

EASTBOURNE

Borough Council



Eastbourne Local Plan

Land Availability Assessment



February 2026



Eastbourne Local Plan 2022-2042

**EASTBOURNE LAND AVAILABILITY
ASSESSMENT**

February 2026

Executive Summary

- i. Eastbourne Borough Council (EBC) is preparing a new Local Plan as a framework for future development which will cover the period from 2022 to 2042. This Land Availability Assessment (LAA) – formerly known as a Strategic Housing Land Availability Assessment (SHELAA) – is a key evidence document in the preparation of the local plan, which provides an up-to-date assessment of land supply in the borough and help to identify land for new development for the period up to 2042. The preparation of a LAA (or equivalent) is a requirement of the National Planning Policy Framework (NPPF) (2024) and Planning Practice Guidance (PPG), and is intended to ensure that all land is assessed together as part of plan preparation to identify which sites or broad locations are the most suitable and deliverable for a particular use.
- ii. **It is important to note that the LAA is not a statement of Council policy, and it does not itself determine whether a site should be allocated for development in the future, nor does it influence the likelihood of gaining planning permission on a particular site.**
- iii. The methodology for undertaking the LAA is set out in a separate report, but is broadly based around firstly identifying sites that could have potential for development, assesses sites to determine whether they are suitable, available and achievable and identifying any additional housing delivery from windfall sites to identify the capacity for development over a 20-year period. It is important to note that no size threshold has been applied to the identification of sites, so all sites with capacity for 1 or more new homes have been identified.
- iv. A total of 919 sites has been identified, with 268 of these being excluded from further assessment. A total of 677 sites were taken forward for more detailed assessment, with over 90% of these being less than 1 hectare in size. 158 sites have been assessed as being deliverable, developable or potentially developable for housing, whilst a further 17 sites have been assessed as being deliverable, developable or potentially developable for employment uses.
- v. There is evidence that windfall sites have historically formed a significant part of the housing supply in Eastbourne. As no size threshold has been applied in the LAA, the windfall allowance is based on housing delivery through conversions and changes of use, which are difficult to identify in advance of coming forward. Adjustments have been made to past trends to reflect changes to national policy, guidance and legislation, such as the extension of permitted development rights, to identify an allowance of 994 homes to be delivered through windfall. No windfall allowance has

been included in years 1-3 to avoid double counting with extant planning permissions.

- vi. The housing land availability in Eastbourne, including sites delivered in the first three years of the plan period, sites with an extant permission or currently under construction as of 1st October 2025, and an allowance for windfall, amounts to is between **4,472** and **6,343 homes**, equivalent to between **223 and 318 new homes per year**.
- vii. However, this is still significantly short of the Local Housing Need for Eastbourne, which is calculated via the standard method set out in PPG, as being 714 homes per year. This means that there is a shortfall against the local housing need of between 396 and 491 homes per year, equivalent to between 7,937 and 9,808 homes over 20 years.
- viii. The amount of land available for employment uses is **53,000 sqm** over the plan period, including 24,500 sqm of office floorspace and 22,465 sqm of industrial and warehouse floorspace. The need for office floorspace between 2025 and 2042 is 4,900 sqm, and for industrial and warehouse floorspace the need is between 16,400sqm and 30,700 sqm. When taking into account existing commitments, this means that there is sufficient land availability to meet the future employment needs in full.

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I. Introduction

- 1.1. Eastbourne Borough Council (EBC) is preparing a new local plan as a framework for future development that will cover the period from 2022 to 2042.
- 1.2. The National Planning Policy Framework (NPPF) (2024)¹ requires local planning authorities to have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. In order to meet this requirement, Eastbourne Borough Council are preparing a Land Availability Assessment (LAA) for the area of the Borough outside of the South Downs National Park to demonstrate a robust understanding of the future supply of land in the local planning authority area.
- 1.3. The previous version of the LAA was published in October 2022. The LAA has been prepared in accordance with an updated methodology that was subject to public consultation and most recently updated in April 2025.
- 1.4. This LAA has reviewed the 2022 LAA to provide an up-to-date assessment of land supply in the borough as at 1st October 2025 and to help to identify land for new housing and employment land uses for the period up to 2042.
- 1.5. The LAA is an evolving document and will be updated annually, or as and when there are significant changes to the information about land in the borough that would affect the accuracy of the assessment.

Purpose of the LAA

- 1.6. The LAA is a technical assessment of the amount of land that is available and suitable to meet the Borough's development needs. The purpose of the LAA is to identify sites with potential for development; estimate the amount of development that they can provide; assess whether land is suitable, available and achievable for particular land uses; and identify timescales in which that development could be delivered.
- 1.7. **The LAA is an important evidence base document that informs plan-making. The LAA is not a statement of Council policy, and it does not itself determine whether a site should be allocated for development in the future, nor does it influence the likelihood of gaining planning permission on a particular site. Neither does it outweigh or alter any existing policies or designations. All**

¹ [National Planning Policy Framework](#)

planning applications must, and will continue to be, determined against the development plan and other material planning considerations.

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

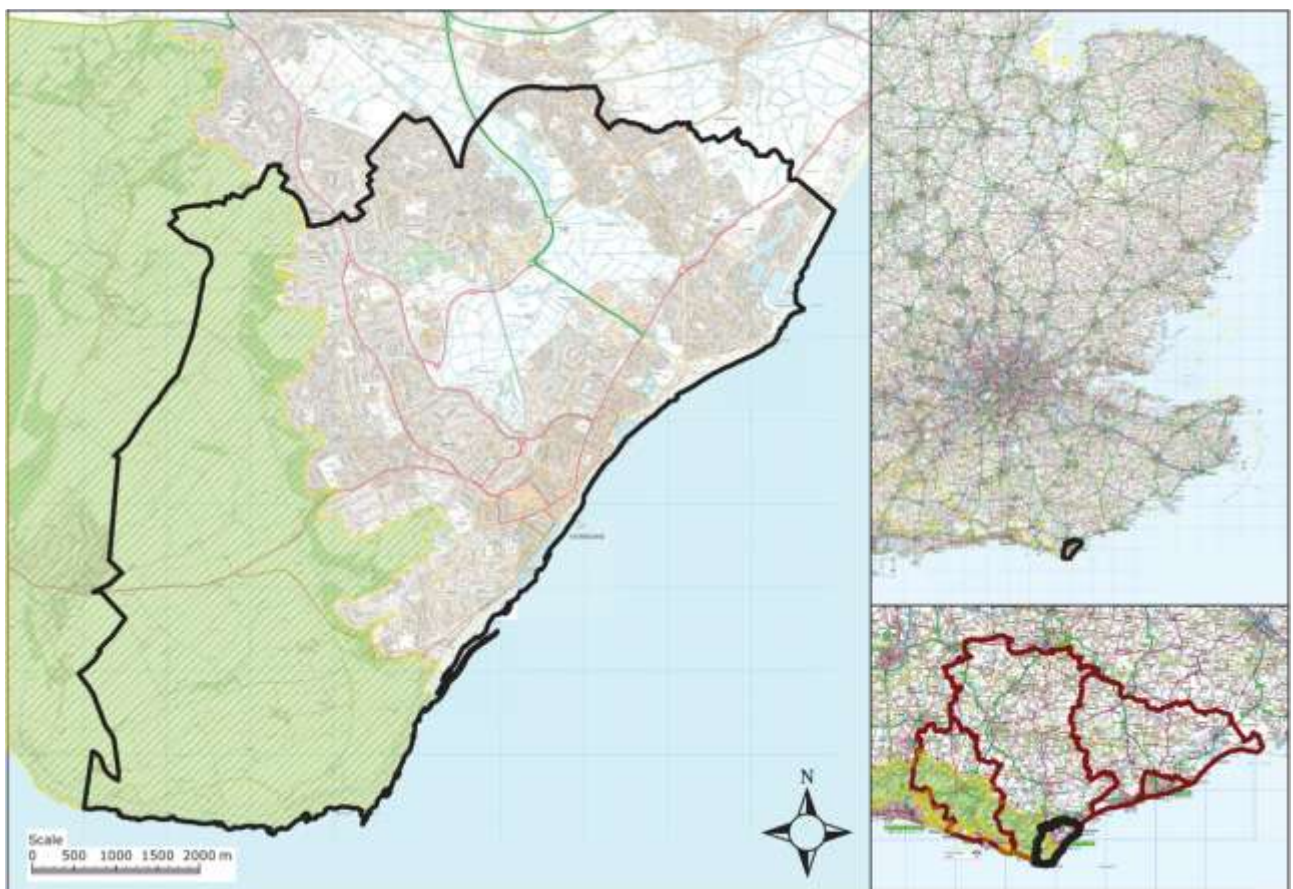
Structure of the LAA

- 1.9. The Eastbourne LAA is structured as follows: Background; Policy Context; Summary of Methodology; Findings of Site Assessments; Windfall Assessment; Conclusions; and Next Steps
- 1.10. The appendix to this document contains the list of sites that were excluded from assessment and the reasons for doing so, a list of sites with extant permission, and a list of sites that were included in the assessment and a summary of the site conclusions.
- 1.11. Details for the site assessments containing the site appraisal results and mapping showing all of the sites included in the LAA is available from the WebMap.

2. Background

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

Figure 1 - Eastbourne Location Map



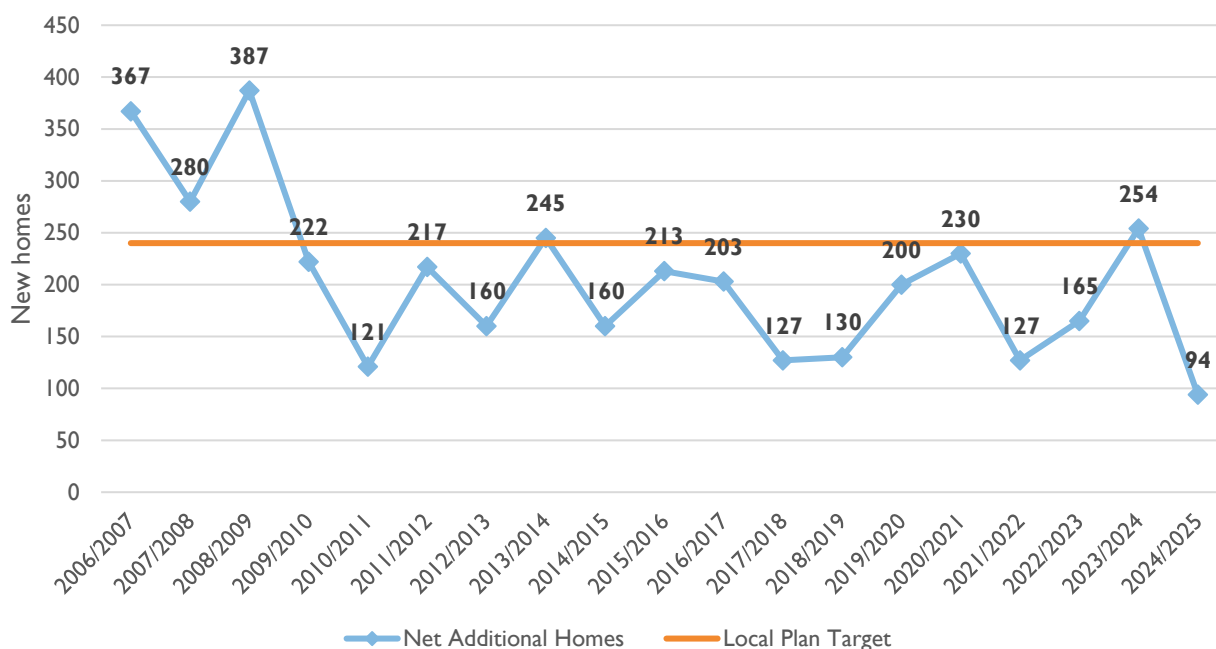
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- 2.2. Eastbourne Borough has a population of 104,259 according to the 2024 ONS Mid-year population estimate, and contains 49,830 dwellings². 40% of all residential properties are flats, and 27% are Terraced. Properties are predominantly 2-bed (34%) and 3-bed (36%).

² Valuation Office Agency, Table CTSOP1.0: Number of properties by Council Tax band and administrative area at 15 September 2024

- 2.3. Eastbourne Borough Council is in the process of preparing a new local plan to replace the Eastbourne Core Strategy 2006-2027, which was adopted in 2013 and set a housing requirement of 240 homes per year over the plan period.
- 2.4. Eastbourne Borough Council is the local planning authority for the area of Eastbourne Borough that is outside of the South Downs National Park. Therefore, the new Local Plan and this LAA will only apply to the part of the Borough outside of the National Park.
- 2.5. Since 2006, 3,902 net additional homes have been delivered in Eastbourne at an average of 205 new homes per year. However, this record is influenced by high levels of delivery in the early years of the plan. Figure 2 shows that delivery since the 2008 global financial crisis has reduced significantly and in the last five years, 870 new homes have been built at an average of 174 homes per year, despite the absence of a five-year housing land supply and the application of the NPPF’s presumption in favour of sustainable development.

Figure 2 - Net Additional Homes delivered against Local Plan target



- 2.6. Housing delivery in Eastbourne has been reliant on small sites, with large sites being very limited in the borough. 76% of the homes delivered since 2006 have been on sites accommodating less than five units, with over 90% of residential development sites delivering less than 10 new homes. Just 83 sites have delivered more than 10 homes, 65 of which were between 10 and 24 units. Just four were large sites that delivered in excess of 100 homes.

- 2.7. Overall, the Town Centre has delivered the highest number of new homes, and these have mainly come through conversions and changes of use. This would be expected as the town centre would be a location where there is a concentration of non-residential uses.
- 2.8. Generally, it is the neighbourhoods immediately surrounding the Town Centre – Upperton, Seaside and Meads – that have seen the next highest rates of housing delivery, suggesting greater opportunities in these areas. Neighbourhoods on the edges of the town, such as Shinewater & North Langney and Ratton & Willingdon Village have seen very few new homes delivered, indicating a lack of suitable sites for development in these suburban locations.
- 2.9. Recent housing delivery has been dominated by flatted development. Of the new homes delivered since 2011, over 75% have been in the form of flats. The most common type of home delivered has been 1-bed flats (44%), followed by 2-bed flats (30%). Just 24% of homes delivered have been in the form of houses.

3. Policy Context

National Policy Context

- 3.1. The NPPF (para 11b) confirms that the new local plan should, as a minimum, seek to meet the need for housing and other uses, as well as any needs that cannot be met within neighbouring areas (as established through Statements of Common Ground), unless there is a strong reason for restricting the overall scale, type or distribution of development in the plan area; or the adverse impacts of meeting the need would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole.
- 3.2. The NPPF (para 62) confirms that the starting point for determining the number of new homes that the new local plan should provide is determined through a local housing need assessment, which is conducted using a standard methodology that is set out in Planning Practice Guidance (PPG)³.
- 3.3. The standard method produces a local housing need figure for Eastbourne of 714 new homes per year, or 14,280 homes over the period 2022 to 2042, as calculated on 1st October 2025.
- 3.4. However, PPG⁴ confirms that local housing need is not the housing requirement, but instead ensures that plan-making is informed by an unconstrained assessment of the number of homes needed in an area. The LAA will provide key evidence that will identify and provide justification for whether the local plan can meet the local housing needs.
- 3.5. In relation to future need for employment land, the Eastbourne and Wealden Employment and Economy Study (2025) identifies a need in Eastbourne between 2025 and 2042 for 35,600 sqm of employment floorspace, consisting of 4 between 16,400sqm and 30,700 sqm of industrial and warehouse floorspace. The Retail and Leisure Study (2023) identifies a need for new retail floorspace of 400 sqm of convenience goods retail space to 2040.
- 3.6. The NPPF (para 124) emphasises the importance of making an effective and efficient use of land to meet need for homes and other uses, whilst at the same time safeguarding and improving the environment and ensuring safe and healthy living conditions.

³ PPG – Housing and economic needs assessment, Paragraph: 006 Reference ID: 2a-006-20241212

⁴ PPG – Housing and economic needs assessment, Paragraph: 002 Reference ID: 2a-002-20241212

- 3.7. The NPPF (para 125) identifies the importance of using suitable brownfield land within settlements for homes and other identified needs, and supporting appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land. It also recognises that the development of under-utilised land and buildings should be supported, especially where land supply is constrained, and available sites could be used more effectively.
- 3.8. The NPPF (para 129) confirms that in making efficient land of land, account should be taken of:
- a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it.
 - b) local market conditions and viability.
 - c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use.
 - d) the desirability of maintaining an area’s prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
 - e) the importance of securing well-designed, attractive, and healthy places.
- 3.9. In terms of the identification of sites, the NPPF (para 126) confirms that local planning authorities should take a proactive role in identifying and helping to bring forward land that may be suitable for meeting development needs.

Local Policy Context

Eastbourne Core Strategy Local Plan 2006-2027

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

- The Town Centre (approximately 1,242 new dwellings); and
 - Sovereign Harbour (up to a maximum of 150 new dwellings).
- 3.13. Policy B1 ensures ‘the delivery of new employment land and community facilities alongside new residential development in the two centres will be required to cater for increased growth and improve their sustainability as neighbourhoods’. The Core Strategy supports higher residential densities in the six sustainable neighbourhoods: Old Town; Meads; Upperton; Town Centre; Seaside; and Langney.
- 3.14. The Spatial Development Strategy aims to protect and safeguard the environmental quality of Eastbourne by focusing development on previously developed land within the existing urban area defined by the built-up area boundary to make efficient reuse of vacant brownfield land will encourage regeneration and renewal. This includes some brownfield sites within tidal flood zone 3a, for which mitigation measures are agreeable to the Environment Agency.
- 3.15. The Core Strategy also divides the town into two Market Value Areas which reflect the disparity between dwelling prices across Eastbourne. This has a significant impact on residual site values and the financial viability of delivering different types and styles of housing.

Eastbourne Town Centre Local Plan

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

Eastbourne Employment Land Local Plan

- 3.18. The need to produce the Employment Land Local Plan (ELLP) resulted from concerns raised during the Public Examination of the Eastbourne Core Strategy Local Plan. The Inspector considered that the evidence on the employment land supply did not demonstrate that the Core Strategy policy relating to employment land (Policy D2: Economy) was the most appropriate strategy for supporting job growth and economic prosperity in Eastbourne. In order to address this issue

without delaying the adoption of the Core Strategy, the Inspector recommended that Core Strategy Policy D2 should be the subject of an early review, leading to its replacement with an additional Local Plan to deal specifically with employment land supply.

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

Eastbourne Borough Local Plan 2001-2011 (Saved Policies)

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

Community Infrastructure Levy

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

Table 1 - CIL Charging Schedule

Type of Development (Use Class Order 1987 as amended)	CIL rate/sq. m for net additional floorspace (2015)	Indexed rate for 2026
Dwellings* (C3) excluding residential apartments	£50	£76.92
Retail (A1-A5) #	£80	£123.08
All other uses	£0	0

* Where there is a net gain in dwellings.

