission granted for the construction of a new industrial building containing a single self-contained business industrial unit in B8 use, comprising gross 2,320 sqm of floorspace.
38-40 Ninfield Road, Bexhill	143	RR/2020/21 19/P	Un-implemented permission	Mixed	-	Mixed	Rother District Council, (2022); Employment Land Supply April 2022 Position Statement.	Planning permission granted for the extension of the existing commercial unit to create office and residential space, in total comprising gross 63 sqm of floorspace.
Pepper Pot Barn, Carricks Hill, Dallington	144	RR/2020/33 3/P	Un-implemented permission	B1	-	Mixed	Rother District Council, (2022); Employment Land Supply April 2022 Position Statement.	Planning permission granted for the erection of a replacement commercial building for continued B1 business use, comprising gross 105 sqm of floorspace.
Sandrock Marine, Rock Channel, Rye	145	RR/2020/33 4/P	Un-implemented permission	B1 and/or B8, E	-	Mixed	Rother District Council, (2022); Employment Land Supply April 2022 Position Statement.	Planning permission granted for the re-development and enhancement of two commercial sites, including the provision of food and beverage, B1 and/or B8 use, and office space, totalling gross 238 sqm of floorspace.
Former Piggeries, Crockers Lane, Northiam	146	RR/2020/89 6/P	Un-implemented permission	B1a, B8	-	130	Rother District Council, (2022); Employment Land Supply April 2022 Position Statement.	Planning permission granted for the demolition of some existing buildings and conversion of agricultural buildings to provide B8 use and B1a office use floorspace, comprising gross 130 sqm.



Site name / address	GIS Reference	Site Reference	Site Type	Proposed Use	Site Size (ha)	Indicative Floorspace Capacity (sqm)	Source	Site Description / Notes
Former Bexhill Ambulance Station, 10 Beeching Road	147	RR/2021/14 64/P	Un-implemented permission	E/B2	-	532	Rother District Council, (2022); Employment Land Supply April 2022 Position Statement.	Planning permission granted for the change of use from former sui generis to flexible use comprising light industrial workshop, studio and office space, totalling gross 532 sqm of floorspace.
3-17 Wellington Place, Terminus Road, Bexhill	148	RR/2021/16 54/P	Un-implemented permission	E	-	13	Rother District Council, (2022); Employment Land Supply April 2022 Position Statement.	Planning permission granted for the erection of an office building, comprising gross 13 sqm of floorspace.
Hooks Beech, Vinehall Business Centre, Vinehall St	149	RR/2021/18 6/P	Un-implemented permission	B8	-	Mixed	Rother District Council, (2022); Employment Land Supply April 2022 Position Statement.	Planning permission granted for the erection of agricultural building and B8 overspill storage, comprising gross 262 sqm of floorspace.
Littlewood Fencing Ltd, North Trade Road, Battle	150	RR/2021/24 20/P	Un-implemented permission	B2/E/SG	-	179	Rother District Council, (2022); Employment Land Supply April 2022 Position Statement.	Planning permission granted for the part demolition of an existing manufacturing use building and construction of new manufacturing building, vehicle maintenance building and office, comprising gross 179 sqm of floorspace.
Former Wash House, 2 & 2A Church Street, Bexhill	151	RR/2021/33 2/P	Un-implemented permission	E	-	28	Rother District Council, (2022); Employment Land Supply April 2022 Position Statement.	Planning permission granted for the change of use from sui generis to Class E office use, comprising gross 28 sqm of floorspace.
Land at Wylands Farm, Powdermill Lane, Catsfield	152	RR/2021/49 8/P	Un-implemented permission	B8/B2/E	-	Mixed	Rother District Council, (2022); Employment Land Supply April 2022 Position Statement.	Planning permission granted for the conversion, refurbishment and change of use of a range of properties, which along with residential/holiday accommodation, food and beverage space, and visitor centre, will provide flexible office, B8 use, and light industrial space. The permission totals gross 840 sqm of floorspace.
Little Swailes Green Farm, Sedlescombe	153	RR/2021/67 2/P	Un-implemented permission	E/B8	-	Mixed	Rother District Council, (2022); Employment Land Supply April 2022 Position Statement.	Planning permission granted for the removal of existing storage and construction of extension to existing buildings to provide workshop and showroom space, along with conversion of existing office and storage into holiday accommodation, totalling gross 152 sqm of floorspace.

