

## WSLNF – Proposed green sites – South Saxon Wetlands– No 13


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

Local Green Space Assessment for: South Saxons Wetland	
<b>Date of assessment:</b> 4 <sup>th</sup> December 2024	
<b>Assessors:</b> William Ackroyd, Anna Sabin (WSLNF), Jim Boot, Community Planner	
<b>Site Name and Address (location)</b>	<b>Grid Ref:</b>
South Saxons Wetlands	TQ78270899
<b>Site owner (if known)</b>	Hastings Borough Council
<b>Have they been informed / discussed?</b>	<b>If yes date:</b>
No	
<b>Description and purpose / current use</b>	
Area of open space including South Saxons Site of Nature Conservation Interest on the western side. An area popular with dog walkers and a green corridor for accessing school, medical centre and surrounding homes. Also has a pond / reed bed to the north and the Hollington Stream running along it's south eastern boundary. It allows a beautiful open view along the green valley from the footbridge over the railway line at the bottom of Schools Wood to St. Ethelburgers Church.	
<b>Statutory designations (eg SSSI<sup>1</sup>)</b>	<b>Other designations (eg LNR<sup>2</sup>)</b>
Priority Woodland Habitat (Natural England)	Site of Nature Conservation Interest (Local Designation). Also a Sussex Wildlife Trust Local Wildlife Site
<b>Site allocations in Local Plan</b>	
<b>Draft Local Plan 2026 HS5 (formerly Draft Local Plan 2021 SB5) on the south of the site - Former West St Leonards Primary School:</b> Mixed used possible net capacity 70 – 120 dwellings. Avoids the South Saxons SNCI but includes the large area of green space - an area of fluvial (Hollington Stream) and tidal flooding Zone 3.	
<b>Planning permission</b>	
None presently – previous applications have not been supported owing to flooding issues affecting viability (cost benefit)	
<b>Access &amp; proximity including how close to the community it serves (in meters)</b>	
Surrounded by homes to the east and west, medical and community centre to the south and St Leonards Academy (school) to the north.	
<b>List any public rights of way to or across the site:</b>	
<ul style="list-style-type: none"><li>HAS/415/1 Adopted Footpath – west of site</li></ul>	

<sup>1</sup> Site of Special Scientific Interest

<sup>2</sup> Local Nature Reserve

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<ul style="list-style-type: none"> <li>• Has/24/1 Footpath – east to north of site</li> <li>• HAS/25/1 east to north of site – connects to HAS/24/1</li> </ul>	
<b>Which of the following criteria does it meet?</b>	<u>F</u> ully / <u>P</u> artially / <u>N</u> ot (if <u>F</u> or <u>P</u> provide details)
<ul style="list-style-type: none"> <li>• <b>Beauty</b></li> </ul>	Partially – has a slightly abandoned air
<ul style="list-style-type: none"> <li>• <b>Historic significance / heritage</b></li> </ul>	
<ul style="list-style-type: none"> <li>• <b>Recreational value</b></li> </ul>	Partially (very informal ie dog walking)
<ul style="list-style-type: none"> <li>• <b>Tranquillity</b></li> </ul>	Partially despite having the Filsham Road running along the western boundary
<ul style="list-style-type: none"> <li>• <b>Wildlife</b></li> </ul>	Fully – hence the SNCI and LWS status. Also home to the rare Ray Raft Spicer (Hastings Local Wildlife Sites Review 2020).
<b>Local in character – how would you describe for this statement?</b>	
<p>Used by people as a cut through to get to school, to the medical centre and community centre. It is the permanently soggy drainage valley for the Filsham and Harley Shute ridges to east and west which is why it has never been built on. Nonetheless, it could be made much better for wildlife, human wellbeing and connectivity. An all-season walking and cycling Greenway could run along the east flank beside Hollington Stream to form part of a traffic-free route from Queensway to Bexhill Road. One of the two main paths east-west across the site could have all-season surfaces which would also make local walking and cycling much more functional. A pond and willows could form part of the mown grass area for biodiversity and flood management.</p>	
<b>Area (in hectares)</b>	7.16 has – whole area, (0.8 ha developable)
<b>Photograph</b>	
<p><b>South Saxon Wetlands looking North</b></p>	

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**South Saxon  
Wetlands  
Lower half**

**Aerial photo map or plan showing accurate boundary of site.**



**Adapted from Locality Local Green Spaces, 2019:**

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