Where the development is 100 sq. m. or greater

4. Summary of Methodology

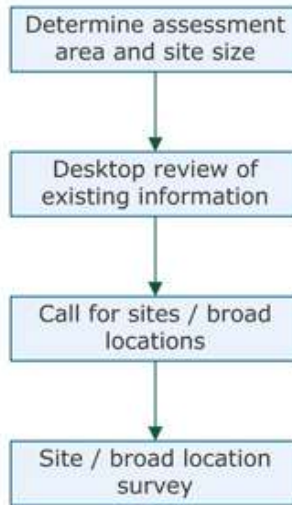
- 4.1. This section provides a summary of the methodology used in undertaking the LAA. The full methodology is outlined in the LAA Methodology Report (June 2025), which is available from the Council's website⁵.
- 4.2. The requirement to undertake the LAA is set out in paragraph 72 of the NPPF. This identifies that local planning authorities should have a clear understanding of the land available in their area through the preparation of a land availability assessment, which will enable the authority to identify a sufficient supply and mix of sites taking account of their availability, suitability and likely economic viability.
- 4.3. PPG⁶ sets out the purpose of the assessment and identifies the content of the assessment. The guidance sets out that the assessment should:
- identify sites and broad locations with potential for development.
 - assess their development potential; and
 - assess their suitability for development and the likelihood of development coming forward (the availability and achievability).
- 4.4. The LAA aims to provide specific 'deliverable' sites for years one to five of the plan period; and specific, 'developable' sites or broad locations for growth, for years 6-10 and where possible, for years 11-15 of the plan period. The NPPF (Annex 2: Glossary) sets out the difference between the meanings of 'deliverable' and 'developable' in the context of the assessment.
- 4.5. The guidance identifies a process covering five main stages that should be followed to achieve a robust assessment. The PPG methodology is shown in Figure 3, and this approach has been followed in this methodology.

⁵ [Land Availability Assessment - Lewes and Eastbourne Councils](#)

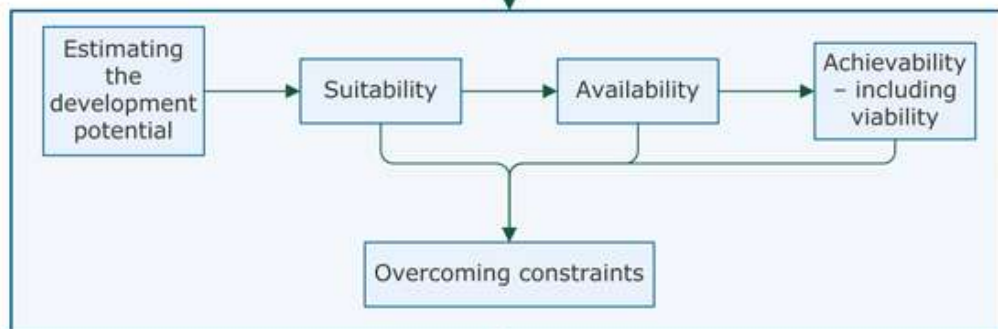
⁶ PPG - Housing and economic land availability assessment, Paragraph: 001 Reference ID: 3-001-20190722

Figure 3 - Housing and economic land availability assessment flowchart⁷

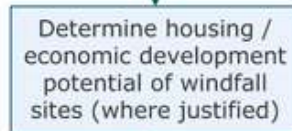
Stage 1 - Site / broad location identification



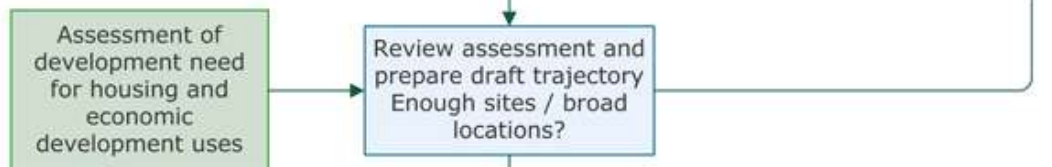
Stage 2 - Site / broad location assessment



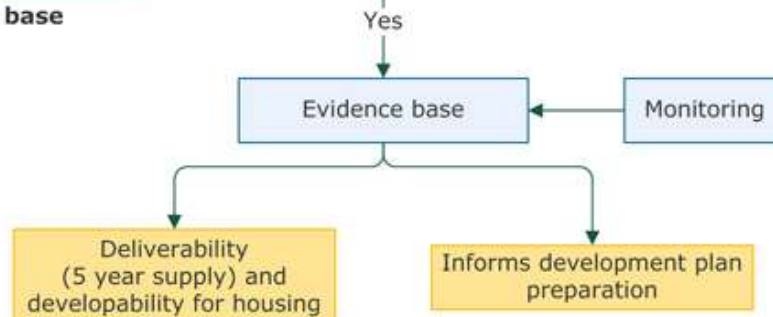
Stage 3 - Windfall assessment



Stage 4 - Assessment review



Stage 5 - Final evidence base



Stage 1: Site Identification

- 4.6. Stage 1 involves the identification of all potential sites for inclusion in the assessment. This includes sites for residential development, including for different tenures and types, economic uses such as retail, leisure, cultural, office, industrial and warehousing, and also other uses such as renewable energy generation, habitat banks or other forms of green infrastructure.
- 4.7. The area for the assessment is the administrative boundaries of Eastbourne Borough, excluding the area of the borough within the South Downs National Park (SDNP).
- 4.8. Although PPG recommends a site threshold of 5 or more dwellings, land constraints and the fact that the majority of new homes in Eastbourne are delivered on small sites means that in order to demonstrate a thorough understanding of land availability, the LAA does not apply the site size threshold recommended by PPG. Instead, it considers all sites capable of achieving any net gain in residential dwellings (i.e. sites that could deliver one or more additional new homes) or 500 sqm of employment floorspace.
- 4.9. The NPPF (para 126) and PPG⁸ confirms that a proactive approach should be taken to identify sites, and that plan-makers should not simply rely on sites that they have been informed about.
- 4.10. As a starting point, a desktop review of existing information has been carried out to identify potential sites for assessment. This has taken a proactive approach to identifying as wide a range of sites for development as possible. This includes assessing all pre-application requests, and sites refused planning permission to identify any new sites for inclusion.
- 4.11. 'Call for Sites' consultations have taken place over recent years to invite submissions of land for consideration in the LAA, and site submissions have also been accepted outside of the official consultation periods. Call for Sites exercises have been publicised on a number of times over recent years, including between November 2019 and January 2020 and between January and March 2022. Since March 2025, the Call for Sites consultation portal has been permanently open for submissions⁹.
- 4.12. In order to ensure a pro-active approach to site identification, thorough urban capacity surveys of the existing built-up area have been undertaken in order to

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

⁹ [Eastbourne Land Availability Assessment - Call for Sites - Lewes and Eastbourne Planning Policy Consultations](#)

identify any further sites that may have the potential to accommodate future development. This involved identifying any sites that could have any potential to deliver development, including car parks, open spaces, playing fields and commercial uses in residential areas. The identification of sites does not necessarily mean that they would be suitable for development, but that this would be assessed in more detail in Stage 2.

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

Table 2 – Reasons for Site Exclusions at Stage 1

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

Exclusion	Reason
Fields in Trust QEII Status	<p>There are a number of sites in Eastbourne that have been given Fields in Trust QEII status, which provides a legal agreement between Fields in Trust and the landowner that the site will be used as green space and protected from development in perpetuity.</p> <p>These sites are therefore not legally available for development and are excluded from further assessment.</p>
Sites that are expected to provide less than 10 new homes through Change of Use or Conversion	<p>Changes of use (non-residential to residential) and Conversions (increase in dwellings within an existing residential building), by their nature, are less easily identifiable before a planning application is submitted, particularly where they involve a small number of net additional homes.</p> <p>However, in order to ensure a robust approach to identifying potential sources of housing delivery, the LAA should seek to identify sites that would be expected to provide homes through larger scale changes of use or conversions.</p> <p>It is considered appropriate to set a threshold on sites that may deliver new homes through change of use or conversion of 10 net additional homes. This is considered to be a pragmatic and proportionate approach, given the number of sites that may need to be identified.</p> <p>Delivery of homes through change of use or conversion that are below this threshold would be considered through a windfall assessment (Stage 3). This will be based on trends of housing delivery through small-scale change of use and conversion.</p> <p>Sites identified in Stage 1 that are expected to provide less than 10 new homes through Change of Use or Conversion are excluded from further assessment to ensure that there is no double counting of homes in the overall assessment.</p>

Stage 2: Site Assessment

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

Estimating development potential and capacity

4.17. The starting point for estimating development capacity for sites is to consider any existing available information such as landowner estimates, which have been reviewed and adjusted to ensure that they are realistic and make efficient use of land.

- 4.18. Where an estimate for housing capacity does not exist, density assumptions have been applied to sites to provide an indicative yield.
- 4.19. Previous versions of the SHELAA have indicated that it is unlikely that Eastbourne will be able to meet its local housing need in full, so assumptions around density have been revisited and re-assessed to ensure that the most efficient use of land is being made. An assessment of residential density in Eastbourne¹⁰ has been undertaken, which makes recommendations for density ranges for future development within specified density areas. The density ranges and density areas are identified in Appendix 1.
- 4.20. These density ranges have been used to estimate site capacity, and where there are site specific reasons why the density range is inappropriate for a particular site, the reasoning for this has been set out.
- 4.21. Where an estimate for employment capacity does not exist, plot ratios as identified in Table 3 have been applied. Where adjustment have been made to reflect site characteristics and constraints, the reasoning for this has been set out.

Table 3 - Plot ratios for employment uses

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

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

Suitability Assessment

- 4.23. A site or broad location can be considered suitable if it would provide an appropriate location for development when considered against relevant constraints and their potential to be mitigated.
- 4.24. The criteria used to assess the suitability of the sites includes:

¹⁰ Assessment of Residential Densities in Eastbourne (2025), EBC

- national and local policy constraints.
 - market attractiveness.
 - current and surrounding uses.
 - physical site issues such as highway capacity, site access, contaminated land, topography, and flood risk
 - potential impacts including the effect upon landscape and townscape features, nature, ecological and heritage conservation.
 - Impact on residential amenity of existing and future occupiers.
- 4.25. Sites with no identified constraints are assessed as being 'suitable'. Sites with constraints that may be overcome with additional work or mitigation are assessed as 'potentially suitable'. Sites with substantial constraints which are likely to act as 'showstoppers' to development are assessed as 'not suitable'.

Availability Assessment

- 4.26. The availability assessment uses the PPG¹¹ definition that a site can be considered available for development, when on the best information available (confirmed by the call for sites and information from landowners and legal searches where appropriate), there is confidence that there are no legal or ownership impediments to development.
- 4.27. Where sites have been identified through urban capacity surveys, land registry searches have been undertaken and landowners contacted to ask for evidence of the availability of their site.
- 4.28. Given the significant role of the LAA in terms of establishing a robust housing land supply for future development over the plan period, if there is no reasonable prospect that the site will become available over the lifetime of the plan, then it cannot be included as a realistic option for development.
- 4.29. Through the assessment, a judgement has been made based on the information submitted and otherwise available, as to whether the site is available and when it may be able to deliver development.

¹¹ PPG – Housing and economic land availability assessment - Paragraph: 019 Reference ID: 3-019-20190722

Achievability Assessment

- 4.30. According to PPG¹², a site should be considered achievable for development if there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period.
- 4.31. The assessment is based on a balanced judgement of the site values against the development costs. Where values are likely to exceed the cost of development then the site will be categorised as achievable at this stage. Where the judgement is finely balanced, the site will be assessed as potentially achievable. Where there would be extraordinary requirements for access or infrastructure that may impact viability of development, sites are assessed as ‘unlikely to be achievable’.
- 4.32. As part of the Local Plan evidence gathering process, a viability assessment of the whole plan will be undertaken, which will take account of all relevant national and local policies and standards which could impact on the viability of a site, such as the Council’s Community Infrastructure Levy, nationally or locally set affordable housing contributions, or other planning obligations. The purpose of the ‘whole plan’ viability assessment is to ensure that policies are realistic and that the cumulative cost of relevant policies will not undermine deliverability of the plan.

Assessment of developability

- 4.33. The assessment of suitability, availability and achievability of sites will provide information on which a judgement has been made in the plan making context as to whether a site can be considered deliverable over the plan period. The definitions of deliverable and developable are set out within the NPPF (Annex 2).
- 4.34. The sites have been assessed as follows:
- Sites classified as “deliverable” should be expected to be developed within the next five years.
 - Sites classified as “developable” should be expected to be developed within the plan period.
 - Sites classified as “potentially developable” could be expected to be developed in the plan period, but further evidence may change the assessment of the site
 - Sites classified as “undevelopable” cannot realistically be expected to be developed in the foreseeable future.

¹² PPG – Housing and economic land availability assessment - Paragraph: 020 Reference ID: 3-020-20190722

- 4.35. In accordance with the PPG¹³, each site will be assigned a timescale for delivery, which is either 1- 5 years, 6-10 years, 11 years and beyond.
- 4.36. The timescales depend on the information known about each site in relation to its suitability and availability for development:
- If there are no known constraints to development and the site is owned or controlled by a landowner / developer who is in the process of bringing the site forward for development, the site will fall into the 0-5 year timescale.
 - If a site is complex, is in multiple ownership, has constraints to development or there is no clear immediate intent to develop, this site will be assigned a later timescale of 6-10 years.
 - If a site is expected to come forward for development within the plan period but there are severe constraints to delivery or intention to develop is not clear these sites are assigned the 11 years and beyond category.

Stage 3: Windfall Assessment

- 4.37. The NPPF (para 75) permits the inclusion of a windfall allowance in the anticipated supply where there is compelling evidence that such sites have and will continue to form a reliable source of supply. Therefore, a windfall assessment has been undertaken to identify an appropriate allowance for sites which contribute to future housing supply through an analysis of past trends.
- 4.38. A windfall allowance is usually based on delivery of homes on sites providing less than five units each, but the Eastbourne LAA does not apply a size threshold to the identification of sites. This means that all potential sites are identified and considered regardless of size, which should lead to a more robust assessment.
- 4.39. However, sites identified in the LAA will predominantly be either new build sites or sites where a redevelopment would take place. This means that new homes that come forward through changes of use (the change of a non-residential use to residential) or conversion (a change in the number of residential units within an existing residential building including the creation of new dwellings through upward extensions) which are difficult to recognise in advance of the submission of a planning application are unlikely to be identified.
- 4.40. In order to show that the identification of potential sites is robust and 'no stone has been left unturned', the LAA will seek to identify and assess sites that would be expected to provide homes through larger scale changes of use or conversions,

¹³ PPG – Housing and economic land availability assessment - Paragraph: 024 Reference ID: 3-024-20190722

based on a threshold of 10 net additional homes. This is considered to be a proportionate and pragmatic approach.

4.41. Sites that would deliver less than 10 homes through change of use or conversion will be excluded from the assessment, and a future windfall allowance will be identified based on trends of housing delivery through small-scale change of use and conversion sites (including planning permissions and permitted development), going back as far as 2006 to take into account economic cycles. These past trends have been considered against the impacts of changes in national policy and legislation, including the extension of permitted development rights, to identify a windfall allowance by neighbourhood for the plan period. There will be no windfall allowance included in years 1-3 to avoid double counting with extant planning permissions.

Stage 4: Assessment Review

4.42. Based on assessment of sites through Stages 1 to 3, an indicative trajectory will be prepared setting out how much housing and the amount of economic floorspace that can be provided, and at what point in the future.

4.43. If there are still insufficient capacity identified to meet the local housing need, it will be necessary to investigate how this shortfall can best be planned for. PPG¹⁴ advises that if there is clear evidence that strategic policies cannot meet the needs of the area, factoring in the constraints, it will be important to establish how needs might be met in adjoining areas through the process of preparing statements of common ground, and in accordance with the duty to cooperate. If following this, needs cannot be met then the Council will have to demonstrate the reasons why as part of the plan examination.

Stage 5: Final Evidence Base

4.44. The Land Availability Assessment provide the standard outputs identified in the PPG¹⁵, including:

- a list of all sites or broad locations considered, cross-referenced to their locations on maps.
- an assessment of each site or broad location, including:
 - where these have been discounted, evidence justifying reasons given.

¹⁴ PPG – Housing and economic land availability assessment - Paragraph: 025 Reference ID: 3-025-20190722

¹⁵ PPG – Housing and economic land availability assessment - Paragraph: 026 Reference ID: 3-026-20190722

- where these are considered suitable, available and achievable, the potential type and quantity of development, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when.
 - an indicative trajectory of anticipated development based on the evidence available.
- 4.45. The LAA will be reviewed and published annually, or as and when there are significant changes to the information about land in the borough that would affect the accuracy of the assessment.

5. Findings of Site Assessments

- 5.1. This section sets out a summary of the results of Stage 1 and 2 of the study. The results are displayed by neighbourhood and include the total housing capacity across all sites in each neighbourhood. A map of the neighbourhoods is provided in Appendix 2.
- 5.2. A detailed set of results for each site is provided in an online webpage, which can be accessed via [Eastbourne LAA Sites 2026](#).

Stage 1: Site Identification

- 5.3. A total of **945** sites has been identified through Stage 1. The sources of the sites that have been identified are provided in Table 4.
- 5.4. Two-thirds of the sites have been proactively identified by Eastbourne Borough Council. 27 sites have been identified through Call for Sites consultations and site submissions from landowners and site proponents that were accepted outside of these consultation periods.

Table 4 - Source of all identified sites

Source of Site Identification	Number of Sites	%
Allocations in existing local plans	20	2.1%
Call for Sites	27	2.9%
Council Identified	619	65.5%
Surplus public sector land	1	0.1%
Sites identified through planning applications	121	12.8%
Sites with lapsed permission	30	3.2%
Sites identified through pre-app service	92	9.7%
Applications withdrawn/refused	35	3.7%
TOTAL	945	100%

- 5.5. Of the 945 sites identified in Stage 1, the highest number are located in the Town Centre (133), with Hampden Park (105), Seaside (104) and Langney (100) also containing high numbers of identified sites (Table 5). The Summerdown & Saffrons and Sovereign Harbour neighbourhoods have the fewest number of identified sites.
- 5.6. Under Stage 1, an initial survey of all sites was undertaken to identify significant constraints or reasons why sites should be excluded from further assessment. This

initial survey resulted in 677 sites being taken forward for further assessment, and 268 sites being excluded from further assessment.

- 5.7. Around half of the sites identified in the Town Centre were excluded from further assessment. This is mainly because a number of identified sites in the Town Centre were considered to be more likely to come forward as conversions or changes of use than redevelopment.