Site name / address	GIS Reference	Site Reference	Site Type	Proposed Use	Site Size (ha)	Indicative Floorspace Capacity (sqm)	Source	Site Description / Notes
Skinnners of Rye, 74 Fishmarket Road, Rye	154	RR/2021/11 62/P	Un-implemente d permission	None stated	-	Mixed	Rother District Council, (2022); Employment Land Supply April 2022 Position Statement.	Planning permission for the demolition of existing workshop and erection of four new units for commercial use and refurbishment of existing three storey commercial unit.
The Old Dairy, Rye Road, Rye Foreign	155	RR/2021/80 5/P	Un-implemente d permission	None stated	-	70	Rother District Council, (2022); Employment Land Supply April 2022 Position Statement.	Planning permission granted for the conversion of agricultural workshop to microbrewery comprising gross 70 sqm of floorspace.
Unit 3, Compass Park, Junction Road, Staplecross	156	RR/2021/82 5/P	Un-implemente d permission	E	-	987	Rother District Council, (2022); Employment Land Supply April 2022 Position Statement.	Planning permission granted for the construction of a light industrial building with ancillary research, storage and office functions, comprising gross 987 sqm of floorspace.
Glovers Lane	157	N/A	CoStar marketed sites	Commercial	1.1	None stated	CoStar, (2022)	For sale. Proposed commercial use.
Westfield Lane	158	N/A	CoStar marketed sites	Commercial	0.6	None stated	CoStar, (2022)	For sale. Proposed commercial use.
Battenhurst Road	159	N/A	CoStar sales completions	Commercial	2.3	None stated	CoStar, (2022)	Sale completed 05/04/22. Proposed commercial use.

## 4. Summary

- 4.1.1 This study has identified 159 pipeline employment sites across the East Sussex area.
- 4.1.2 The study has comprised thorough desk-based analysis of the latest position in each local authority area, in addition to input and review by local authorities. The findings are therefore taken to represent a robust understanding of the supply of pipeline employment sites in East Sussex as of January 2023.
- 4.1.3 With respect to each considered local authority area, the study has identified the following characteristics of the employment land planning pipeline based on available information<sup>22</sup>:
- In Lewes District, 27 sites were identified comprising a land area of 52.40 ha, and an indicative floorspace capacity of 27,930 sqm. These sites include 4 allocated sites, 2 sites under construction, 6 sites with unimplemented planning permission, 1 potential employment site (as defined by the South Downs National Park Authority), 6 vacant sites, 1 CoStar marketed sites, and 7 CoStar sales completions. The most significant contributions to future employment land in terms of floorspace could be expected in North Street Quarter, Newhaven Port, and Malling Brooks.
  - In Eastbourne Borough, 29 sites were identified comprising a land area of 31.48 ha, and an indicative floorspace capacity of 82,518 sqm. These sites include 4 designated sites with unimplemented permission, 2 sites under construction, 9 sites with unimplemented planning permission, Local Plan designated industrial estates with intensification potential, 9 vacant sites, 1 allocated site, 1 partially developed brownfield site, and 2 CoStar sales completions. The most significant contributions to future employment land in terms of floorspace could be expected in Southbourne, Sovereign Harbour, and Land East of Finmere Road and North of Britland Estate.
  - In Wealden District, 23 sites were identified comprising a land area of 14.10 ha, and an indicative floorspace capacity of 159,900 sqm. These sites include 4 Local Plan allocations, 1 undesignated site, 3 designated sites, 4 designated sites with unimplemented permission, 4 sites with unimplemented planning permission, 1 vacant site, 4 future opportunity sites, and 2 CoStar marketed sites. The most significant contributions to future employment land in terms of floorspace could be expected in West Uckfield, North Hailsham, and Polegate.
  - In Hastings Borough, 20 sites were identified comprising a land area of 15.20 ha, and an indicative floorspace capacity of 73,662 sqm. These sites include 1 allocated site with unimplemented permission, 1 allocated site with planning permission pending, 12 allocated sites, 3 sites partially or wholly under construction, and 3 with unimplemented permissions. The most significant contributions to future employment land in terms of floorspace could be expected at Priory Street, Drury Lane, and Queensway North.
  - In Rother District, 60 sites were identified comprising an indicative floorspace capacity of 135,850 sqm. These sites include 51 sites with unimplemented permission, 17 sites under construction, 4 allocated sites, 1 vacant site, 2 CoStar marketed sites, and 1 CoStar sales completion. The most significant

