

Site Details (complete this form for each site to be proposed for designation)

Local Green Space Assessment for: Old Bathing Pool Site with Seaside Road Play Space and associated car park	
Date of assessment: Desk based assessment 27.12.24	
Assessors: Jim Boot, Community Planner, William Ackroyd	
Site Name and Address (location)	Grid Ref:
Seaside Road Play Space / Bulverhythe playground and associated car park	TQ78611 08733
Site owner (if known)	Hastings Borough Council
Have they been informed / discussed?	If yes date:
No	
Description and purpose / current use	
The site of former bathing pool. Including a small children’s play area informal amenity grassland area. Parking for visitors to play area and the sea, cycling on the seafront and nearby homes. It’s up steps from the road with play equipment in a fenced sandpit for young children, a basketball net and a grassy strip with six pine trees east of the fence. The remainder of the site is a grassed area with some remnants of the old bathing pool and under ground overflow tanks for Southern Water.	
Statutory designations (eg SSSI¹)	Other designations (eg LNR²)
	Informal open space
Site allocations in Local Plan	
Yes (Regulation 18) – part of site reference HL9 in the 2021 draft, HS2 in the 2026 draft Site Name: Seaside Road, West St Leonards	
Planning permission	
Indicative capacity for 120 dwellings, mixed use: residential, commercial and leisure	
Access & proximity including how close to the community it serves (in meters)	
A sandy play area (mimicking a beach) and half basket ball court with adjacent amenity grassland with some small trees.	
List any public rights of way to or across the site:	
<ul style="list-style-type: none"> The England Coast Path runs along the southern (seaside) boundary of the site and is a shared cycling and walking route. It is a National Trail 	

¹ Site of Special Scientific Interest

² Local Nature Reserve

<p>Which of the following criteria does it meet?</p>	<p>Fully / Partially / Not (if F or P provide details)</p>
<ul style="list-style-type: none"> • Beauty 	<p>Partially – It’s in a potentially beautiful setting but is hemmed in by demolition-site hoarding, car park, double row of beach huts and road. The beach and the sea are very close but not easily visible from inside the play area.</p>
<ul style="list-style-type: none"> • Historic significance / heritage 	<p>Partially – the former bathing pool site was much loved and lost by the community</p>
<ul style="list-style-type: none"> • Recreational value 	<p>Fully – children’s play area, half basket ball court and small open space for informal football games and picnics as well as a grassed area to the East, part of which is used for Southern Water tanks</p>
<ul style="list-style-type: none"> • Tranquillity 	<p>Partially – although on the national trail, is away from busy main roads.</p>
<ul style="list-style-type: none"> • Wildlife 	<p>Partially – some residual vegetated shingle.</p>
<p>Local in character – how would you describe for this statement?</p>	
<p>Popular with local residents but also serving visitors particularly families using the traffic free cycling and walking route - at a mid point between Hastings and Bexhill.</p>	
<p>Area (in hectares) the whole of HS2 is 2.22 ha</p>	<p>C 1.67 ha</p>

Photographs

View of the site from the East



Old Bathing Pool site east of the under ground tanks

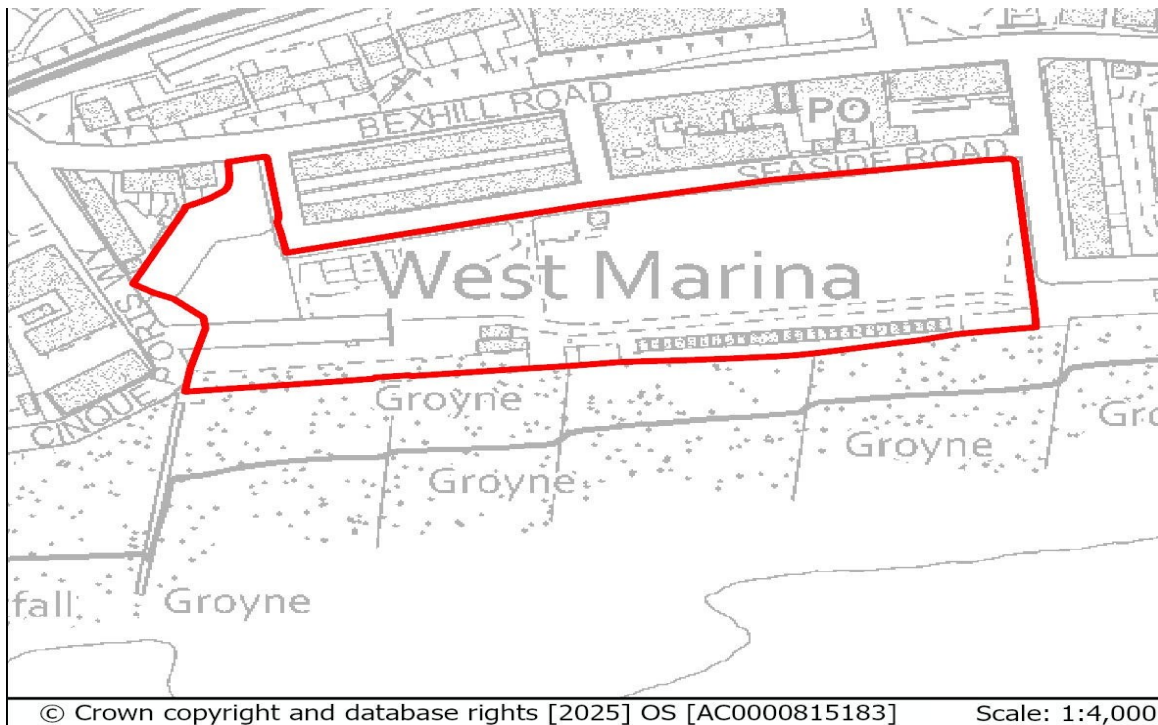


Entrance to the play area

Aerial photo map or plan showing accurate boundary of site.



The whole site included in HS2



Adapted from Locality Local Green Spaces, 2019:

<https://neighbourhoodplanning.org/toolkits-and-guidance/making-local-green-space-designations-neighbourhood-plan/>