Table 5 - Stage 1 Included and Excluded sites by neighbourhood

Neighbourhood	Included Sites	Excluded Sites	Total Sites
Town Centre	70	70	140
Upperton	31	17	48
Seaside	62	46	108
Old Town	68	17	85
Ocklynge & Rodmill	27	2	29
Roselands & Bridgemere	35	30	65
Hampden Park	90	15	105
Langney	91	10	101
Shinewater & North Langney	37	8	45
Summerdown & Saffrons	18	0	18
Meads	55	16	71
Ratton & Willingdon Village	19	5	24
St Anthonys & Langney Point	43	6	49
Sovereign Harbour	13	3	16
Outside BUA (Eastbourne Park)	8	23	31
Outside BUA (East Langney Levels)	10	0	10
TOTAL	677	268	945
%	71.6%	28.4%	100.0%

- 5.8. The most common reason for excluding a site from further assessment was due to the development of the site being completed since it was originally identified. A total of 131 identified sites were excluded from further assessment for this reason.
- 5.9. There were also 66 sites that were expected to come forward as a change of use or conversion, that would deliver less than 10 homes. These are considered through the windfall allowance, so these sites are excluded from further assessment to prevent double counting.

Table 6 - Reasons for excluded sites

Exclusion	Number of Sites
Sites previously identified that have since been completed	131
Areas or assets of particular importance identified within the NPPF	1
Sites entirely within the functional flood plain (Flood Zone 3b)	47
Sites within Fields in Trust QEII Status	23
Sites that would provide new homes through Change of Use or Conversion	66
TOTAL	268

5.10. Just one site was affected by NPPF constraints (Ancient Woodland), whilst 47 sites are entirely within the functional floodplain (Flood Zone 3b) and have been excluded on that basis. 23 sites are subject to a legal agreement with Fields in Trust that means that they are protected from development in perpetuity.

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

Stage 2: Site Assessment

5.12. A total of 677 sites were taken forward for more detailed assessment in Stage 2. These sites include 229 garage courts and hard-surfaced parking areas, 150 residential premises and their gardens, 110 sites currently in commercial use, and 97 amenity open spaces.

Table 7 - Current use of identified sites

Current Use	Sites	%
Agricultural land	10	1.5%
Allotments	11	1.6%
Amenity Open Spaces	97	14.3%
Commercial / Employment	110	16.2%
Community / Health	6	0.9%
Derelict / Vacant	12	1.8%
Education	17	2.5%
Garages / parking areas	229	33.8%
Playing fields / formal open spaces	18	2.7%
Residential / gardens	150	22.2%
Scrubland / Woodland	11	1.6%

Other	6	0.9%
TOTAL	677	100.0%

5.13. In line with recent patterns of development in Eastbourne, most of these sites are small sites. Two-thirds of the 677 sites taken forward for detailed assessment in Stage 2 have a site area of less than 0.1 hectares. In total, over 90% of the sites are less than 1 hectare in size.

Table 8 - Size of all sites assessed in Stage 2

Neighbourhood	Less than 0.1 ha	Between 0.1-0.5 ha	Between 0.5-1.0 ha	More than 1ha	TOTAL
Town Centre	44	23	0	3	70
Upperton	20	10	0	1	31
Seaside	42	11	4	5	62
Old Town	54	12	1	1	68
Ocklynge & Rodmill	15	5	1	6	27
Roselands & Bridgemere	25	4	4	2	35
Hampden Park	67	16	4	3	90
Langney	77	10	2	2	91
Shinewater & North Langney	33	3	1	0	37
Summerdown & Saffrons	5	10	1	2	18
Meads	23	23	3	6	55
Ratton & Willingdon Village	10	8	0	1	19
St Anthonys & Langney Point	36	5	2	0	43
Sovereign Harbour	1	5	1	6	13
Outside BUA (Eastbourne Park)	0	1	0	7	8
Outside BUA (East Langney Levels)	0	2	1	7	10
TOTAL	452	148	25	52	677
%	66.8%	21.9%	3.7%	7.7%	100.0%

5.14. In accordance with the methodology, the sites have been assessed in terms of their suitability, availability and achievability, and conclusions have been drawn as to whether the site is deliverable; developable; potentially developable; or undevelopable.

5.15. There are some sites that may be appropriate, but subject to mitigation in relation to, for example, flood risk, biodiversity and ecology, and the landscape impact. There are also sites where availability is indicated but not confirmed. Where this is

the case, the sites have been identified as being 'Potentially Developable', and there are 46 sites that have been assessed as such.

5.16. Overall, there are 160 sites that have been assessed as being deliverable, developable or potentially developable for housing, employment or other uses, and 451 sites assessed as being undevelopable (Table 9). In addition, there are 64 identified sites that currently have an extant planning permission (as of 1st October 2025), and therefore these sites have been considered separately. Extant planning permissions as of 1st October 2025 are identified in Appendix 3.

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

Site Assessment	Sites	%
Deliverable (Housing)	1	0.1%
Deliverable (Employment)	0	0.0%
Developable (Housing)	108	16.0%
Developable (Housing/Employment)	3	0.4%
Developable (Employment)	2	0.3%
Potentially Developable (Housing)	44	6.5%
Potentially Developable (Housing/Employment)	2	0.3%
Potentially Developable (Employment)	0	0.0%
Developable (Other)	2	0.3%
Undevelopable - Not Suitable	294	43.4%
Undevelopable - Not Available	146	21.6%
Undevelopable - Not Achievable	11	1.6%
Extant Planning Permission	64	9.5%
TOTAL	677	100.0%

Housing

5.17. A total of 158 sites has been assessed as being deliverable, developable or potentially developable ('positive identified') for housing, and these have been assessed as having capacity to deliver a total of 3,639 new homes. This does not include sites that have an extent permission as of 1st October 2025. There are 111 sites that are assessed as 'developable' and would provide 1,763 new homes, and 46 sites that are assessed as 'potentially developable' that could deliver 1,871 new homes. Of the sites assessed as 'developable', three are most suitable for mixed use including residential and retail/leisure/office development.

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

Sites	Sites	Capacity (new homes)
Deliverable	1	5
Developable	111	1,763
Potentially Developable	46	1,871
TOTAL	158	3,639

5.18. **Error! Not a valid bookmark self-reference.** confirms that the Town Centre could provide the highest number of new homes through positively identified sites. This is predominantly due to sites in the Town Centre having higher capacities due to potentially being capable of being developed at higher densities through taller buildings. There are 15 sites in the Town Centre that would be capable of densities over 150dph, and the average density of all identified sites in the Town Centre is 283 dph. This is a significant increase on the existing residential density in the Town Centre of 87dph, as identified in the Assessment of Residential Density¹⁶.

Table 11 - Housing Yield from Positively Identified Sites by Neighbourhood

Neighbourhood	Deliverable	Developable	Potentially Developable	Total	%
Town Centre	0	668	101	769	21.1%
Upperton	0	21	16	37	1.0%
Seaside	0	70	504	574	15.8%
Old Town	0	42	1	43	1.2%
Ocklynge & Rodmill	0	235	0	235	6.5%
Roselands & Bridgemere	0	73	7	80	2.2%
Hampden Park	0	75	11	86	2.4%
Langney	0	63	32	95	2.6%
Shinewater & North Langney	0	44	0	44	1.2%
Summerdown & Saffrons	5	40	36	81	2.2%
Meads	0	365	118	483	13.3%
Ratton & Willingdon Village	0	5	10	15	0.4%

¹⁶ EBC, Assessment of Residential Density Report (2025)

St Anthony's & Langney Point	0	1	8	9	0.2%
Sovereign Harbour	0	61	368	429	11.8%
Outside BUA (Eastbourne Park)	0	0	35	35	1.0%
Outside BUA (East Langney Levels)	0	0	624	624	17.1%
TOTAL	5	1,763	1,871	3,639	100.0%
%	0.1%	48.4%	51.4%	100.0%	-

Table 12 – Residential Density of Positive Identified Sites by Neighbourhood

Neighbourhood	Less than 20 dph	20-35 dph	35-50 dph	50-70 dph	70-100 dph	100-150 dph	More than 150 sph	Average dph	Existing dph
Town Centre	0	0	0	0	2	5	15	283.4	87
Upperton	1	0	0	1	1	0	1	78.6	42
Seaside	1	0	4	4	6	7	1	89.9	74
Old Town	0	0	3	3	1	1	0	64.6	34
Ocklynge & Rodmill	0	0	1	1	0	0	0	47.4	21
Roselands & Bridgemere	1	0	1	0	1	1	0	64.4	29
Hampden Park	0	2	7	8	2	1	0	58.1	30
Langney	1	0	5	9	8	0	0	62.7	30
Shinewater & North Langney	1	0	4	4	5	0	0	56.5	31
Summerdown & Saffrons	2	2	2	0	0	0	0	26.9	17
Meads	1	2	3	2	3	1	1	98.2	36
Ratton & Willingdon Village	1	2	1	0	0	0	0	27.9	13
St Anthony's & Langney Point	0	0	1	1	0	0	0	54.5	32
Sovereign Harbour	0	0	0	2	1	1	0	73.6	56
Outside BUA (Eastbourne Park)	0	1	0	0	0	0	0	33.2	-
Outside BUA (East Langney Levels)	1	6	1	0	0	0	0	25.4	-
TOTAL	10	15	33	35	30	17	18	62.3	35

5.19. Other neighbourhoods that would be expected to deliver higher numbers via identified sites include Meads, Seaside, Ocklynge & Rodmill and Sovereign Harbour. The average density of identified sites in Seaside is 90 dph.

- 5.20. The lowest housing land availability would be within the Ratton & Willingdon Village and St Anthony's & Langney Point neighbourhoods. This is due to a limited number of identified sites in these neighbourhoods, and the majority of sites that have been identified being very small.
- 5.21. The average (median) density of all sites identified across the town is 62.3 dph (
- 5.22. Table 12). For all neighbourhoods, the average density of identified sites is significantly higher compared to the existing residential density of the neighbourhood (as identified in the Assessment of Residential Density).

Table 13 - Number of Positively identified sites by housing yield

Sites	Less than 5	5 to 9	10 to 24	25 to 49	50 to 74	75 to 99	100 or more	TOTAL
Deliverable	0	1	0	0	0	0	0	1
Developable	56	18	22	6	5	0	4	111
Potentially Developable	9	5	16	4	4	3	5	46
TOTAL	65	24	38	10	9	3	9	158
%	41.1%	15.2%	24.1%	6.3%	5.7%	1.9%	5.7%	100.0%

- 5.23. Just fewer than half of the positively identified sites have the capacity to accommodate less than 5 new homes (65 sites), with 89 sites in total providing less than 10 new homes each (Table 13). 69 positively identified sites would be capable of accommodating more than 10 dwellings, including 9 sites that have been assessed as having capacity for more than 100 dwellings. This would be a significant increase on the previous 15 years between 2006 and 2025 when just four sites of 100 units or more came forward for development.
- 5.24. Table 14 indicates that just over a third of the total number of new homes that could be provided by positively identified sites would be delivered via individual sites comprising 100 or more units. Sites that would deliver less than 5 homes would in total provide 220 new homes. This equates to an average of 15 new homes per year, which is slightly higher than the average of 12 homes per year provided through new build or redevelopment on sites with a yield of less than 5 between 2006 and 2022.

Table 14 - Capacity of positive identified sites by housing yield

Homes	Less than 5	5 to 9	10 to 24	25 to 49	50 to 74	75 to 99	100 or more	TOTAL
Deliverable	0	5	0	0	0	0	0	5
Developable	120	120	323	212	293	0	695	1763
Potentially Developable	14	35	242	144	240	262	934	1871
TOTAL	134	160	565	356	533	262	1629	3,639
%	3.7%	4.4%	15.5%	9.8%	14.6%	7.2%	44.8%	100.0%

5.25. In terms of trajectory, it would be expected that the 'positively identified' sites could deliver 1,261 new homes between Years 6 and 10, and 2,373 new homes could be delivered after Year 10 (Table 15).

Table 15 - Expected delivery periods for positively identified sites

Neighbourhood	Deliverable	Developable		Potentially Developable		TOTAL
	1-5 Years	6-10 Years	11+ Years	6-10 Years	11+ Years	
Town Centre	0	328	340	43	58	769
Upperton	0	21	0	1	15	37
Seaside	0	66	4	72	432	574
Old Town	0	22	20	1	0	43
Ocklynge & Rodmill	0	10	225	0	0	235
Roselands & Bridgemere	0	73	0	7	0	80
Hampden Park	0	50	25	1	10	86
Langney	0	60	3	20	12	95
Shinewater & North Langney	0	31	13	0	0	44
Summerdown & Saffrons	5	40	0	1	35	81
Meads	0	130	235	18	100	483
Ratton & Willingdon Village	0	5	0	10	0	15
St Anthonys & Langney Point	0	1	0	0	8	9
Sovereign Harbour	0	0	61	0	368	429
Outside BUA (Eastbourne Park)	0	0	0	0	35	35
Outside BUA (East Langney Levels)	0	0	0	250	374	624
TOTAL	5	837	926	424	1,447	3,639

Employment

- 5.26. A total of 17 sites has been assessed as being deliverable, developable or potentially developable ('positive identified') for commercial use, including 15 sites that would be suitable to accommodate a housing, commercial or mixed use. These have been assessed as having capacity deliver a total of 50,200 sqm of commercial floorspace. This would include 9,200 sqm of retail and leisure floorspace, 13,000 sqm of office floorspace, 25,000 sqm of industrial and warehouse floorspace, and 3,000 sqm of hotel floorspace.
- 5.27. Sites for around 22,665 sqm of employment (industrial and warehouse) space have been identified in Eastbourne. Sovereign Harbour has also been identified as having potential land availability for 20,000 sqm of employment space, which includes some sites that are currently allocated for employment use

Table 16 - Employment capacity on positively identified sites

Type	Floorspace (sqm)
Retail / Leisure	11,900
Office	24,500
Industrial / Warehouse	22,465
Hotel	3,000
TOTAL	61,865

- 5.28. The Town Centre could accommodate around 13,500 sqm of employment (retail/leisure and office) space, predominantly through mixed use developments. Roselands & Bridgemere also contains positively identified sites with capacity for 16,800sqm employment space (industrial and warehouse).

Table 17 - Employment floorspace on positively identified sites by neighbourhood

Neighbourhood	Retail / Leisure	Office	Industrial / Warehouse	Hotel	Total
Town Centre	6,000	4,500	0	3,000	13,500
Upperton	0	0	0	0	0
Seaside	0	0	5,665	0	5,665
Old Town	0	0	0	0	0
Ocklynge & Rodmill	0	0	0	0	0
Roselands & Bridgemere	0	0	16,800	0	16,800
Hampden Park	400	0	0	0	400
Langney	1,300	0	0	0	1,300

Shinewater & North Langney	0	0	0	0	0
Summerdown & Saffrons	0	0	0	0	0
Meads	0	0	0	0	0
Ratton & Willingdon Village	0	0	0	0	0
St Anthony's & Langney Point	0	0	0	0	0
Sovereign Harbour	4,200	20,000	0	0	24,200
Outside BUA (Eastbourne Park)	0	0	0	0	0
Outside BUA (East Langney Levels)	0	0	0	0	0
TOTAL	11,900	24,500	22,465	3,000	61,865

6. Windfall Assessment

- 6.1. The NPPF is clear that a windfall allowance can be included in the anticipated housing supply where there is compelling evidence that such sites have and will continue to form a reliable source of supply.
- 6.2. A separate Windfall Assessment¹⁷ has been prepared to provide compelling evidence for an appropriate justification for the inclusion of an allowance for the future windfall delivery of new homes.
- 6.3. The LAA has not applied a threshold to the identification of sites, but a threshold of 10 dwellings is applied to the assessment of sites in the case of those that would be expected to deliver new homes through changes of use (non-residential to residential) and conversion (increase in dwellings within an existing residential building). Therefore, the windfall allowance is based upon anticipated supply from small-scale Conversions and Changes of Use going forward.
- 6.4. In order to calculate a windfall allowance, past trends of delivery from conversions and changes of use were analysed. This identified that over the period between 2006 and 2025, 1,877 new homes were delivered via Conversions and Changes of Use, at an average of 98.8 homes per year. Of the 1,877 homes delivered via Conversion and Change of Use, 1,238 homes (66%) were on small-scale development sites (delivering less than 10 homes each), at an average of 65.2 net additional dwellings per year.
- 6.5. An analysis was then undertaken of how other factors such as changes to national policy, guidance and regulations (including extensions to permitted development rights) may impact these trends in future, and if these trends can be sustained over a longer timeframe. This enables adjustments to be made to the past trends in order to provide a windfall allowance for the plan period.
- 6.6. This analysis identified that changes in national policy, guidance and regulations are expected to impact on the continuation of past trends. The permitted development rights associated with Class E to residential are anticipated to continue to deliver housing, although it is expected that there will be a shift away from office to residential due to an exhaustion of the convertible office. Permitted development rights from upward extensions are also expected to deliver some new homes, although the complexities involved with this means that increases in delivery via this method are expected to be modest. Justifications for the assumptions made are provided in the Windfall Assessment report.

¹⁷ Eastbourne Borough Council, Windfall Assessment (May 2025)

- 6.7. Following the assessment of past trends and adjustments, the Windfall Assessment identifies that small-scale changes of use and conversions are anticipated to contribute a total of 994 net additional homes over the period 2028 to 2042, at an average of 71 new homes per year. A windfall allowance is not included within years 1 to 3 to avoid double counting within extant permissions, so therefore the windfall allowance is applied between 2028 and 2042.
- 6.8. The assessment has also considered the broad locations (by neighbourhood) where windfall is anticipated to come forward. The Town Centre is expected to accommodate around half of the expected windfall, which is consistent with the aims behind the changes to permitted development rights, particularly the introduction of a right to change use from class E to residential to support housing delivery and bring more residential use into high streets and town centres, boosting footfall and creating additional demand.
- 6.9. Upperton, Seaside and Meads (the neighbourhoods immediately surrounding the Town Centre) are expected to deliver the majority of the remaining allowance. Other neighbourhoods are not expected to see any significant housing delivery via conversions or changes of use.

Table 18 - Windfall Allowance 2028-2042 by neighbourhood

Neighbourhood	Total Allowance 2024-2039	Annual Average
Town Centre	476	34
Upperton	112	8
Seaside	210	15
Old Town	56	4
Ocklynge & Rodmill	14	1
Roselands & Bridgemere	0	0
Hampden Park	14	1
Langney	14	1
Shinewater & North Langney	0	0
Summerdown & Saffrons	0	0
Meads	98	7
Ratton & Willingdon Village	0	0
St Anthony's & Langney Point	0	0
Sovereign Harbour	0	0
TOTAL	994	71

7. Conclusions

Housing

- 7.1. Eastbourne's local housing need, as calculated by the standard method, is 714 new homes per year, or 14,280 homes over the period 2022 to 2042.
- 7.2. Table 19 identifies the land availability for housing in Eastbourne between 2022 and 2042.