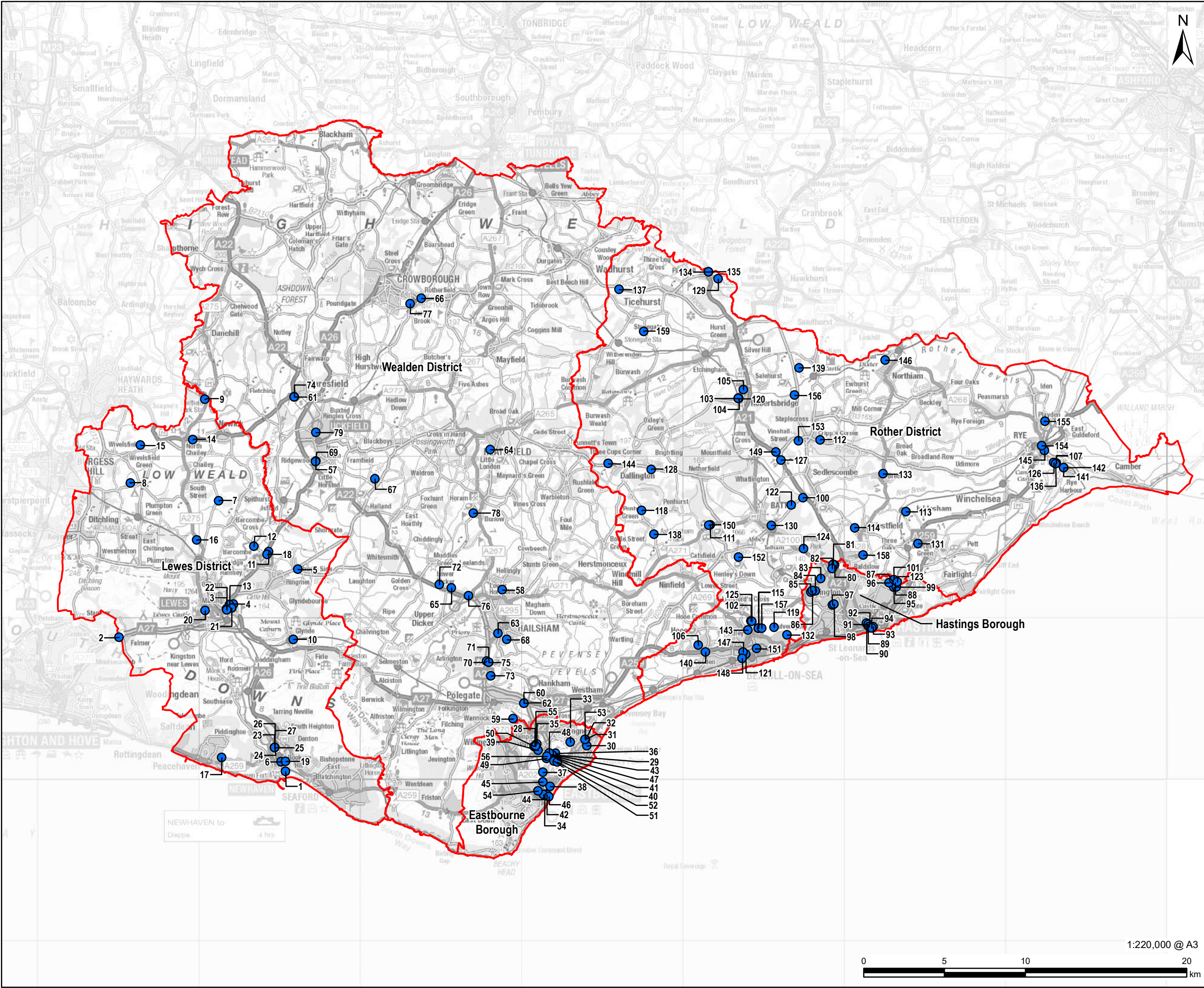
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<sup>22</sup> It should be noted that the stated land areas and indicative floorspace capacities are based on available information and therefore, noting that this information is not available for a number of sites, it is likely that the total land areas and total indicative floorspace capacities are in reality greater than stated.

contributions to future employment land could be expected on sites to the north of Bexhill and at Wrestwood Road.