Table 19 – Eastbourne Housing Capacity 2022-2042

Source of Supply	Homes
Delivered 2022-2025	513
Extant Permissions	1,197
Windfall Allowance	994
Deliverable Sites	5
Developable Sites	1,763
Potentially Developable Sites	1,871
Total	6,343
<i>Annual Average</i>	<i>317.5</i>

- 7.3. In terms of completions, there were 513 net additional homes delivered in the first three years of the plan period – 165 in 2022/23, 254 in 2023/24 and 94 in 2024/25.
- 7.4. As of 1st October 2025, there were 122 sites with extant planning permission for residential development, including sites under construction, that are expected to be delivered within the next five years. These sites would deliver 1,197 new homes.
- 7.5. As identified in Section 6, the Windfall Assessment Report identifies that an allowance for windfall from small-scale conversions and changes of use should be made between 2028 and 2042, and this would be expected to contribute 994 new homes.
- 7.6. In addition to extant planning permissions, there is an additional 5 homes identified on sites assessed as being deliverable. Sites assessed as being 'developable' have the capacity to deliver 1,763 homes. This would mean that over the plan period, there is 'developable' capacity for 4,472 homes at an average of 223.6 new homes per year.

- 7.7. In addition, the 71 sites that have been assessed as ‘potentially developable’ have capacity for a further 1,871 homes. If constraints on these sites can be mitigated, this would increase capacity to 6,343 homes over the plan period at an average of 317.5 homes per year.
- 7.8. Therefore, at this time it is considered that the Local Plan will plan for between 4,472 and 6,343 homes at an average of between **223 and 318 homes per year**.
- 7.9. This would result in a **shortfall against the local housing need of between 396 and 491 homes per year**, equivalent to between 7,937 and 9,808 homes over 20 years.
- 7.10. The range of between 223 and 318 homes per year in this LAA represents an increase in housing supply, particularly when compared to the average delivery over the last five years of 174 homes per year, despite the absence of a five-year housing land supply and the application of the NPPF’s presumption in favour of sustainable development.

Table 20 - Expected housing delivery by neighbourhood (2022-2042)

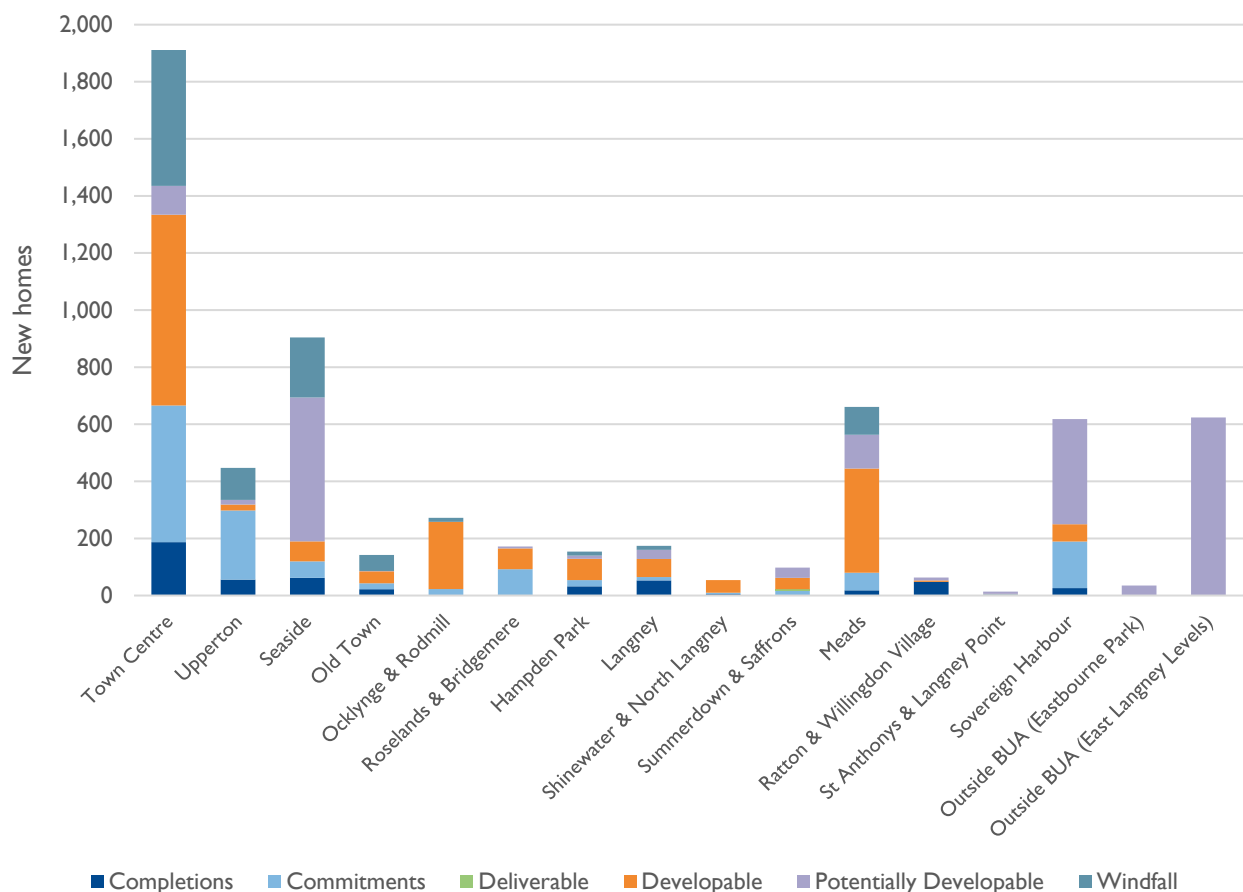
Neighbourhood	Completions	Commitments	Deliverable	Developable	Potentially Developable	Windfall	TOTAL	%
Town Centre	187	479	0	668	101	476	1,911	30.1%
Upperton	56	242	0	21	16	112	447	7.0%
Seaside	62	58	0	70	504	210	904	14.3%
Old Town	22	21	0	42	1	56	142	2.2%
Ocklynge & Rodmill	0	23	0	235	0	14	272	4.3%
Roselands & Bridgemere	2	90	0	73	7	0	172	2.7%
Hampden Park	32	22	0	75	11	14	154	2.4%
Langney	53	12	0	63	32	14	174	2.7%
Shinewater & North Langney	5	5	0	44	0	0	54	0.9%
Summerdown & Saffrons	0	17	5	40	36	0	98	1.5%
Meads	18	62	0	365	118	98	661	10.4%
Ratton & Willingdon Village	48	0	0	5	10	0	63	1.0%
St Anthonys & Langney Point	2	3	0	1	8	0	14	0.2%
Sovereign Harbour	26	163	0	61	368	0	618	9.7%

Outside BUA (Eastbourne Park)	0	0	0	0	35	0	35	0.6%
Outside BUA (East Langney Levels)	0	0	0	0	624	0	624	9.8%
TOTAL	513	1,197	5	1,763	1,871	994	6,343	100.0%

7.11. Housing land availability in terms of the number of homes that could be delivered is highest in the Town Centre, which could deliver just under a third of the total number of homes between 2022 and 2042, at an average of 95 new homes per year (including ‘potentially developable’ sites). A significant proportion of these new homes in the Town Centre are expected to be delivered through windfall changes of use and conversions, and a large number to be delivered on sites accommodating tall buildings to enable higher densities.

7.12. Upperton, Seaside and Meads (neighbourhoods immediately surrounding the Town Centre) have land availability to accommodate 2,012 homes at an average of around 100 new homes per year (including ‘potentially developable’ sites).

Figure 4 - Expected housing delivery by neighbourhood (2022-2042)



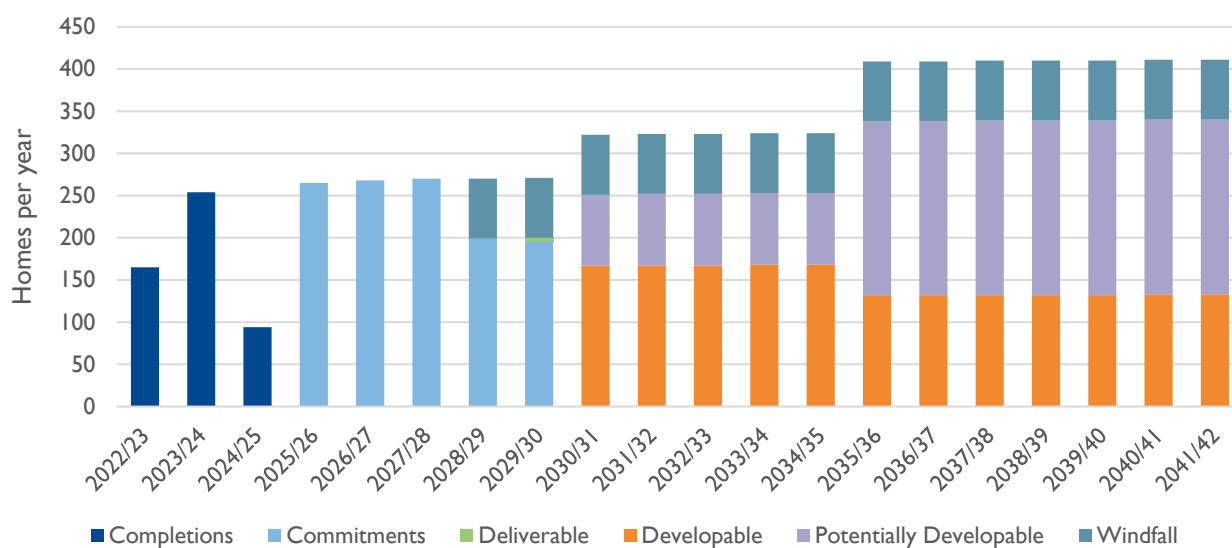
7.13. In the next five years, housing delivery could be around 268 new homes per year. Between years 6 and 11 annual delivery could increase to around 323 new homes per year as some of the ‘developable’ sites come forward.

7.14. A number of sites, particularly large sites and those currently identified as being 'potentially developable', would not be expected to come forward until the second half of the plan period in year 11 and after. This means that there could be a significant increase in housing delivery after 2035 to around 410 new homes per year.

Table 21 - Housing Trajectory

Year	Completions	Commitments	Deliverable	Developable	Potentially Developable	Windfall	Total
2022/23	165	-	-	-	-	-	165
2023/24	254	-	-	-	-	-	254
2024/25	94	-	-	-	-	-	94
2025/26	-	265	-	-	-	-	265
2026/27	-	268	-	-	-	-	268
2027/28	-	270	-	-	-	-	270
2028/29	-	199	-	-	-	71	270
2029/30	-	195	5	-	-	71	271
2030/31	-	-	-	167	84	71	322
2031/32	-	-	-	167	85	71	323
2032/33	-	-	-	167	85	71	323
2033/34	-	-	-	168	85	71	324
2034/35	-	-	-	168	85	71	324
2035/36	-	-	-	132	206	71	409
2036/37	-	-	-	132	206	71	409
2037/38	-	-	-	132	207	71	410
2038/39	-	-	-	132	207	71	410
2039/40	-	-	-	132	207	71	410
2040/41	-	-	-	133	207	71	411
2041/42	-	-	-	133	207	71	411
TOTAL	513	1,197	5	1,763	1,871	994	6,343

Figure 5 - Housing Trajectory Graph



Employment

- 7.15. The Eastbourne and Wealden Employment and Economy Study (2025) identifies a future need for 4,900 sqm of office provision, and between 16,400sqm and 30,700 sqm of industrial and warehousing space between 2025 and 2042. The Retail and Leisure Study identifies a need for new retail floorspace of 400 sqm of convenience goods retail space to 2040.
- 7.16. The LAA identifies that there is capacity for 46,965 sqm of employment floorspace, comprising 24,500 sqm of office floorspace and 22,465 sqm of industrial and warehouse floorspace. In addition, there is potential capacity for 11,900 sqm of retail and leisure floorspace and 3,000 sqm of hotel floorspace.
- 7.17. In addition, there are existing commitments for 765 sqm of office space and 18,717 sqm of industrial and warehouse space, plus 4,854 sqm of retail space
- 7.18. This means that there is sufficient land availability to meet the future employment needs in full. Table 22 - Employment (Office, Industrial & Warehouse) floorspace

Employment Use	Need (sqm)	Land Availability (sqm)	Commitments	Balance (sqm)
Office	4,900	24,500	765	+ 20,365
Industrial & Warehouse	16,400 – 30,700	22,465	18,717	+ 10,482 - 24,782
TOTAL	21,300 – 35,600	53,000	19,482	+ 36,882 - 51,182

8. Next Steps

- 8.1. The trajectory in Table 21 clearly shows that there is insufficient capacity to meet local housing need. Steps have been taken through this LAA to identify all sites that are capable of accommodating development and to maximise their capacity, and this has increased capacity.
- 8.2. Further calls for sites will be undertaken to identify any further available land. The LAA will be reviewed on a regular basis, and particularly when there are significant changes to the information about land in the borough that would affect the accuracy of the assessment.
- 8.3. In line with the PPG¹⁸, it will be necessary to establish how needs might be met in adjoining areas through the process of preparing statements of common ground, and in accordance with the duty to cooperate. If following this, needs cannot be met then the Council will have to demonstrate the reasons why as part of the plan examination.

¹⁸ PPG – Housing and economic land availability assessment - Paragraph: 025 Reference ID: 3-025-20190722

9. Appendices

Appendix 1: Map of Density Area and Ranges

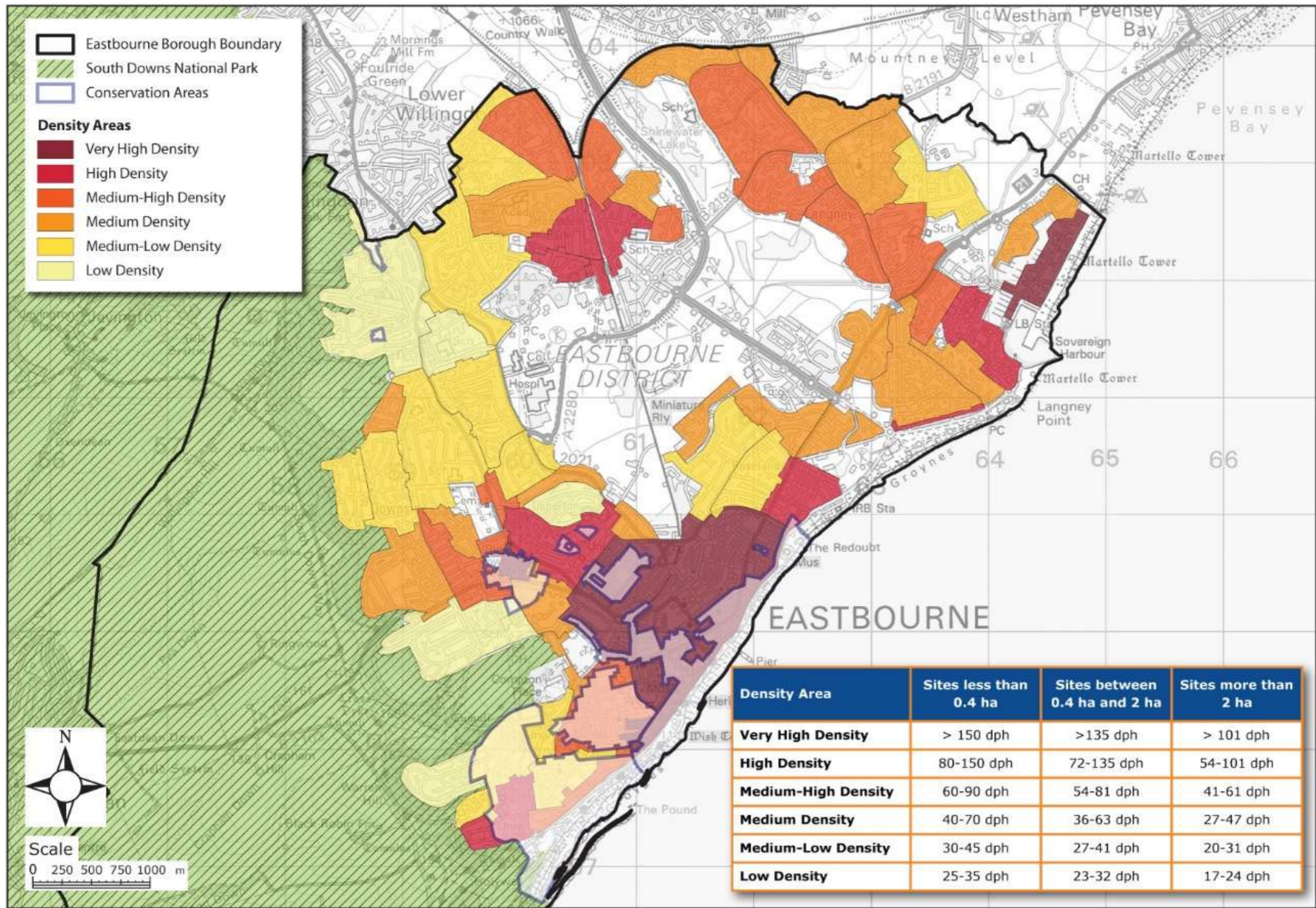
Appendix 2: Map of Neighbourhoods

Appendix 3: List of Sites Excluded and Reasons

Appendix 4: List of Sites with Extant Planning Permission (1st October 2025)

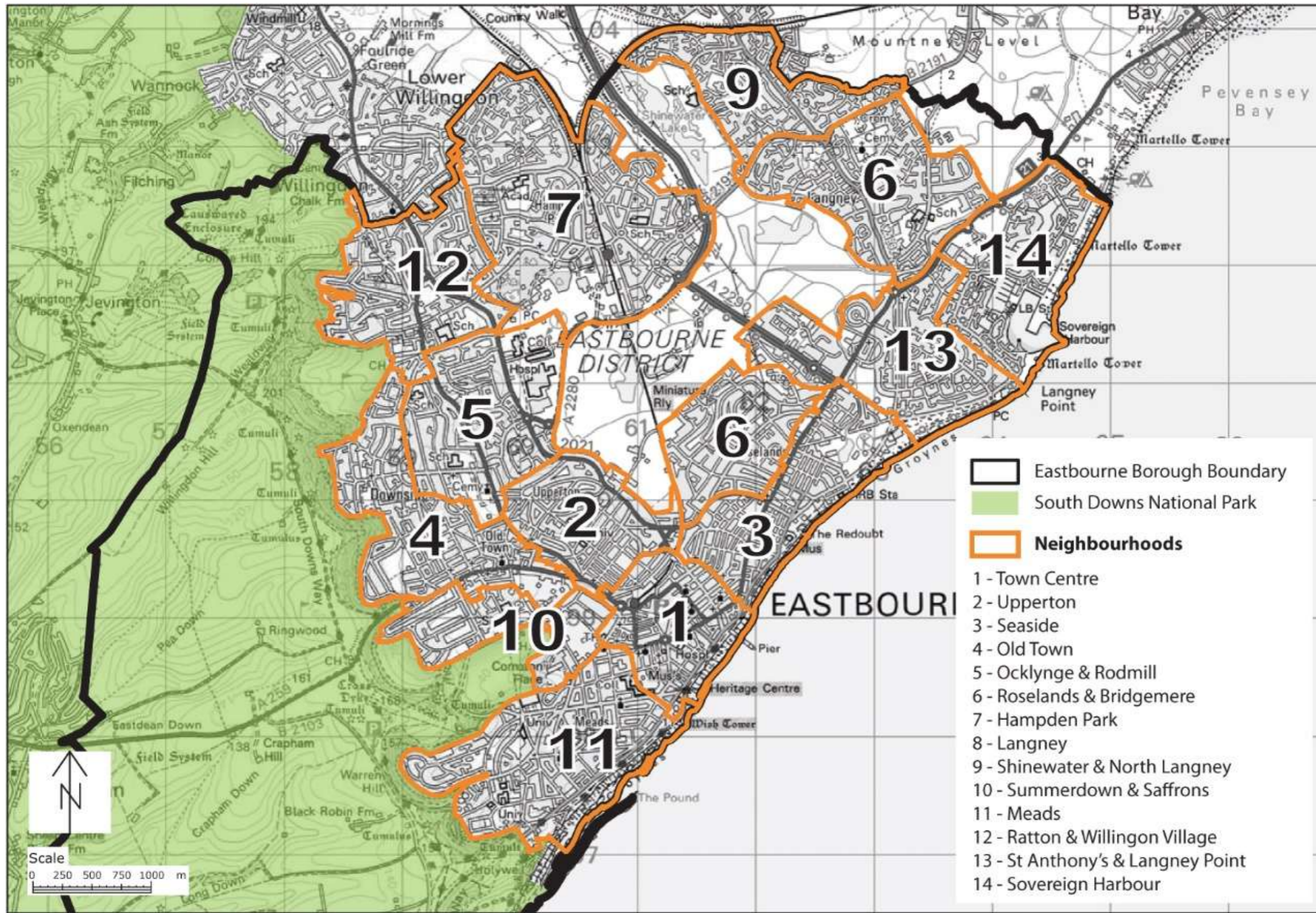
Appendix 5: List of Sites Included and Summary of Assessment