# **Appendix A GIS Resource: Employment Land Pipeline Sites: East Sussex**





**PROJECT**  
East Sussex Employment  
Land Pipeline Study

**CLIENT**  
Locate East Sussex

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Aldgate Tower  
2, Leman Street  
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**LEGEND**  
Local Authority Boundary  
GIS Location

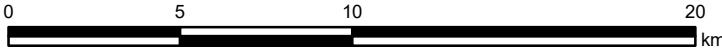
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**ISSUE PURPOSE**  
FINAL  
**PROJECT NUMBER**  
60697227

**FIGURE TITLE**  
GIS Resource: Employment Land  
Pipeline Sites: East Sussex

**FIGURE NUMBER**  
Appendix A

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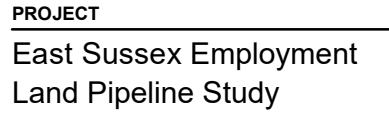
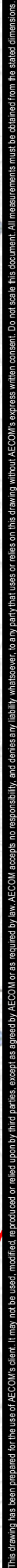


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# **Appendix B GIS Resource: Employment Land Pipeline Sites: Lewes District**





**CLIENT**

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Locate East Sussex

**CONSULTANT**

---

Aldgate Tower  
2, Lemn Street  
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### LEGEND