Appendix I: Map of Density Area and Ranges



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Appendix 2: Map of Neighbourhoods



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Appendix 3: List of Sites Excluded and Reasons

Site Ref	Site Name	Exclusion Reason
EP11	Churchdale Road Allotments	Functional Floodplain
EP14	Tutts Barn Allotments	Functional Floodplain
EP15	Gorringe Road Allotments	Functional Floodplain
EP18	Tutts Barn Nursery, Tutts Barn Lane	Functional Floodplain
EP19	Land north of Hammonds Drive, Lottbridge Drove	Functional Floodplain
EP23	Land off Sevenoaks Road, Eastbourne	Functional Floodplain
EP25	Land off Willingdon Drove and Sevenoaks Road	Functional Floodplain
EP26	Land off Highfield Link	Functional Floodplain
EP27	Land off southern end of Sevenoaks Road	Functional Floodplain
EP28	Land at centre of West Langney Levels Eastbourne Park	Functional Floodplain
EP29	Land in West Langney Levels (Chatsworth)	Functional Floodplain
EP30	Land off Lottbridge Drove, Southbourne	Functional Floodplain
EP31	Land in Southbourne	Functional Floodplain
EP32	Land off Horsye Road	Functional Floodplain
EP34	Land off Badlesmere Road	Functional Floodplain
EP37	Land in Broadwater	Functional Floodplain
EP40	West Langney Levels	Functional Floodplain
EP41	Land north of Tutts Barn Lane	Functional Floodplain
EP42	Land north of Kings Drive	Functional Floodplain
EP43	Triangle shaped land off Tutts Barn Lane	Functional Floodplain
EP44	Poultry Farm, Tutts Barn Lane	Functional Floodplain
EP45	Grazing land south of Tutts Barns Lane	Functional Floodplain
EP47	Land in Shinewater Park	Functional Floodplain
HA07	Elm Grove Amenity Area	Protected in perpetuity via Fields in Trust
HA08	Edgeland Terrace (Former CMS Buildings)	Development Completed
HA11	Land Adjacent Sumach Close/Maywood Avenue	Development Completed
HA13	Part of Holly Place Open Space	Protected in perpetuity via Fields in Trust
HA27	Brassey Parade Shopping Centre	Development Completed
HA29	Former St Luke's Church, Elm Grove	Development Completed
HA42	29 Brassey Parade	Change of Use/Conversion - less than 10
HA46	Upper floors, 6 Elm Grove	Change of Use/Conversion - less than 10
HA49	Land off Fletching Road	Functional Floodplain
HA50	2 Percival Crescent	Development Completed
HA51	68 Southern Road	Development Completed
HA52	Hampden Park	Protected in perpetuity via Fields in Trust
HA56	30 Brodrick Road	Development Completed
HA60	Holly Park	Protected in perpetuity via Fields in Trust
HA63	Tugwell Park	Protected in perpetuity via Fields in Trust

Site Ref	Site Name	Exclusion Reason
LA01	Car Park to east of Langney Shopping Centre	Development Completed
LA02	Site adjacent Langney Shopping Centre, Kingfisher Drive	Development Completed
LA05	Belmont Nursing Home, Pevensey Bay Road	Development Completed
LA107	Land adjacent to 199 Sevenoaks Road	Development Completed
LA16	Land adjacent 10 Wordsworth Drive	Development Completed
LA35	Woods Cottages, Swanley Close	Development Completed
LA40	Land at Langney Rise opposite Priory Road Junction	Development Completed
LA44	Car Park rear of Langney shopping centre	Development Completed
LA52	1 Wordsworth Drive	Development Completed
LA54	147 Priory Road	Development Completed
ME04	5 Grange Gardens	Change of Use/Conversion - less than 10
ME05	Wood Winton, 63A Silverdale Road	Development Completed
ME08	Koala, King Edwards Parade	Development Completed
ME12	The Meads Club 75 Meads Road	Development Completed
ME14	8 Dalton Road	Development Completed
ME15	Southdown House, 2 Silverdale Road	Change of Use/Conversion - less than 10
ME16	Alexandra Hotel, King Edwards Parade	Change of Use/Conversion - less than 10
ME17	The Pilot, 89 Meads Street	Change of Use/Conversion - less than 10
ME18	71 Carlisle Road	Change of Use/Conversion - less than 10
ME19	Bishopsbourne 15 Fairfield Road	Development Completed
ME20	Glebe Cottage, 4 Grassington Road	Development Completed
ME21	Meads House, 26 Denton Road	Development Completed
ME22	Southcroft Hotel 15 South Cliff Avenue	Development Completed
ME31	Helen Gardens	Protected in perpetuity via Fields in Trust
ME32	Holywell Italian Gardens	Protected in perpetuity via Fields in Trust
ME33	All Saints Park	Protected in perpetuity via Fields in Trust
OC03	Kings Drive/Cross Levels Way	Development Completed
OC07	51 Park Avenue	Development Completed
OL03	Old Town Recreation Ground	Protected in perpetuity via Fields in Trust
OL04	Manor Garden Cottage	Change of Use/Conversion - less than 10
OL06	21a Lower Road	Change of Use/Conversion - less than 10
OL07	2a St. Mary's Road	Development Completed
OL11	16a Bradford Street	Change of Use/Conversion - less than 10
OL13	44 East Dean Road	Development Completed
OL19	The Mews, 5 Watts Lane	Change of Use/Conversion - less than 10
OL22	Motcombe Gardens	Protected in perpetuity via Fields in Trust
OL33	5 Motcombe Lane	Development Completed
OL35	Land at 8a Longland Road	Change of Use/Conversion - less than 10
OL38	1 Crown Street	Change of Use/Conversion - less than 10
OL40	3 Abbey Road	Development Completed
OL41	34 Church Street	Development Completed
OL43	Seaforth Court, 91-93 Victoria Drive	Development Completed
OL48	Gildredge Park	Protected in perpetuity via Fields in Trust

Site Ref	Site Name	Exclusion Reason
OL49	Manor Gardens	Protected in perpetuity via Fields in Trust
OL50	Land at 57-63 Cavalry Crescent	Development Completed
RA05	82 Wish Hill	Change of Use/Conversion - less than 10
RA08	Westlords	Protected in perpetuity via Fields in Trust
RA10	282 Kings Drive	Development Completed
RA14	31 Park Lane	Development Completed
RA18	Land between Melvill Lane and Buckhurst Close	Ancient Woodland
RO04	Old Swan Laundry, Ringwood Road	Development Completed
RO09	Garages Adjacent 121 Bridgemere Road	Functional Floodplain
RO12	Garages to the rear of 94/108 Whitley Road	Functional Floodplain
RO13	Garages between 59 and 65 Astaire Avenue	Functional Floodplain
RO14	Fitzmaurice Mews	Development Completed
RO16	Land at junction of Northbourne Road and Britland Estate	Development Completed
RO17	Land adjacent to 4 Mortimer Road	Functional Floodplain
RO18	Land to the rear of 60 Northbourne Road	Development Completed
RO20	ESK, Courtlands Road	Functional Floodplain
RO21	Land adjacent to 1 Ringwood Close	Functional Floodplain
RO22	Land adjacent to 20 Ringwood Close	Functional Floodplain
RO23	Land to the rear of 172 Ringwood Road	Functional Floodplain
RO24	Land to the rear of 152 Ringwood Road	Functional Floodplain
RO28	158 Bridgemere Road	Functional Floodplain
RO30	12 Homewood Close	Development Completed
RO32	4 Churchdale Road (SeaScrew)	Change of Use/Conversion - less than 10
RO36	Land to rear of 105-111 Ringwood Road	Functional Floodplain
RO38	Land to rear of 110-118 Ringwood Road	Functional Floodplain
RO39	174 Ringwood Road	Functional Floodplain
RO41	Land to rear of 103 Ringwood Road	Functional Floodplain
RO47	Garages to rear of 1 Willard Close	Functional Floodplain
RO48	Garages adjacent to 4 Filder Close	Functional Floodplain
RO50	Garages adjacent to 7 Filder Close	Functional Floodplain
RO51	Garages to rear of 25 Badlesmere Road	Functional Floodplain
RO52	Garages adjacent to 14 Mortimer Road	Functional Floodplain
RO53	Land adjacent to 85 Bridgemere Road	Functional Floodplain
RO54	Garages to rear of 3 Badlesmere Road	Functional Floodplain
RO55	Land adjacent to 118 Bridgemere Road	Functional Floodplain
RO56	Garages adjacent to 105 Bridgemere Road	Functional Floodplain
RO64	13 Roselands Avenue	Development Completed
SE02	125/127 Seaside	Change of Use/Conversion - less than 10
SE03	Seaside Recreation Ground	Protected in perpetuity via Fields in Trust
SE08	21a Manifold Road	Development Completed
SE09	106 Firle Road	Change of Use/Conversion - less than 10
SE11	Premises Adjacent to 164 Longstone Road	Development Completed
SE14	80 Seaside	Change of Use/Conversion - less than 10
SE17	Land off Brede Close	Development Completed
SE18	Princes Park	Protected in perpetuity via Fields in Trust

Site Ref	Site Name	Exclusion Reason
SE19	186 Seaside	Change of Use/Conversion - less than 10
SE21	Redoubt Memorial Gardens	Protected in perpetuity via Fields in Trust
SE23	14 Channel View Road	Change of Use/Conversion - less than 10
SE24	56 Latimer Road	Development Completed
SE27	142 Langney Road	Change of Use/Conversion - less than 10
SE29	Clarence Works, Clarence Road	Development Completed
SE30	9 Hampden Terrace, Latimer Road	Development Completed
SE33	Garages at end of St James Road	Development Completed
SE37	1a Fairlight Road	Change of Use/Conversion - less than 10
SE38	6 Seabeach Lane	Change of Use/Conversion - less than 10
SE41	14-18 Seabeach Lane	Development Completed
SE42	20-22 Seabeach Lane	Change of Use/Conversion - less than 10
SE43	Senlac House & Marine Garages, 53-59 Seaside	Change of Use/Conversion - less than 10
SE49	Bar Coda - Bourne Street	Development Completed
SE58	Nirvana Private Hotel, 32 Redoubt Road	Development Completed
SE59	Bay Lodge Hotel, 61-62 Royal Parade	Change of Use/Conversion - less than 10
SE60	15 Beamsley Road	Development Completed
SE61	17 Rylstone Road	Change of Use/Conversion - less than 10
SE63	110a Langney Road	Development Completed
SE64	136 - 138 Seaside	Change of Use/Conversion - less than 10
SE66	150-152 Seaside	Change of Use/Conversion - less than 10
SE67	16 Seabeach Lane	Change of Use/Conversion - less than 10
SE68	166 Seaside	Change of Use/Conversion - less than 10
SE69	183 Langney Road	Development Completed
SE70	213 Seaside	Development Completed
SE71	235 - 237 Seaside	Development Completed
SE73	291 Seaside	Change of Use/Conversion - less than 10
SE75	36 - 38 Seaside	Change of Use/Conversion - less than 10
SE76	405 Seaside	Development Completed
SE77	74 Beach Road	Development Completed
SE78	74 Seaside	Development Completed
SE79	Heatherleigh Hotel, Royal Parade	Development Completed
SE80	Unit 2 Fort Lane	Development Completed
SE81	4 St James Road	Change of Use/Conversion - less than 10
SE82	164 Seaside	Development Completed
SE84	11-17 Manifold Road	Development Completed
SE91	44a Dudley Road	Change of Use/Conversion - less than 10
SE94	Land to rear of 381 Seaside	Development Completed
SH02	Oak Tree Cottages, Oak Tree Lane	Change of Use/Conversion - less than 10
SH06	Land off Oak Tree Lane	Development Completed
SH15	16 Old Drove	Development Completed
SH16	4 Dean Wood Close	Development Completed

Site Ref	Site Name	Exclusion Reason
SH19	Mon-Abri, Old Drove	Development Completed
SH20	1 Elmwood Close	Development Completed
SH25	5 Friday Street	Development Completed
SH39	Shinewater Playing Fields	Protected in perpetuity via Fields in Trust
SO06	Martello Tower No 64	Change of Use/Conversion - less than 10
SO08	Site 7c, Sovereign Harbour	Development Completed
SO10	Site 8, Sovereign Harbour	Development Completed
ST01	Land to the west of Five Acre Field, Lottbridge Drove	Protected in perpetuity via Fields in Trust
ST05	561 Seaside	Change of Use/Conversion - less than 10
ST07	Land to rear of 10 Wallis Place	Development Completed
ST09	26 - 28 Lottbridge Drove	Change of Use/Conversion - less than 10
ST10	Five Acre Field	Protected in perpetuity via Fields in Trust
ST12	Sovereign Park	Protected in perpetuity via Fields in Trust
TO05	Arch Mews, 41a Longstone Road	Development Completed
TO07	44 Grove Road	Development Completed
TO08	46/50 South Street	Development Completed
TO09	Land adjacent to Southfields Court, Southfields Road	Development Completed
TO100	Map House 34-36 St Leonards Road (Upward Extension)	Development Completed
TO101	Map House 36-38 St Leonards Road (Change of Use)	Development Completed
TO102	Pisces House 3 Cornfield Terrace	Development Completed
TO104	Regent Hotel 3 Cavendish Place	Change of Use/Conversion - less than 10
TO106	Southdown Hotel, 1-3 Howard Square	Development Completed
TO11	74-78 Terminus Road	Change of Use/Conversion - less than 10
TO110	8 Chiswick Place	Development Completed
TO116	5c Commercial Road	Development Completed
TO13	22 Cornfield Road	Change of Use/Conversion - less than 10
TO14	4 Hyde Gardens	Development Completed
TO15	13 Hyde Gardens	Development Completed
TO16	1 Ivy Terrace	Change of Use/Conversion - less than 10
TO17	12 Station Parade	Development Completed
TO18	99 South Street	Development Completed
TO19	15 Hyde Gardens	Change of Use/Conversion - less than 10
TO20	19 Cornfield Terrace	Change of Use/Conversion - less than 10
TO21	14 West Terrace	Change of Use/Conversion - less than 10
TO22	17-18 Lushington Lane	Development Completed
TO25	164-168 Ashford Road	Development Completed
TO26	145A Ashford Road	Development Completed
TO27	Cavendish Business Centre, 86a Cavendish Place	Change of Use/Conversion - less than 10
TO28	62a Tideswell Road	Development Completed
TO30	The Colonnades, Colonnade Gardens	Change of Use/Conversion - less than 10
TO31	30 Cavendish Place	Development Completed

Site Ref	Site Name	Exclusion Reason
TO33	31 Elms Avenue	Development Completed
TO34	Coral Guest House, 45 Cavendish Place	Development Completed
TO35	Sainvia Guest House, 19 Ceylon Place	Development Completed
TO37	19c Commercial Road	Change of Use/Conversion - less than 10
TO38	Royal Hotel 8-9 Marine Parade	Change of Use/Conversion - less than 10
TO39	Albury House, Cornfield Lane	Development Completed
TO41	19 Langney Road	Development Completed
TO42	Magistrates Court, 4 The Avenue	Development Completed
TO47	4-6 Pevensey Road	Development Completed
TO50	Langleys Pub, 80-82 Pevensey Road	Development Completed
TO51	3-5 Susans Road	Development Completed
TO57	5 Calverley Walk	Development Completed
TO58	56a Grove Road	Change of Use/Conversion - less than 10
TO59	12 North Street	Development Completed
TO60	Upper floors, 219 Terminus Road	Development Completed
TO61	Burlington Villas, 78-86 Seaside Road	Change of Use/Conversion - less than 10
TO62	42a Susans Road	Change of Use/Conversion - less than 10
TO63	WRVS Centre, 24 Hyde Road	Development Completed
TO64	39 Winchcombe Road	Development Completed
TO65	4 North Street	Development Completed
TO66	64-66 Terminus Road	Development Completed
TO68	1 Gildredge Road	Change of Use/Conversion - less than 10
TO69	1 The Avenue	Development Completed
TO71	110 Cavendish Place	Development Completed
TO72	110a Longstone Road	Development Completed
TO73	12 Trinity Trees	Change of Use/Conversion - less than 10
TO76	18 - 22 Terminus Road	Development Completed
TO77	20 Cornfield Terrace	Change of Use/Conversion - less than 10
TO78	21 - 25 Gildredge Road	Development Completed
TO79	243-245 Terminus Road	Development Completed
TO80	31a Cornfield Road	Development Completed
TO81	34 South Street	Development Completed
TO83	4 Avenue Mews	Change of Use/Conversion - less than 10
TO84	43a Grove Road	Change of Use/Conversion - less than 10
TO85	5 Wish Road	Change of Use/Conversion - less than 10
TO86	61 Pevensey Road	Development Completed
TO87	68 Seaside Road	Development Completed
TO88	7 Gildredge Road	Change of Use/Conversion - less than 10
TO90	79 Cavendish Place	Development Completed
TO91	79 Langney Road	Change of Use/Conversion - less than 10
TO92	9a South Street	Development Completed

Site Ref	Site Name	Exclusion Reason
TO94	First Church of Christ Scientist, Spencer Road	Development Completed
UP01	7 Upperton Gardens	Development Completed
UP02	1-2 Coach House, Hartfield Lane	Development Completed
UP04	Former St Wilfrid's Hospice, Mill Gap Road	Development Completed
UP07	54-56 Upperton Road	Development Completed
UP11	8 Mill Gap Road	Development Completed
UP13	Steel House, 2 Enys Road	Development Completed
UP14	44/46 Enys Road	Change of Use/Conversion - less than 10
UP16	Bramble Guest House, 16 Lewes Road	Development Completed
UP17	20 Upperton Road	Development Completed
UP18	4 Willingdon Road	Change of Use/Conversion - less than 10
UP21	Barn at rear of Chantry House, 22 Upperton Road	Development Completed
UP23	Selwyn Park Court, 33 Selwyn Road	Change of Use/Conversion - less than 10
UP26	Hartfield Square	Protected in perpetuity via Fields in Trust
UP27	Upperton Gardens	Protected in perpetuity via Fields in Trust
UP28	College Green	Protected in perpetuity via Fields in Trust
UP34	Torfield Court, 41 St Annes Road	Change of Use/Conversion - less than 10
UP50	1 Lewes Road	Change of Use/Conversion - less than 10

Appendix 4: List of Sites with Extant Planning Permission (1st October 2025)

Application Ref	Site name	Neighbourhood	Net Units
220818	77 Croxden Way	Hampden Park	1
220982	2 Nevill Avenue	Hampden Park	1
230246	Land adjacent to 1/1a The Hydneye	Hampden Park	1
230542	7-9 Brassey Avenue	Hampden Park	1
230726	Greenside 22 Branston Road	Hampden Park	1
240128	Select Cars Mountfield Road	Hampden Park	9
240035	Land at Wadhurst Close	Hampden Park	7
240350	7-9 Brassey Avenue	Hampden Park	1
180295	1 Wordsworth Drive	Langney	1
EB/2012/0576	83-85 The Rising	Langney	2
220563	74 Great Cliffe Road	Langney	1
230079	Land adj 37 and 40 Swanley Close	Langney	1
230392	1 Constable Road	Langney	1
220453	Land off Biddenden Close	Langney	5
230638	Wateringbury Way Street Record	Langney	1
160456	Alexandra Hotel, King Edwards Parade	Meads	1
200376	71 Carlisle Road	Meads	5
220012	Park View Hotel 8 Wilmington Gardens	Meads	1
220014	Former Moira House School Upper Carlisle Road	Meads	52
220626	2 Denton Road	Meads	1
250063	Whinell 25 Upper Carlisle Road	Meads	1
250313	69 Carlisle Road	Meads	1
190968	51 Willingdon Road	Ocklynge & Rodmill	1
210850	2 Glendale Avenue	Ocklynge & Rodmill	1
220907	Ocklynge Chalk Pit	Ocklynge & Rodmill	20
240180	Land Adjacent to 25 Beverington Close	Ocklynge & Rodmill	1
150889	1 Crown Street	Old Town	3
200598	38a Motcombe Road	Old Town	5
220236	36 Broomfield Street	Old Town	7
200765	Land at Shortdean Place	Old Town	2
240166	Land to the Rear of Durham Court, Rockhurst Drive	Old Town	4
171072	4 Churchdale Road (SeaScrew)	Roselands & Bridgemere	1
230787	Gate Court Dairy, Waterworks Road	Roselands & Bridgemere	85
220556	35 Windermere Crescent	Roselands & Bridgemere	4
190158	36 - 38 Seaside	Seaside	2
230795	36-38 Seaside	Seaside	1
250120	Sea Breeze 6 Marine Road	Seaside	1
171121	2a Cavendish Avenue	Seaside	5

Application Ref	Site name	Neighbourhood	Net Units
170548	16 Seabeach Lane	Seaside	1
200319	166 Seaside	Seaside	3
200958	136 - 138 Seaside	Seaside	2
210682	Bella Vista Hotel, 30 Redoubt Road	Seaside	4
220113	214-216 Seaside	Seaside	8
220316	267 Seaside	Seaside	1
220525	Rear of 291 Seaside	Seaside	1
220727	1a Myrtle Road	Seaside	6
220339	Lion Works Sidley Road	Seaside	6
240027	28-30 Seabeach Lane	Seaside	3
240121	30 Beach Road	Seaside	1
240534	149 Langney Road	Seaside	2
240672	104 Pevensey Road	Seaside	2
250130	56-58 Seaside	Seaside	1
250053	Marshalls Yard	Seaside	8
180196	Land Adjacent to 5 Elmwood Gardens	Shinewater & North Langney	1
230670	The Friday Street Farm, 15 Friday Street	Shinewater & North Langney	4
220850	Site 7a(2) Pacific Drive	Sovereign Harbour	57
220852	Site 7a(3) Pacific Drive	Sovereign Harbour	36
230847	Site 1 off Martinique Way	Sovereign Harbour	70
191029	26 - 28 Lottbridge Drove	St Anthony's & Langney Point	3
220045	59 Summerdown Road	Summerdown & Saffrons	4
210688	Park View 3 Compton Place Road	Summerdown & Saffrons	2
220025	61-63 Summerdown Road	Summerdown & Saffrons	6
230438	17 Old Camp Road	Summerdown & Saffrons	1
240153	The White House 15 Old Camp Road	Summerdown & Saffrons	3
230375	Land adjacent 1-2 Ridgeland Close	Summerdown & Saffrons	1
240343	113 Pevensey Road	Town Centre	3
190118	145a Ashford Road	Town Centre	8
200946	145a Ashford Road	Town Centre	2
240525	25 Lushington Road	Town Centre	3
240169	31 St Leonards Road	Town Centre	20
230554	63-67 Terminus Road	Town Centre	6
200565	Esperance Private Hospital	Town Centre	45
240320	Hardwick House 6 Hardwick Road	Town Centre	7
230530	Land to the rear of Hardwick House, Wish Road	Town Centre	2
160337	St Annes House 2 St Annes Road	Town Centre	35
161138	1 Gildredge Road	Town Centre	1
171149	Cavendish Business Centre 86a Cavendish Place	Town Centre	5
180567	Greencoat House 32 St Leonards Road	Town Centre	9
200280	15-21 Hartington Place	Town Centre	21

Application Ref	Site name	Neighbourhood	Net Units
200721	5 Wish Road	Town Centre	1
210149	56a Seaside Road	Town Centre	2
210318	78 Terminus Road	Town Centre	1
210964	87 - 91 Terminus Road	Town Centre	3
210919	Hadleigh Hotel, 14-22 Burlington Place	Town Centre	7
220229	2-4 Langney Road	Town Centre	6
220298	22 Grove Road	Town Centre	1
220648	94-96 Pevensey Road	Town Centre	6
220579	Hadleigh Hotel 14-22 Burlington Place	Town Centre	16
230029	22-24 Susans Road	Town Centre	4
210973	Land to rear of 48 St Leonards Road	Town Centre	17
230145	42a Susans Road	Town Centre	4
230168	2a-2b Pevensey Road	Town Centre	9
230385	Avenue House, 1a The Avenue	Town Centre	8
230693	63-67 Terminus Road	Town Centre	6
230783	4-5 Station Parade	Town Centre	2
210537	St Andrews United Reformed Church, Cornfield Lane	Town Centre	17
220633	Former TJ Hughes 177-187 Terminus Road	Town Centre	65
240025	10 Pevensey Road	Town Centre	1
240091	64-66 Terminus Road	Town Centre	1
240175	147-149 Terminus Road	Town Centre	2
240184	11-12 Hyde Gardens	Town Centre	4
240232	The Annexe, Avenue House, 1a The Avenue	Town Centre	1
240503	102a Tideswell Road	Town Centre	5
230814	Land to the rear of 15 The Avenue	Town Centre	1
240404	Garage Block on Wish Road	Town Centre	2
240529	54 Cavendish Place	Town Centre	4
240171	11-15 Wish Road	Town Centre	10
250023	56 Ashford Road	Town Centre	1
250075	60 Grove Road	Town Centre	2
240415	Former Multi-storey car park, Junction Road	Town Centre	101
250124	Flat 1 4 College Road	Town Centre	1
250392	6-7 Ivy Terrace	Town Centre	1
210412	Land at 28-30 Bedfordwell Road	Upperton	37
170964	20 Upperton Road	Upperton	5
200178	Chantry House, 22 Upperton Road	Upperton	18
210499	4 Willingdon Road	Upperton	1
210339	Sedgemoor, 2 Mill Road	Upperton	14
230229	28 Carew Road	Upperton	1
230828	Land to the rear of Pembroke House, Upperton Road	Upperton	4
240137	St Marks 14 Upperton Road	Upperton	59

Application Ref	Site name	Neighbourhood	Net Units
240692	Sunnyhill 14 Selwyn Road	Upperton	3
210247	Bedfordwell Road Depot	Upperton	100

Appendix 5: List of Sites Included and Summary of Assessment

Site Ref	Site Name	Conclusion
EP12	North East St. Anthony's Hill	Potentially Developable (Housing)
EP13	Marchants Field Allotments, Tutts Barn Lane	Undevelopable
EP16	Summerdale Allotments, Gorrings Road	Undevelopable
EP17	Land at Larkspur Drive	Undevelopable
EP33	Land off Homewood Close	Undevelopable
EP36	Former Railway Sidings, Tutts Barn Lane	Undevelopable
EP38	Land off Cross Levels Way	Undevelopable
EP46	Sevenoaks Road Recreation Ground	Undevelopable
HA01	Land at end of Lottbridge Drive	Developable (Housing)
HA02	Station House, Station Approach, Hampden Park	Developable (Housing)
HA03	Open Space off Brampton Road	Extant Planning Permission
HA04	Land Adjacent 20 Lindfield Road	Developable (Housing)
HA05	Land Adjacent Hazelwood Avenue	Developable (Housing)
HA06	Croxden Way Play Area	Developable (Housing)
HA09	Garages adjacent to 31 Pinewood Close	Undevelopable
HA10	Garages adjacent 22 Elderwood Close	Undevelopable
HA100	Garages adjacent to 375 Hazelwood Avenue	Undevelopable
HA101	Former BMX land off Cross Levels Way	Undevelopable
HA102	2 Nevill Avenue	Extant Planning Permission
HA103	Land within curtilage of 20 Pinewood Close	Undevelopable
HA104	Land adjacent to Spring Lodge, Edgeland Terrace	Undevelopable
HA105	Land adjacent to 1/1a The Hydneys	Extant Planning Permission
HA12	Land Adjacent 85 Linden Close	Developable (Housing)
HA14	Land Adjacent 86 Woburn Way	Developable (Housing)
HA15	Land adjacent 1 and 2 Kirkstall Close	Undevelopable
HA16	Land adjoining 10 Sackville Road	Undevelopable
HA17	Fletching Road Allotments	Undevelopable
HA18	Garages adjacent Northumberland Court, Fletching Road	Developable (Housing)
HA19	Garages Adjacent 83 Percival Crescent	Undevelopable
HA20	Telephone Exchange, 7 Waldron Close	Potentially Developable (Housing)
HA21	Land Adjacent to Winkney Rec	Undevelopable
HA22	Garages to the rear of 50-60 Wilton Avenue	Undevelopable
HA23	Garages to the rear of 49-63 Southern Road	Undevelopable
HA24	Garages between 87 Wilton Avenue and 88 Percival Road	Undevelopable
HA25	Land adjacent to 44 Wilton Avenue	Developable (Housing)
HA26	Garages to the rear of 19 and 81 Attfield Walk	Undevelopable
HA28	Midhurst Road Allotments	Undevelopable
HA30	Land adjacent to David Lloyd Centre, off Rosebery Avenue	Developable (Housing)
HA31	Garages adjacent to 11 Binsted Close	Undevelopable

Site Ref	Site Name	Conclusion
HA32	Garages adjacent to 8 Bodiam Crescent	Undevelopable
HA33	Garages adjacent to 24 Bodiam Crescent	Undevelopable
HA34	Garages adjacent to 8 Cade Street	Developable (Housing)
HA35	Garages to the rear of 11 Cade Street	Undevelopable
HA36	Garages adjacent to 8 Iden Street	Undevelopable
HA37	Garages adjacent to 51 Kingston Road	Undevelopable
HA38	Garages to the rear of 20 Midhurst Road	Undevelopable
HA39	Garages to the rear of 7 Otham Road	Developable (Housing)
HA40	Garages to the rear of 17 Ashington Road	Undevelopable
HA41	Garages to the rear of 23 Ashington Road	Undevelopable
HA43	Garages to the rear of 17 Pulborough Avenue	Undevelopable
HA44	Land adjacent to 38 Timberley Road	Undevelopable
HA45	Garages adjacent to 1 Wadhurst Close	Extant Planning Permission
HA47	22 Rosebery Avenue	Undevelopable
HA48	Land at 71 Decoy Drive and 3 Nevill Avenue	Undevelopable
HA53	33 Meadowlands Avenue	Undevelopable
HA54	40 Kingston Road	Undevelopable
HA55	Land to the north of St Wilfrid's Hospice, Hampden Park	Extant Planning Permission
HA57	Land adjacent to 12 The Hydeneeye	Undevelopable
HA58	13 Percival Crescent	Undevelopable
HA59	Manor Road Allotments	Undevelopable
HA61	23 Cedar Close	Potentially Developable (Housing)
HA62	Hampden Retail Park, Marshall Road	Extant Planning Permission
HA64	Land rear of Lothian Court, Midhurst Road	Undevelopable
HA65	Garages to the rear of 10-20 Iden Street	Undevelopable
HA66	Garages to the rear of 2-12 Otham Road	Undevelopable
HA67	Land adjacent to 65 Bodiam Crescent	Developable (Housing)
HA68	Land adjacent to 80 Ashington Road	Undevelopable
HA69	Land adjacent to 2 Ashington Road	Undevelopable
HA70	Land adjacent to 59 Ash Close	Undevelopable
HA71	Land adjacent to 41 Ash Close	Undevelopable
HA72	Land between 38 and 59 Ash Close	Undevelopable
HA73	Land between 16 and 28 Ash Close	Undevelopable
HA74	Land between 2 Ash Close and 203 Maywood Avenue	Undevelopable
HA75	Land adjacent to 2 Linden Close	Undevelopable
HA76	Land adjacent to 35 Linden Close	Developable (Housing)
HA77	Land adjacent to 71 Linden Close	Developable (Housing)
HA78	Land adjacent to 99 Linden Close	Undevelopable
HA79	Land adjacent to 2 and 12 Sumach Close	Undevelopable
HA80	Land adjacent to 12 Malvern Close	Developable (Housing)
HA81	Land adjacent to 19 Woburn Way	Undevelopable

Site Ref	Site Name	Conclusion
HA82	Garages adjacent to 28 Acacia Road	Developable (Housing)
HA83	Garages adjacent to 3 Acacia Road	Developable (Housing)
HA84	Land adjacent to 22 Lindfield Road	Undevelopable
HA85	Land adjacent to 39 Parkfield Avenue	Undevelopable
HA86	Land adjacent to 1 Pulborough Avenue	Undevelopable
HA87	Land adjacent to 25 Mallard Close	Undevelopable
HA88	Garages between 75 and 77 Percival Crescent	Undevelopable
HA89	Land within curtilage of 3 Kingston Road	Undevelopable
HA90	Garages between 26 and 28 Lakelands Close	Undevelopable
HA91	Garages adjacent to 13 Lakelands Close	Undevelopable
HA92	Parking to rear of Bute Court, Midhurst Road	Undevelopable
HA93	Garages adjacent to 4 Frenchgate Close	Undevelopable
HA94	Garages adjacent to 16 Elderwood Close	Undevelopable
HA95	Garages adjacent to 28 Larch Gardens	Undevelopable
HA96	Garages to rear of 72-78 Maywood Avenue	Undevelopable
HA97	Garages adjacent to 13 Acacia Road	Undevelopable
HA98	Land adjacent to 157 Croxden Way	Undevelopable
HA99	Land adjacent to 37 Rowan Avenue	Undevelopable
LA03	87-89 Pevensey Bay Road	Developable (Housing)
LA04	83-85 The Rising	Extant Planning Permission
LA06	Pensford Drive Play Area	Developable (Housing)
LA07	Land adjacent to Wiltshire Court, Etchingam Road	Undevelopable
LA08	Faversham Road Play Area	Undevelopable
LA09	Land adjacent 31 Barming Close	Developable (Housing)
LA10	Garages adjacent to 20 Woodpecker Road	Undevelopable
LA100	Land adjacent to 9 Marsden Road	Undevelopable
LA101	Land adjacent to 7 Marsden Road	Undevelopable
LA102	Land adjacent to 1 Chailey Close	Undevelopable
LA103	Open Space at Saxby Close	Undevelopable
LA104	Garages adjacent to 13 Tennyson Walk	Undevelopable
LA105	Land North of Pevensey Bay Road	Potentially Developable (Housing)
LA106	Land North of Pevensey Bay Road	Potentially Developable (Housing)
LA108	Land within curtilage of 74 Great Cliffe Road	Extant Planning Permission
LA109	Land to rear of 2 Priory Road	Developable (Housing)
LA11	Land between 4-5 Tenterden Close	Developable (Housing)
LA110	Land adjoining 37 and 40 Swanley Close	Extant Planning Permission
LA111	1 Chaucer Walk	Undevelopable
LA112	Langney Shopping Centre	Undevelopable
LA12	Garages between 35-37 Gainsborough Crescent	Undevelopable
LA13	Garages adjacent 15 Hogarth Road	Undevelopable
LA14	Garages adjacent 101 Gainsborough Crescent	Undevelopable