-  Local Authority Boundary  
 GIS Location

## NOTES

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## ISSUE PURPOSE

FINAL  
PROJECT NUMBER  
60697227

**FIGURE TITLE**

GIS Resource: Employment Land  
Pipeline Sites: Lewes District

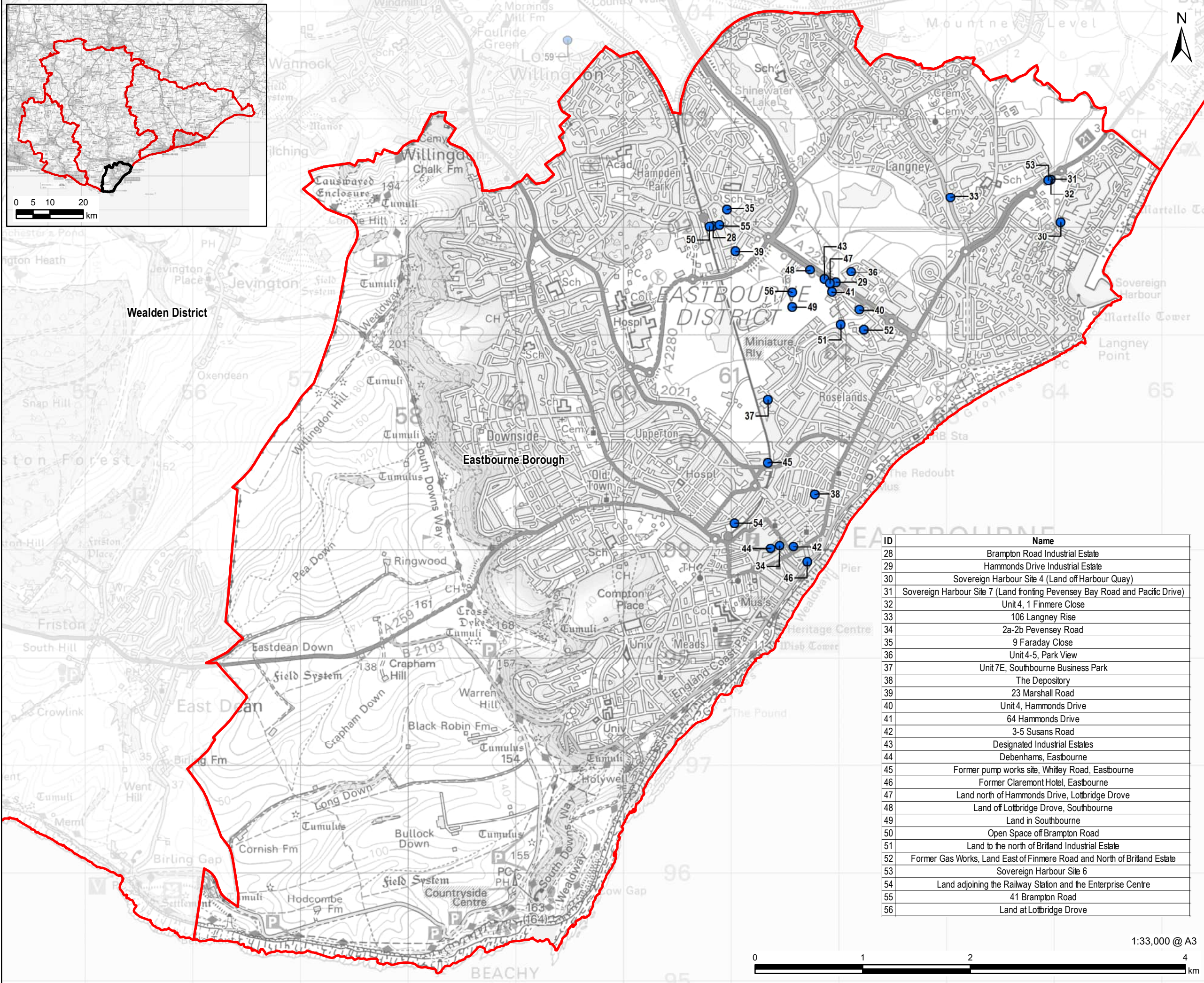
## FIGURE NUMBER

## Appendix B



# **Appendix C GIS Resource: Employment Land Pipeline Sites: Eastbourne Borough**





**PROJECT**  
East Sussex Employment  
Land Pipeline Study

**CLIENT**  
Locate East Sussex

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**LEGEND**  
Local Authority Boundary  
GIS Location

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**ISSUE PURPOSE**  
FINAL  
**PROJECT NUMBER**  
60697227

**FIGURE TITLE**  
GIS Resource: Employment Land  
Pipeline Sites: Eastbourne Borough

**FIGURE NUMBER**  
Appendix C

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# **Appendix D GIS Resource: Employment Land Pipeline Sites: Wealden District**





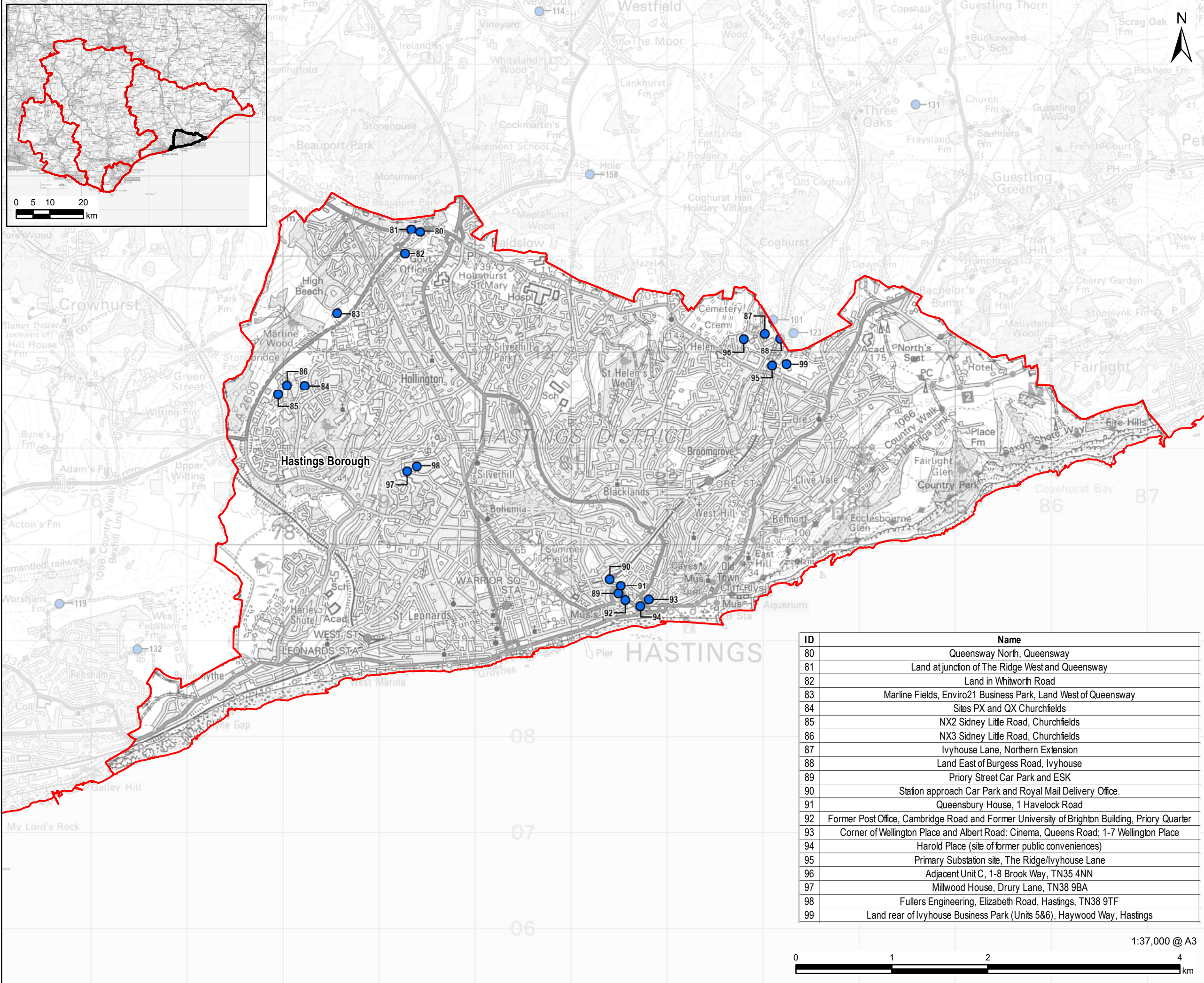


# **Appendix E GIS Resource: Employment Land Pipeline Sites: Hastings Borough**



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Revision: 0 Drawn: LL Checked: ZC Approved: JH Date: 2023-04-26



ID	Name
80	Queensway North, Queensway
81	Land at junction of The Ridge West and Queensway
82	Land in Whitworth Road
83	Marline Fields, Enviro21 Business Park, Land West of Queensway
84	Sites PX and QX Churchfields
85	NX2 Sidney Little Road, Churchfields
86	NX3 Sidney Little Road, Churchfields
87	Ivyhouse Lane, Northern Extension
88	Land East of Burgess Road, Ivyhouse
89	Priory Street Car Park and ESK
90	Station approach Car Park and Royal Mail Delivery Office.
91	Queensbury House, 1 Havelock Road
92	Former Post Office, Cambridge Road and Former University of Brighton Building, Priory Quarter
93	Corner of Wellington Place and Albert Road: Cinema, Queens Road; 1-7 Wellington Place
94	Harold Place (site of former public conveniences)
95	Primary Substation site, The Ridge/Ivyhouse Lane
96	Adjacent Unit C, 1-8 Brook Way, TN35 4NN
97	Millwood House, Drury Lane, TN38 9BA
98	Fullers Engineering, Elizabeth Road, Hastings, TN38 9TF
99	Land rear of Ivyhouse Business Park (Units 5&6), Haywood Way, Hastings