Site Ref	Site Name	Conclusion
LA15	Land adjacent 80 Great Cliffe Road	Undevelopable
LA17	Ashgate Road Allotments East	Undevelopable
LA18	Priory Road Allotments	Undevelopable
LA19	Land at end of Slindon Crescent	Potentially Developable (Housing)
LA20	Martello pub and Car Mechanics 106 Langney Rise	Potentially Developable (Housing)
LA21	Garages to the rear of 79-99 Ashgate Road	Developable (Housing)
LA22	Land off Biddenden Close	Extant Planning Permission
LA23	Garages adjacent to 2 Erica Close	Developable (Housing)
LA24	Garages behind Hampshire Court	Undevelopable
LA25	Garages to rear of 21 Faversham Road	Developable (Housing)
LA26	Garages adjacent to 53 Faversham Road	Developable (Housing)
LA27	Garages adjacent to 4 Goudhurst Close	Developable (Housing)
LA28	Garages adjacent to 22 Hawkhurst Close	Undevelopable
LA29	Garages to the rear of 36 Hawkhurst Close	Developable (Housing)
LA30	Garages adjacent to 40 Barming Close	Developable (Housing)
LA31	Garages adjacent to 45 Westerham Road	Developable (Housing)
LA32	Garages to rear of Antrim Court, Wrotham Close	Developable (Housing)
LA33	Land adjacent 2 Sevenoaks Road	Undevelopable
LA34	Land within curtilage of 77 Wordsworth Drive	Undevelopable
LA36	Land at south side of Hide Hollow, Priory Road	Potentially Developable (Housing)
LA37	Mountney Levels	Potentially Developable (Housing)
LA38	Spring Cottage, Priory Lane	Potentially Developable (Housing)
LA39	Valarose, Priory Lane	Potentially Developable (Housing)
LA41	Land east of Priory Road Eastbourne	Potentially Developable (Housing)
LA42	Land adjacent to Langney Sports, Priory Road	Undevelopable
LA43	Land at East Langney Level to the south of the B2191	Undevelopable
LA45	Land North of Pevensy Bay Road	Potentially Developable (Housing)
LA46	1 Constable Road	Extant Planning Permission
LA47	Langney Priory, Etchingham Road	Undevelopable
LA48	Land adjacent to 102 Wayford Close	Developable (Housing)
LA49	Land adjacent to 16 Wayford Close	Developable (Housing)
LA50	Land between 4 and 11 Freshford Close	Undevelopable
LA51	Land adjacent to 55 Faversham Road	Developable (Housing)
LA53	22 Marsden Road	Undevelopable
LA55	Garages adjacent to 200 Sevenoaks Road	Undevelopable
LA56	Land between 3 and 5 Chilham Close	Developable (Housing)
LA57	Land adjacent to 2 Barming Close	Undevelopable
LA58	Land adjacent to 16 Chilham Close	Developable (Housing)
LA59	Land adjacent to 7 Sidcup Close	Developable (Housing)
LA60	Land adjacent to 24 Barming Close	Undevelopable
LA61	Land adjacent to 33 Faversham Road	Developable (Housing)

Site Ref	Site Name	Conclusion
LA62	Land adjacent to 15 Lydd Close	Undevelopable
LA63	Land adjacent to 23 Hever Close	Undevelopable
LA64	Land adjacent to 64 Sevenoaks Road	Undevelopable
LA65	Land adjacent to 44 Sevenoaks Road	Developable (Housing)
LA66	Land to the rear of Wiltshire Court, Etchingham Road	Undevelopable
LA67	Garages adjacent to 20 Magpie Road	Undevelopable
LA68	Garages adjacent to 10 Robin Close	Undevelopable
LA69	Land at Heron Close	Undevelopable
LA70	Garages to rear of 10 Nightingale Close	Undevelopable
LA71	Garages adjacent to 46 Woodpecker Road	Undevelopable
LA72	Garages adjacent to 26 Swallow Close	Undevelopable
LA73	Garages adjacent to 14 Swallow Close	Undevelopable
LA74	Garages adjacent to 5 Swallow Close	Undevelopable
LA75	Car Park adjacent to 116 Sevenoaks Road	Undevelopable
LA76	Garages to rear of 15 Gainsborough Crescent	Undevelopable
LA77	Land adjacent to 8 Gainsborough Crescent	Undevelopable
LA78	Land adjacent to 22 Gainsborough Crescent	Undevelopable
LA79	Garages adjacent to 12 Lawrence Close	Undevelopable
LA80	Garages to rear of 18-24 Hogarth Road	Undevelopable
LA81	Garages between 45 and 47 Reynolds Road	Undevelopable
LA82	Garages to rear of 6-8 Constable Road	Undevelopable
LA83	Garages adjacent to 9 Turner Close	Undevelopable
LA84	Garages adjacent to 2 Reynolds Road	Undevelopable
LA85	Garages rear of 19-25 The Rising	Undevelopable
LA86	Garages at end of Close One	Undevelopable
LA87	Garages to rear of 87-93 The Rising	Undevelopable
LA88	Garages between 19-20 Thackeray Close	Undevelopable
LA89	Garages adjacent to 175 Priory Road	Undevelopable
LA90	Garages adjacent to 6 Stevenson Close	Undevelopable
LA91	Garages adjacent to 205 Priory Road	Undevelopable
LA92	Garages adjacent to 18 Dickens Way	Undevelopable
LA93	Land adjacent to 177 Wordsworth Drive	Undevelopable
LA94	Car park between 55 and 57 Wordsworth Drive	Undevelopable
LA95	Ashgate Road Allotments West	Undevelopable
LA96	Garages adjacent to 1 The Vineries	Undevelopable
LA97	Garages adjacent to 2 The Vineries	Undevelopable
LA98	Garages at end of Spring Lodge Close	Undevelopable
LA99	Land adjacent to 41 Marsden Road	Undevelopable
ME01	Rear of 44-48 Blackwater Road	Undevelopable
ME02	Land Adjacent 5 Furness Road	Undevelopable
ME03	Rear of 8/18 Grange Road	Undevelopable

Site Ref	Site Name	Conclusion
ME06	Land to the rear of 53 Meads Road	Undevelopable
ME07	Land within the curtilage of 12 Granville Road	Developable (Housing)
ME09	Land at rear of Highmead Manor, Buxton Road	Undevelopable
ME10	Garages to rear of 4-10 Cliff Road	Undevelopable
ME11	The Village, Meads	Undevelopable
ME13	Rear of 19/25 Upper Carlisle Road	Undevelopable
ME23	Spring Mead 25 Meads Brow	Potentially Developable (Housing)
ME24	13 Edensor Road	Undevelopable
ME25	21 Baslow Road	Undevelopable
ME26	28 Grange Road	Undevelopable
ME27	Vine Cottage, 7 Saffrons Road	Undevelopable
ME28	Kempston, 3 Granville Road	Undevelopable
ME29	Land adjacent to 21 Derwent Road	Undevelopable
ME30	West Cliff Mansion, 6 St Johns Road	Undevelopable
ME34	New Field, Carlisle Road (ROMPA)	Potentially Developable (Housing)
ME35	Moira House School, Upper Carlisle Road	Extant Planning Permission
ME36	Land to the east of Carlisle Road opposite Moira House School	Potentially Developable (Housing)
ME37	Land within curtilage of the Pennings, Upper Dukes Drive	Undevelopable
ME38	Land within curtilage of 12 Baslow Road	Undevelopable
ME39	Land to the rear of 2 Baslow Road	Undevelopable
ME40	Land at 5 Denton Road	Potentially Developable (Housing)
ME41	Land within curtilage of 6 Paradise Drive	Undevelopable
ME42	Land within curtilage of 4 Paradise Drive	Undevelopable
ME44	Garages adjacent to 8 Ascham Place	Undevelopable
ME45	Garages to rear of 32 St Vincents Place	Undevelopable
ME46	Garages adjacent to 17 St Vincents Place	Undevelopable
ME47	Garages adjacent to 24 Gaudick Close	Undevelopable
ME49	Garages adjacent to 7 Naomi Close	Undevelopable
ME50	Garages to rear of 8 Furness Road	Undevelopable
ME51	Grange Gardens	Undevelopable
ME52	Garages to rear of 36-38 Furness Road	Undevelopable
ME53	Land to rear of 45 Blackwater Road	Undevelopable
ME54	Wilmington Gardens	Undevelopable
ME55	Jevington Gardens	Undevelopable
ME56	Land to rear of 46 St Johns Road	Undevelopable
ME57	Garages adjacent to 9 Milnthorpe Gardens	Undevelopable
ME58	Garages adjacent to 21 Milnthorpe Gardens	Undevelopable
ME59	Garages rear of Highcombe, Baslow Road	Undevelopable
ME60	Land to rear of 14 to 17 Edensor Road	Undevelopable
ME61	3 Grassington Road	Undevelopable
ME62	5 Grassington Road	Undevelopable

Site Ref	Site Name	Conclusion
ME63	The Maintenance Yard, Blackwater Road	Developable (Other)
ME64	The Old Dining Hall, Grassington Road	Developable (Other)
ME65	Wargrave House, Blackwater Road	Developable (Housing)
ME66	Gonville House, Carlisle Road	Developable (Housing)
ME67	Ollier Court, Lennox Lodge & Craig House, Carlisle Road	Developable (Housing)
ME68	Hillbrow, Denton Road	Developable (Housing)
ME69	Welkin, Carlisle Road	Developable (Housing)
ME70	Aldro, Darley Road	Developable (Housing)
ME71	Queenwood, Darley Road	Developable (Housing)
ME72	Public Conveniences on Meads Road	Undevelopable
ME73	Fyfield 10 Milnthorpe Road	Undevelopable
ME75	1-3 Lansdowne Terrace	Developable (Housing)
OC01	Kings Drive Amenity Area (part of site)	Undevelopable
OC02	Chalk Pit Willingdon Road	Extant Planning Permission
OC04	Land adjacent 48 and 50 Selmeston Road	Undevelopable
OC05	Rodmill Amenity Area	Undevelopable
OC06	Rear of 77 Willingdon Road	Undevelopable
OC08	East Sussex College, Kings Drive/Cross Levels Way	Developable (Housing)
OC09	Eastbourne District General Hospital, Kings Drive	Undevelopable
OC10	St. Elizabeth's Church, Old Town	Developable (Housing)
OC11	Land adjacent to 240 Willingdon Road	Undevelopable
OC12	51 Willingdon Road	Undevelopable
OC13	166 Victoria Drive	Undevelopable
OC14	63 Eridge Road	Undevelopable
OC15	22 Selmeston Road	Undevelopable
OC16	Land West Of Cross Levels Way	Undevelopable
OC17	Land adjacent to 33 Pockocks Road	Undevelopable
OC18	Land adj 2 Claxton Close	Undevelopable
OC19	Garages to rear of 8 Tovey Close	Undevelopable
OC20	Parking area between 210 and 212 Willingdon Road	Undevelopable
OC21	Land to rear of 87-91 Willingdon Road	Undevelopable
OC22	Macmillan Park	Undevelopable
OC23	Land to rear of 2-6 Glendale Avenue	Extant Planning Permission
OC24	Avard Park	Undevelopable
OC25	Land adjacent to 62 Burton Road	Undevelopable
OC26	Eastbourne Sports Park	Undevelopable
OC27	Land to the west of 1 Claxton Close	Undevelopable
OC28	Land adjacent to 48 Burton Road	Undevelopable
OC29	Land adjacent 27 Beverington Road	Undevelopable
OL01	Land rear of Filching Court, Filching Road	Undevelopable
OL02	Land rear of 39-69 Milton Road	Undevelopable

Site Ref	Site Name	Conclusion
OL05	Old Town Service Station, Church Street	Undevelopable
OL08	38 Motcombe Road	Extant Planning Permission
OL09	Bay Pond Road Allotments	Undevelopable
OL10	Land adjacent 51 Church Street	Developable (Housing)
OL12	Greenfield Road Methodist Church	Undevelopable
OL14	1 Green Street, Eastbourne	Developable (Housing)
OL15	16a Chamberlain Road	Undevelopable
OL16	Milton Garage, 72a Milton Road	Developable (Housing)
OL17	Garages adjacent to 30 Burrow Down	Undevelopable
OL18	Green Street South Allotments, Filching Road	Undevelopable
OL20	Land between Palesgate Way and Whitehill Close	Undevelopable
OL21	Garages to the rear of 36-40 Broomfield Street	Extant Planning Permission
OL23	Garages rear of 66 Greenway	Developable (Housing)
OL24	Garages to the rear of Durham Court, Rockhurst Drive	Extant Planning Permission
OL25	Garages to rear of Edinburgh Court, Central Avenue	Undevelopable
OL26	Garages to the rear of community centre, Victoria Drive	Developable (Housing)
OL27	Garages on Wessex Place to rear of 177 Victoria Drive	Undevelopable
OL28	Garages to the rear of 1-11 Rockhurst Drive	Undevelopable
OL29	Garages adjacent to 7-8 Maxfield Close	Developable (Housing)
OL30	Garages to the front of 33-40 Lanark Court	Undevelopable
OL31	Garages adjacent to 1 to 6 Lanark Court	Undevelopable
OL32	Garages to the rear of 10-17 Longland Road	Undevelopable
OL34	Land at rear of 48 Downs Avenue	Undevelopable
OL36	Land at Shortdean Place	Extant Planning Permission
OL37	Edgmond Church, Church Street.	Extant Planning Permission
OL39	11 Victoria Drive	Undevelopable
OL42	5 Upwick Road	Extant Planning Permission
OL44	Land adjacent to 1 Palesgate Way	Undevelopable
OL45	42 Pashley Road	Undevelopable
OL46	60a Green Street	Undevelopable
OL51	152 Longland Road	Undevelopable
OL52	Land to the rear of Westmorland Court, Rockhurst Drive	Undevelopable
OL53	Land to the rear of Lanark Court, Hamsey Close	Undevelopable
OL54	Land rear of 53 Royal Sussex Crescent	Potentially Developable (Housing)
OL55	Land rear of 19 Colwood Crescent	Undevelopable
OL56	Land to rear of 32 Downside Close	Undevelopable
OL57	Land to rear of 95 Longland Road	Undevelopable
OL58	Land to rear of 125-129 Victoria Drive	Undevelopable
OL59	Land to rear of 119-123 Victoria Drive	Undevelopable
OL60	Land to rear of 95-97 Victoria Drive	Undevelopable
OL61	Land to rear of 60-64 Dillingburgh Road	Undevelopable

Site Ref	Site Name	Conclusion
OL62	Land to rear of 61-65 Victoria Drive	Undevelopable
OL63	Land to rear of 34-38 Dillingburgh Road	Undevelopable
OL64	Land to rear of 55-59 Victoria Drive	Undevelopable
OL65	Land to rear of 26-30 Dillingburgh Road	Undevelopable
OL66	Land to rear of 29-33 Victoria Drive	Undevelopable
OL67	Land to rear of 2-6 Dillingburgh Road	Undevelopable
OL68	Land to rear of 21-27 Victoria Drive	Undevelopable
OL69	Garages adjacent to 50 Manvers Road	Undevelopable
OL70	Land to rear of 18-20 Abbey Road	Undevelopable
OL71	Land at rear of 21 Abbey Road	Undevelopable
OL72	Garages adjacent to 35 Abbey Road	Undevelopable
OL73	Land to rear of 54 Abbey Road	Undevelopable
OL74	Land at rear of 12 Burrow Down	Undevelopable
OL75	Garages adjacent to 7 Prior Heights	Undevelopable
OL76	Land within curtilage of 17 Priory Heights	Undevelopable
OL77	Garages adjacent to 26 Filching Road	Undevelopable
OL78	Garages opposite 22 Bracken Road	Undevelopable
OL79	Garages adjacent to 68 Filching Road	Undevelopable
OL80	Land to rear of 7-8 Milton Crescent	Undevelopable
OL81	Land within curtilage of 101 Milton Road	Developable (Housing)
OL82	Land to rear of 25-29 Mountney Road	Undevelopable
OL83	Land within curtilage of 269 Victoria Drive	Undevelopable
OL84	6 Millbrook Gardens	Undevelopable
OL85	Land to rear of 12 and 14 Millbrook Gardens	Undevelopable
OL89	19 Sancroft Road	Undevelopable
RA01	273 Kings Drive	Developable (Housing)
RA02	Wooded area adjacent to 17a Buckhurst Close	Undevelopable
RA03	Land within the curtilage of Hockington House	Undevelopable
RA04	Land within the curtilage of 87 Wish Hill	Potentially Developable (Housing)
RA06	Rear of 25/31 Parkway	Undevelopable
RA07	Chalk Farm, Coopers Hill	Undevelopable
RA09	78 Wish Hill	Undevelopable
RA11	Brydes, 10 Wedderburn Road	Potentially Developable (Housing)
RA12	4 Walnut Tree Walk	Undevelopable
RA13	53 Upper Kings Drive	Undevelopable
RA15	Land adjacent to garages at Chalk Farm Coppens Hill	Undevelopable
RA16	Land opposite 15 Woodcroft Drive	Undevelopable
RA17	Land opposite 14 Woodcroft Drive	Potentially Developable (Housing)
RA19	Land adjacent to 1 Parkway	Undevelopable
RA20	Land adjacent to 2 Parkway	Undevelopable
RA21	Garages to rear of 2 Marcia Close	Undevelopable

Site Ref	Site Name	Conclusion
RA22	Garages to front of 14 Manor Way	Undevelopable
RA25	Land adjacent to 25 Woodland Avenue	Undevelopable
RA26	Land within curtilage of 43 Park Avenue	Undevelopable
RO01	Roselands Depot, St Philips Avenue	Undevelopable
RO02	Land at 6 Finmere Road	Undevelopable
RO03	2-4 Moy Avenue	Developable (Housing)
RO05	1a Stanstead Road	Potentially Developable (Housing)
RO06	2-4 Whitley Road	Developable (Housing)
RO07	Garages adjacent to 40 Kinfaun Avenue	Undevelopable
RO08	Garages to the rear of 86 Churchdale Road	Undevelopable
RO10	Garages at rear of 47 Windermere Crescent	Undevelopable
RO11	Former allotment land to the rear of 109 Northbourne Road	Undevelopable
RO15	Dairy Crest, Waterworks Road	Extant Planning Permission
RO19	Land at rear of 1 Windermere Crescent	Undevelopable
RO25	Land to the north of Britland Industrial Estate	Developable (Employment)
RO26	41 St Philips Avenue	Undevelopable
RO27	5 Homewood Close	Undevelopable
RO29	Land between 70 Churchdale Rd and 68 Churchdale Rd	Undevelopable
RO31	Former Gas Works, Land East of Finmere Road	Developable (Employment)
RO33	Land to the rear of 35 Windermere Crescent	Extant Planning Permission
RO34	1 Baillie Avenue	Undevelopable
RO35	3 Churchdale Place	Undevelopable
RO37	Land adjacent to 84 St Philips Avenue and 21 Roselands	Undevelopable
RO40	Land to rear of 108 Ringwood Road	Undevelopable
RO42	Garages to rear of 64-67 St Philips Avenue	Undevelopable
RO43	Land to rear of 102 Moy Avenue	Undevelopable
RO44	Land to rear of 103 St Philips Avenue	Undevelopable
RO45	Land to rear of 105-111 St Philips Avenue	Undevelopable
RO46	Land within curtilage of 117 St Philips Avenue	Undevelopable
RO49	Garages between 23 and 25 Mortimer Road	Undevelopable
RO57	Garages adjacent to 2 Collier Close	Undevelopable
RO58	Land within curtilage of 67 Churchdale Road	Potentially Developable (Housing)
RO59	Land adjacent to 92 Northbourne Road	Undevelopable
RO60	Archery Recreation Ground	Undevelopable
RO61	Land to south in Fitzmaurice Mews	Undevelopable
RO62	Land to rear of 42-44 Woodgate Road	Undevelopable
RO63	Roselands Recreation Ground	Undevelopable
RO65	Parker Building Supplies, Waterworks Road	Undevelopable
SE01	TAVR Centre, Seaside	Undevelopable
SE04	59 Bourne Street	Developable (Housing)
SE05	2a Cavendish Avenue / 67 Bourne Street	Extant Planning Permission

Site Ref	Site Name	Conclusion
SE06	1 Melbourne Road and 2 Sydney Road	Developable (Housing)
SE07	74 Dursley Road	Undevelopable
SE10	104 Firle Road	Potentially Developable (Housing)
SE100	Land within curtilage of 27 Norway Road	Developable (Housing)
SE101	Rear of 12 Fort Road	Undevelopable
SE102	Redoubt Car Park	Undevelopable
SE103	Treasure Island	Undevelopable
SE104	214-216 Seaside	Extant Planning Permission
SE105	1a Myrtle Road	Extant Planning Permission
SE106	Southern corner of Fisherman's Green	Undevelopable
SE107	North Whitley Bridge Yard	Potentially Developable (Housing)
SE108	South Whitley Bridge Yard	Potentially Developable (Housing)
SE12	55a/67a Willowfield Road	Developable (Housing)
SE13	Coachmakers Business Centre, 116a Seaside	Developable (Housing)
SE15	End of Wartling Road by Crumbles Sewer	Undevelopable
SE16	28 Seabeach Lane	Extant Planning Permission
SE20	Land adjacent 37 Martello Road	Undevelopable
SE22	Archery House, 2 Archery Lane	Undevelopable
SE25	38/40 Leslie Street	Potentially Developable (Housing)
SE26	20 Vine Square/18a Winchelsea Road (Marshall Yard)	Developable (Housing)
SE28	Ambulance Station, Dursley Road	Undevelopable
SE31	4 Bayham Road	Developable (Housing)
SE32	3 Bayham Road	Undevelopable
SE34	16a Beamsley Road	Undevelopable
SE35	Lion Works, Sidley Road	Extant Planning Permission
SE36	Glennys Estate, Latimer Road	Undevelopable
SE39	Land between 19 and 27 New Road	Undevelopable
SE40	Land adjacent 48 Sidley Road	Undevelopable
SE44	Fort Windows, Fort Lane	Potentially Developable (Housing)
SE45	Garages to the rear of 1-11 Wannock Road	Developable (Housing)
SE46	Land rear of Gwent Court, St James Road	Undevelopable
SE47	101 Bourne Street	Undevelopable
SE48	Land to the rear of 73-91 Dudley Road	Developable (Housing)
SE50	Bourne Street Toilets	Undevelopable
SE51	192 Seaside/2a Hoad Road	Potentially Developable (Housing)
SE52	109 Latimer Road	Undevelopable
SE53	National Tyres Autocare, 49 Seaside	Potentially Developable (Housing)
SE54	The Oval, Channel View Road	Undevelopable
SE55	Beach Mews and 2A Beach Road	Undevelopable
SE56	Garages adjacent to 75 Longstone Road	Developable (Housing)
SE57	2a Cavendish Avenue	Extant Planning Permission

Site Ref	Site Name	Conclusion
SE62	Sovereign Centre, Grand Parade	Potentially Developable (Housing)
SE65	Land to rear of 36-40 Cavendish Avenue	Undevelopable
SE72	259 Seaside	Extant Planning Permission
SE74	Rear of 291 Seaside	Extant Planning Permission
SE83	Land Adjacent to 208-210 Seaside	Undevelopable
SE85	64 Belmore Road	Undevelopable
SE86	2 Firle Road	Potentially Developable (Housing)
SE87	Yard to rear of 99-107 Firle Road	Undevelopable
SE88	Land to rear of 123-127 Whitley Road	Undevelopable
SE89	Garages to the rear of 13-19 Wannock Road	Developable (Housing)
SE90	Land to the east of 9 Barden Road	Undevelopable
SE92	Fort Fun, Royal Parade	Potentially Developable (Housing)
SE93	Fishermans Green, Royal Parade	Undevelopable
SE95	Land rear of 403 Seaside	Extant Planning Permission
SE96	Garages rear of 27 Firle Road	Undevelopable
SE97	Land within curtilage of 1 Norway Road	Developable (Housing)
SE98	Land within curtilage of 11 Norway Road	Developable (Housing)
SE99	Land within curtilage of 13 Norway Road	Undevelopable
SH01	Hide Hollow Farm, Hide Hollow	Developable (Housing)
SH03	Play Area, Primrose Close	Undevelopable
SH04	Land between 253 and 255 Sorrell Drive	Developable (Housing)
SH05	Land opposite 13 Sorrel Drive	Undevelopable
SH07	Land adjacent 23 Oulton Close	Developable (Housing)
SH08	Land adjacent 26 Sorrel Drive	Developable (Housing)
SH09	Green Space to Rear of 75 Foxglove Road	Developable (Housing)
SH10	Land adjacent to 46 Foxglove Road	Developable (Housing)
SH11	Garages to the rear of 120-122 Foxglove Road	Developable (Housing)
SH12	Garages between 46 and 48 Milfoil Drive	Developable (Housing)
SH13	Garages to the rear of 1-11 Primrose Close	Developable (Housing)
SH14	Garages to rear of 1-11 Sorrel Drive	Developable (Housing)
SH17	Land adjacent to 5 Elmwood Gardens	Extant Planning Permission
SH18	7 Friday Street	Extant Planning Permission
SH21	Aligra House, 55 Friday Street	Undevelopable
SH22	Land to the West of 19 Burwash Close	Undevelopable
SH23	The Friday Street Farm, 15 Friday Street	Extant Planning Permission
SH24	Land at Oak Tree Close	Undevelopable
SH26	Land adjacent to 1 Wroxham Road	Undevelopable
SH27	Land adjacent to 17 Wroxham Road	Developable (Housing)
SH28	Land adjacent to 12 Hickling Close	Developable (Housing)
SH29	Land opposite 14-20 Ranworth Close	Undevelopable
SH30	Land between 5 and 7 Ranworth Close	Undevelopable

Site Ref	Site Name	Conclusion
SH31	Land adjacent to 15 Oulton Close	Undevelopable
SH32	Land adjacent to 97 Sorrel Drive	Undevelopable
SH33	Land adjacent to 1 Foxglove Road	Undevelopable
SH34	Land adjacent to 6 Foxglove Road	Developable (Housing)
SH35	Land opposite 57-65 Foxglove Road	Undevelopable
SH36	Land adjacent to 1 Erica Close	Undevelopable
SH37	Open Space at Sheffield Park Way	Undevelopable
SH38	Parking area adjacent to 21 Sheffield Park Way	Undevelopable
SH40	Garages adjacent to 5 Lavendar Close	Undevelopable
SH41	Garages to rear of 68 to 76 Milfoil Drive	Undevelopable
SH42	Garages adjacent to 74 Larkspur Drive	Undevelopable
SH43	Garages adjacent to 26 Honeysuckle Close	Undevelopable
SH44	Garages adjacent to 44 Larkspur Drive	Undevelopable
SO01	Site 1, Sovereign Harbour	Extant Planning Permission
SO02	Site 2, Sovereign Harbour	Developable (Housing)
SO03	Site 3, Sovereign Harbour	Extant Planning Permission
SO04	Site 4, Sovereign Harbour	Developable (Housing/Employment)
SO07	Sovereign Harbour Site 6	Potentially Developable (Housing/Employment)
SO09	Site 7a, Pacific Drive, Sovereign Harbour	Extant Planning Permission
SO13	Land adjacent to 33 Salvadore Close	Undevelopable
SO14	Land within Sovereign Harbour Retail Park	Undevelopable
SO15	Sovereign Harbour Boatyard	Undevelopable
SO16	Shingle Bank, Harbour Quay	Potentially Developable (Housing/Employment)
SO17	Waterfront Car Park	Undevelopable
SO18	Land adjacent to the Lock Gates, Sovereign Harbour	Undevelopable
SO19	Outer Harbour Peninsula	Undevelopable
ST02	Land adjacent to 58 Fraser Avenue	Undevelopable
ST03	Land to rear of 61-75 Rotunda Road	Potentially Developable (Housing)
ST04	Rear of 1-3 Aylesbury Avenue	Undevelopable
ST06	Open Space off Leeds Avenue	Undevelopable
ST08	2 Aylesbury Avenue	Developable (Housing)
ST11	5 Fastnet Close	Undevelopable
ST13	Land within Admiral Retail Park, Lottbridge Drove	Extant Planning Permission
ST14	7 Wallis Avenue	Undevelopable
ST15	Land between 19 and 24 Cabot Close	Undevelopable
ST16	Garages between 8 and 10 Fraser Avenue	Undevelopable
ST17	Land adjacent to 11 Fraser Avenue	Undevelopable
ST18	Land to rear of 52-62 Sturdee Close	Undevelopable
ST19	Land rear of 44-48 Wade Close	Undevelopable
ST20	Land to rear of Kings Court South, Viking Way, Kings Park	Undevelopable
ST21	Car Park adjacent to 6 Marine Walk	Undevelopable

Site Ref	Site Name	Conclusion
ST22	Garages between 110 and 112 Aylesbury Avenue	Undevelopable
ST23	Garages between 94 and 96 Aylesbury Avenue	Undevelopable
ST24	Garages to rear of 124-126 Aylesbury Avenue	Undevelopable
ST25	Garages adjacent to 82 Aylesbury Avenue	Undevelopable
ST26	Garages adjacent to 60 Aylesbury Avenue	Undevelopable
ST27	Garages adjacent to 58 Aylesbury Avenue	Undevelopable
ST28	Garages rear of 34-44 Aylesbury Avenue	Undevelopable
ST29	Garages to rear of 6-16 Aylesbury Avenue	Undevelopable
ST30	Garages between 7-9 Cunningham Drive	Undevelopable
ST31	Garages adjacent to 7-8 Vernon Close	Undevelopable
ST32	Garages adjacent to 7-8 Rodney Close	Undevelopable
ST33	Garages adjacent to 5-6 Cornwallis Close	Undevelopable
ST35	Garages between 12 and 14 Cunningham Drive	Undevelopable
ST36	Garages between 22 and 24 Cunningham Drive	Undevelopable
ST37	Garages between 32 and 34 Cunningham Drive	Undevelopable
ST38	Open Space between Hood Close and Fraser Avenue	Undevelopable
ST39	Car Park adjacent to 65 Collingwood Close	Undevelopable
ST40	Garages adjacent to 99 Collingwood Close	Undevelopable
ST41	Garages between 6 and 7 Collingwood Close	Undevelopable
ST42	Garages between 19 and 20 Collingwood Close	Undevelopable
ST43	Garages adjacent to 32 Collingwood Close	Undevelopable
ST44	Garages between 107 and 109 Blakes Way	Undevelopable
ST45	Garages between 93 and 95 Blakes Way	Undevelopable
ST46	Garages between 45 and 47 Blakes Way	Undevelopable
ST47	Garages adjacent to 17 Blakes Way	Undevelopable
ST48	Garages adjacent to 46 Royal Sovereign View	Undevelopable
ST49	Garages adjacent to 11 Royal Sovereign View	Undevelopable
ST50	Garages to rear of Kingford Leeds Avenue	Undevelopable
SU01	Compton Cottage, Compton Place Road	Developable (Housing)
SU02	Saffrons Playing Fields	Undevelopable
SU03	Land adjacent to 15 Fairway Close	Undevelopable
SU04	Land adjacent to 6 Foredown Close	Undevelopable
SU05	Land adjacent 1 Old Camp Road	Undevelopable
SU06	Land adjacent 4 Summerdown Close	Undevelopable
SU07	59-63 Summerdown Road	Extant Planning Permission
SU08	17 Old Camp Road	Extant Planning Permission
SU09	2 Upland Road	Potentially Developable (Housing)
SU10	Buxton Cottage, Compton Place Road	Undevelopable
SU11	Land adjacent to 40 Saffrons Road	Undevelopable
SU12	Land to rear of 20 Dittons Road	Undevelopable
SU13	Land within curtilage of Compton Court, Dittons Road	Undevelopable

Site Ref	Site Name	Conclusion
SU14	Summerdown Sports Facility	Potentially Developable (Housing)
SU15	Beresford Car Park and Teaching Block	Developable (Housing)
SU16	Memorial Field	Developable (Housing)
SU18	Land Opposite Havenhurst 31 Upland Road	Deliverable (Housing)
TO01	Burlington Road car park to the rear of Burlington Hotel	Developable (Housing)
TO02	Post Office Depot between Upperton Rd and Southfields Rd	Undevelopable
TO03	Central Methodist, Langney Road	Undevelopable
TO04	St Andrew's United Reform Church, Blackwater Road	Extant Planning Permission
TO06	147-149 Tideswell Road	Undevelopable
TO10	1 Grove Road	Undevelopable
TO103	Parking area to rear of Queens Hotel Lion Lane	Potentially Developable (Housing)
TO105	Savoy Court Hotel, Cavendish Place	Potentially Developable (Housing)
TO107	St Annes House 2 St Annes Road	Extant Planning Permission
TO108	Commerical Mews South, Commercial Road	Undevelopable
TO109	Commerical Mews North, Commercial Road	Undevelopable
TO111	Land to the rear of 8 Trinity Trees fronting Lismore Road	Undevelopable
TO112	Garages adjacent to flat 1 Aldenham Court, West Terrace	Undevelopable
TO113	Land to the rear of 56 Tideswell Road	Undevelopable
TO114	84 Tideswell Road	Undevelopable
TO115	Vincent's Yard, 65a Susans Road	Developable (Housing)
TO117	245 Terminus Road	Undevelopable
TO118	JCP Multi-storey car park, Ashford Road	Extant Planning Permission
TO119	NCP Multi-storey car park, Trinity Place	Undevelopable
TO12	38 Ashford Road	Potentially Developable (Housing)
TO120	Debenhams, 152-170 Terminus Road	Developable (Housing/Employment)
TO121	TJ Hughes, 177-187 Terminus Road	Extant Planning Permission
TO122	St Mary's House, 52 St Leonards Road	Undevelopable
TO123	Former Curzon Cinema, Langney Road	Developable (Housing)
TO124	Land adjacent to 83 Tideswell Road	Undevelopable
TO125	61 Cavendish Place	Undevelopable
TO126	Devonshire Park	Undevelopable
TO127	Garages adjacent to 35 Wish Road	Undevelopable
TO128	Claremont Hotel, Grand Parade	Developable (Housing)
TO129	Land to rear of Hardwick House, 6 Hardwick Road	Extant Planning Permission
TO130	15 The Avenue	Extant Planning Permission
TO131	Avenue House, 1a The Avenue	Extant Planning Permission
TO132	Beacon Shopping Centre	Undevelopable
TO133	Former Closs and Hamblin, 82-88 Terminus Road	Undevelopable
TO134	Premier Inn, 29 Trinity Trees	Undevelopable
TO135	Land at 2-8 Saffrons Road	Developable (Housing)
TO136	Fairlands Hotel 15-17 Lascelles Terrace	Developable (Housing)

Site Ref	Site Name	Conclusion
TO137	Unit A 102 Longstone Road	Developable (Housing)
TO138	Ivy House, Ivy Terrace	Undevelopable
TO139	31 St Leonards Road	Extant Planning Permission
TO140	The Old Printworks, Wharf Road	Undevelopable
TO23	60a Ashford Square	Undevelopable
TO24	111a Ashford Road	Developable (Housing)
TO29	85a Ashford Road	Developable (Housing)
TO32	Land at Rear of 1-17 Elms Avenue	Undevelopable
TO36	37a Ceylon Place	Undevelopable
TO40	32 Cavendish Place	Undevelopable
TO43	Pembroke House, 8-10 Upperton Road	Extant Planning Permission
TO44	56 Langney Road	Developable (Housing)
TO45	22a/b/c Commercial Road	Potentially Developable (Housing)
TO46	Eastbourne House, 22-24 Gildredge Road	Potentially Developable (Housing)
TO48	21-23 Langney Road	Developable (Housing)
TO49	The Cottage, 2 Wharf Road	Developable (Housing)
TO52	Eastbourne Law Courts, Old Orchard Road	Developable (Housing)
TO53	Land to the rear of 17 West Terrace	Undevelopable
TO54	Land at the South Eastern End of Arndale Centre	Undevelopable
TO55	Land adjoining the Railway Station and the Enterprise Centre	Developable (Housing/Employment)
TO56	Eastbourne Police Station, Grove Road	Developable (Housing)
TO67	54-56 Cavendish Place	Extant Planning Permission
TO70	102a Tideswell Road	Extant Planning Permission
TO74	Land to rear of 26 Commercial Road	Undevelopable
TO75	15-21 Hartington Place	Extant Planning Permission
TO82	Garages between 15 and 16 Lusington Lane	Undevelopable
TO89	Esperance Hospital 1 Hartington Place	Extant Planning Permission
TO93	Albany Lions Hotel, 41-43 Grand Parade	Extant Planning Permission
TO95	Garage Block on Wish Road	Extant Planning Permission
TO96	Garages between 5 and 10 North Street	Potentially Developable (Housing)
TO97	Greencoat House 32 St Leonards Road (inc. upward extension)	Extant Planning Permission
TO98	Greencoat House 32 St Leonards Road (1st 2nd and 3rd Floors)	Extant Planning Permission
TO99	Land to rear of 48 St Leonards Road	Extant Planning Permission
UP03	Bedfordwell Depot, Bedfordwell Road	Extant Planning Permission
UP05	Land to Rear of 15 Hartfield Road	Undevelopable
UP06	6 St Anne's Road	Undevelopable
UP08	Land within curtilage of 14 Ashburnham Road	Undevelopable
UP09	26 Upperton Road	Undevelopable
UP10	Land within the curtilage of 21 Ashburnham Gardens	Undevelopable
UP12	Garages to rear of 24 Enys Road	Undevelopable
UP15	Land within curtilage of 20 Le Brun Road	Undevelopable

Site Ref	Site Name	Conclusion
UP19	Carbrooke Lodge, Watts Lane	Undevelopable
UP20	Cedar House 29 Bedfordwell Road	Extant Planning Permission
UP22	Chantry House, 22 Upperton Road	Extant Planning Permission
UP24	1 Laleham Close	Potentially Developable (Housing)
UP25	18 Mayfield Place	Undevelopable
UP29	Leaf Hospital, St Annes Road	Developable (Housing)
UP30	Land between Perth Court and Kinross Court, Upper Avenue	Undevelopable
UP32	43 Kings Avenue	Undevelopable
UP33	Garages between Bramber House / Keymer House, Michel Grove	Undevelopable
UP35	David Heights, Kings Avenue	Undevelopable
UP36	St Mark's House, Upperton Road	Extant Planning Permission
UP37	2 Mill Road	Extant Planning Permission
UP38	Land within curtilage of 16 Mill Road	Undevelopable
UP39	Land within curtilage of 28 Prideaux Road	Undevelopable
UP40	Land within curtilage of 16 Ashburnham Road	Undevelopable
UP41	Garages adjacent to 11 Hurst Lane	Undevelopable
UP42	Land to rear of 49 and 53 Selwyn Road	Undevelopable
UP43	Garages adjacent to 8 Roborough Close	Undevelopable
UP44	Garages to rear of 2 Hartfield Lane	Undevelopable
UP45	2-26 Willingdon Road	Potentially Developable (Housing)
UP46	Beverley Court, 11 Upper Avenue	Developable (Housing)
UP47	Land at 24 Hurst Road	Extant Planning Permission
UP49	40a Kings Drive	Undevelopable