1:37,000 @ A3



AECOM

PROJECT

East Sussex Employment  
Land Pipeline Study

CLIENT

Locate East Sussex

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LEGEND

- Local Authority Boundary
- GIS Location

NOTES

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ISSUE PURPOSE

FINAL  
PROJECT NUMBER

60697227

FIGURE TITLE

GIS Resource: Employment Land  
Pipeline Sites: Hastings Borough

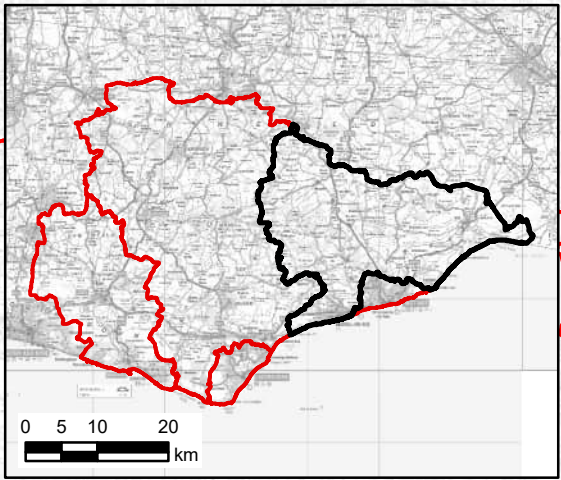
FIGURE NUMBER

Appendix E

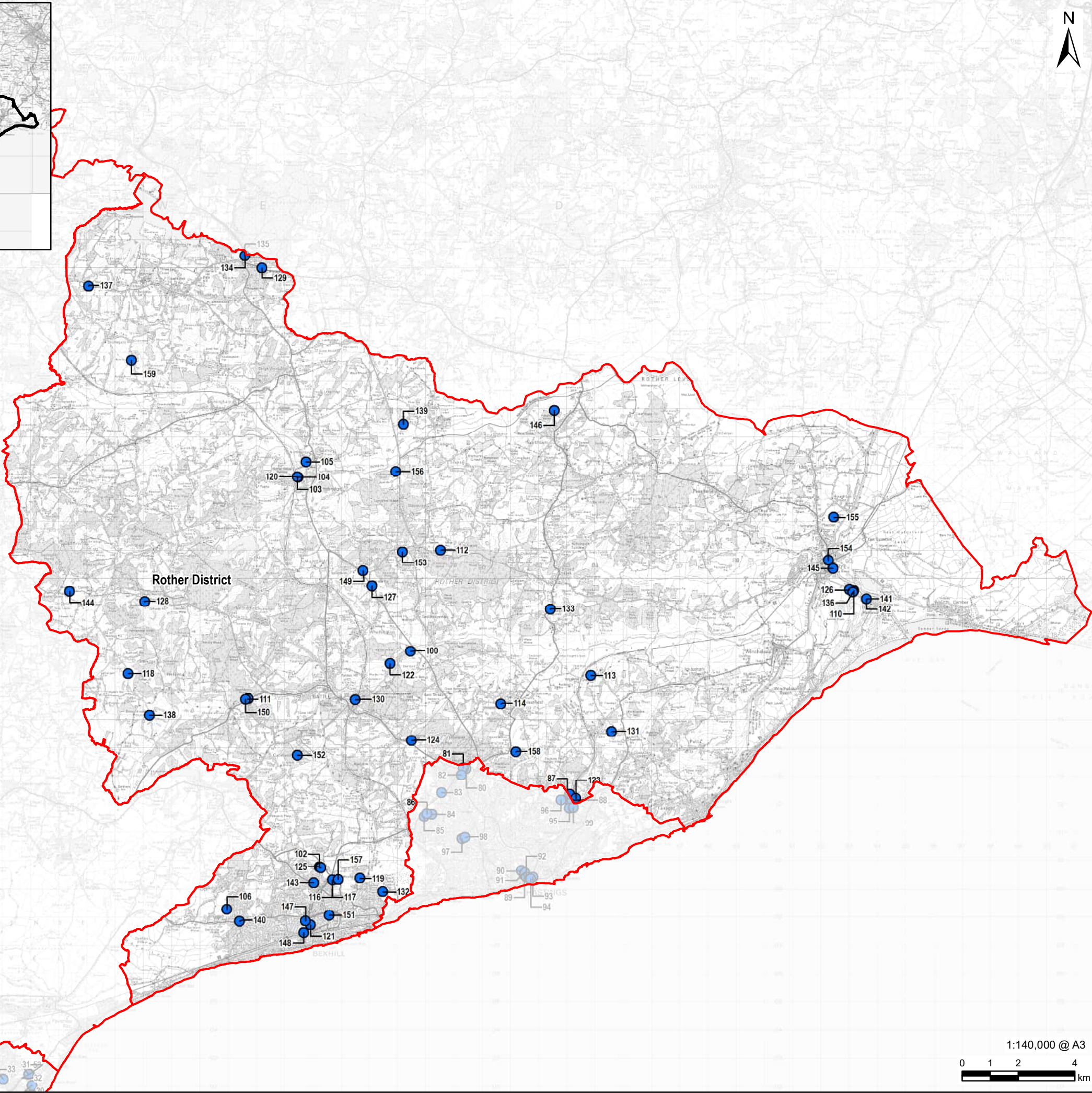


# **Appendix F GIS Resource: Employment Land Pipeline Sites: Rother District**





ID	Name
100	Land at Felon's Field, Marley Lane
101	Land north of A265, Ivyhouse Lane, Hastings
102	Land at Levetts Wood and Oaktree Farm, Sidley, Bexhill
103	Rutherfords Business Park, Marley Lane
104	Culverwells, Salehurst
105	Former Scots Mill, Northbridge Street, Robertsbridge
106	Land north of Barnhorn Road
107	Old Mears, Harbour Road, Rye Harbour
108	Old Mears, Harbour Road, Rye Harbour
109	Old Mears, Harbour Road, Rye Harbour
110	Old Mears, Harbour Road, Rye Harbour
111	Beechdown Sawmills – Land adjacent
112	Forge Farm
113	Upper Lidham Hill Farm - Southern Site
114	Wheel Farm Business Park - Unit A
115	Bexhill Enterprise Park
116	Bexhill Enterprise Park – Escarpment Site A
117	Bexhill Enterprise Park – Escarpment Site B
118	Keeleys Yard
119	Worsham Farm - Land North of Westwood Road
120	E O Culverwell Ltd
121	47 London Road, Bexhill
122	The Dairy Sheds, Bowlings Corner, Marley Lane
123	Burgess Road - Land at, Ivyhouse Lane Industrial
124	Telham Forge, Hastings Road
125	Land at Buckholt Lane, Bexhill
126	Former ARC Site, Harbour Road, Rye Harbour
127	Hillside Nursery, Woodmans Green Road
128	Coldharbour Farm Estate, Battle Road, Brightling
129	Hawkhurst Road - Flimwell Bird Park
130	Foster Motors
131	Former Agri Building, Copshall Farm, Butchers Lane
132	Pebsham Rural Business Park, Pebsham Lane, Bexhill
133	Culpepper Cottage, Cackle Street, Brede
134	Royal Oak Garage, London Road, Flimwell
135	Royal Oak Garage, London Road, Flimwell
136	Land adjacent to Churchfields, Harbour Road, Icklesham
137	The Old Brickyard, High Street, Wallcrouch
138	New Buildings Farm, Church Road, Ashburnham
139	Bodiam Business Park, Green Lane, Bodiam
140	1 Cooden Sea Road, Bexhill
141	The Salings, Rye Wharf, Harbour Road, Rye Harbour
142	The Salings, Rye Wharf, Harbour Road, Rye Harbour
143	38-40 Ninfield Road, Bexhill
144	Pepper Pot Barn, Carricks Hill, Dallington
145	Sandrock Marine, Rock Channel, Rye
146	Former Piggeries, Crockers Lane, Northiam
147	Former Bexhill Ambulance Station, 10 Beeching Road
148	3-17 Wellington Place, Terminus Road, Bexhill
149	Hooks Beech, Vinehall Business Centre, Vinehall St
150	Littlewood Fencing Ltd, North Trade Road, Battle
151	Former Wash House, 2 & 2A Church Street, Bexhill
152	Land at Wylands Farm, Powdermill Lane, Catsfield
153	Little Swailes Green Farm, Sedlescombe
154	Skinner's of Rye, 74 Fishmarket Road, Rye
155	The Old Dairy, Rye Road, Rye Foreign
156	Unit 3, Compass Park, Junction Road, Staplecross
157	Glovers Lane
158	Westfield Lane
159	Battenhurst Road



PROJECT  
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Land Pipeline Study

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LEGEND  
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ISSUE PURPOSE  
FINAL  
PROJECT NUMBER  
60697227

FIGURE TITLE  
GIS Resource: Employment Land  
Pipeline Sites: Rother District

FIGURE NUMBER  
Appendix F

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