

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

Local Green Space Assessment for: Combe Valley Countryside Park (part)		
Date of assessment: 7 March 2026		
Assessors: William Ackroyd		
Site Name and Address (location)		Grid Ref:
Combe Valley Countryside Park Freshfield, TN38 8FB The park extends across part of Hasting BC, this part is all within the neighbourhood area and Rother District Council		TQ 77635 09913 for a point in Filsham Reed Bed
Site owner (if known)	Owner	Land Registry Title No
1	Hastings Borough Council	HT10453 – Wilting Farmland
2	Hastings Borough Council with lease to Sussex Wildlife Trust	HT26604 - Filsham Reed bed
3	Assumed to be Network Rail	Redgeland Wood – unregistered land
4	DAEJAN dev coy	HT19743 the main plot is the eastern corner of CVCP, with the entrance on to Harley Shute Road, a small separate plot is outside the park on the east of Harley Shute Road
5	Hastings Borough Council	HT5214 – covering much of the park, including land within Rother DC
6	Hastings Borough Council	HT1380 and HT2464 – Bulverhythe Recreation Ground Lower Tier
7	? Catt/Cannon Family	HT13793 – adjoining Glyne Gap Field
8	Catt/Cannon Family	HT9499 – Glyne Gap Field
9	Uncertain: probably Hastings BC and perhaps the Foreshore Trust	The coastal strip including Little Galley Hill
Have they been informed / discussed?		If yes date:
No		
Description and purpose / current use		
This site encompasses the following sites for which there are separate forms Coastal Strip including Little Galley Hill (ref 04)		

Bulverhythe Recreation Ground Lower tier (ref 09)		
Glyne Gap Reed Beds (ref 10)		
Marsh Wood (ref 21)		
Statutory designations (eg SSSI¹)		Other designations (eg LNR²)
The Combe Valley including Filsham Reed Bed is a registered SSSI		
Site allocations in Local Plan		
? to check		
Planning permission		
none		
Access & proximity including how close to the community it serves (in meters)		
The CCVP within Hastings includes the coast strip with the National Cycle Route 2 and the English Coastal Walk		
Inland the park is on the western boundary of the neighbourhood area with numerous access points for the public.		
List any public rights of way to or across the site:		MP refers to Marker posts in Park
Hastings 1	Footpath	MP39 to MP40
Hastings 16	Footpath	MP1, MP2, MP53, MP3, MP4
Hastings 22	Footpath	MP18 to MP22 apx
Hastings 22a	Footpath	MP21 through wood (diverted!)
Hastings 22b	Footpath	MP22 apx, 20, 52, 51 to Hastings BP
Hastings 23	Footpath	MP4 to MP21
Hastings 23a	Footpath	MP4 to MP5
Hastings 28	Footpath	MP16 to MP17
Hastings 29	Footpath	MP17 to MP18
Hastings 30	Footpath	MP21 to MP17
Hastings 4	Footpath	MP37, MP63, MP44
Hastings 6	Byway	MP41 to MP37
Hastings 7	Byway	MP39 to MP41
Hastings 8	Byway	MP42 to MP41
Permissive paths	Route	Comment
National Cycle Route 2	-MP50 to MP68 and towards St Leonards	The coastal path

¹ Site of Special Scientific Interest

² Local Nature Reserve

<p>along coast path</p> <p>Disused Railway Track MP69, 23, 13 to Viewpoint</p> <p>Watermill Stream & Combe Haven MP57, MP56, MP5</p> <p>Powdermill Stream MP14 downstream to Watermill Stream</p> <p>From Reedswood Road MP81, bridge at MP2, Reedbed entrance, MP3</p> <p>Old Filsham Golfcourse various between MP16, MP17 & Heron Close</p>	<p>Disused railway</p> <p>Along Combe Haven</p> <p>At the Greenway / 1066 intersection – unclear from map</p> <p>Goes into Filsham Reedbed, managed by SWT and with specific byelaws</p> <p>!6 is access to Harley Shute Road – by Railway line</p>
<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>F</p>
<ul style="list-style-type: none"> • Historic significance / heritage 	<p>F</p>
<ul style="list-style-type: none"> • Recreational value 	<p>F</p>
<ul style="list-style-type: none"> • Tranquillity 	<p>F</p>
<ul style="list-style-type: none"> • Wildlife 	<p>F</p>
<p>Local in character – how would you describe for this statement?</p>	
<p>The park which extends into Rother DC was established by the local authorities as a green lung between the urban areas of St Leonards and Hollington in Hastings BC and Bexhill. Pebsham, Sidley and Crowhurst in Rother DC.</p> <p>The land includes some farm land, but mostly it is open for nature, with recreation grounds on the southern side</p>	
<p>Area (in hectares) the whole of HS2 is 2.22 ha</p>	<p>The whole park including the part in Rother is about 700ha, the part within the West St Leonards Neighbourhood Area is about 200 ha</p>
<p>Photographs</p>	
Empty space for photographs	

Map of the park with the Marker Posts



Along the coastal strip

**Old tramway
across
Glyn Gap Reed
Beds**



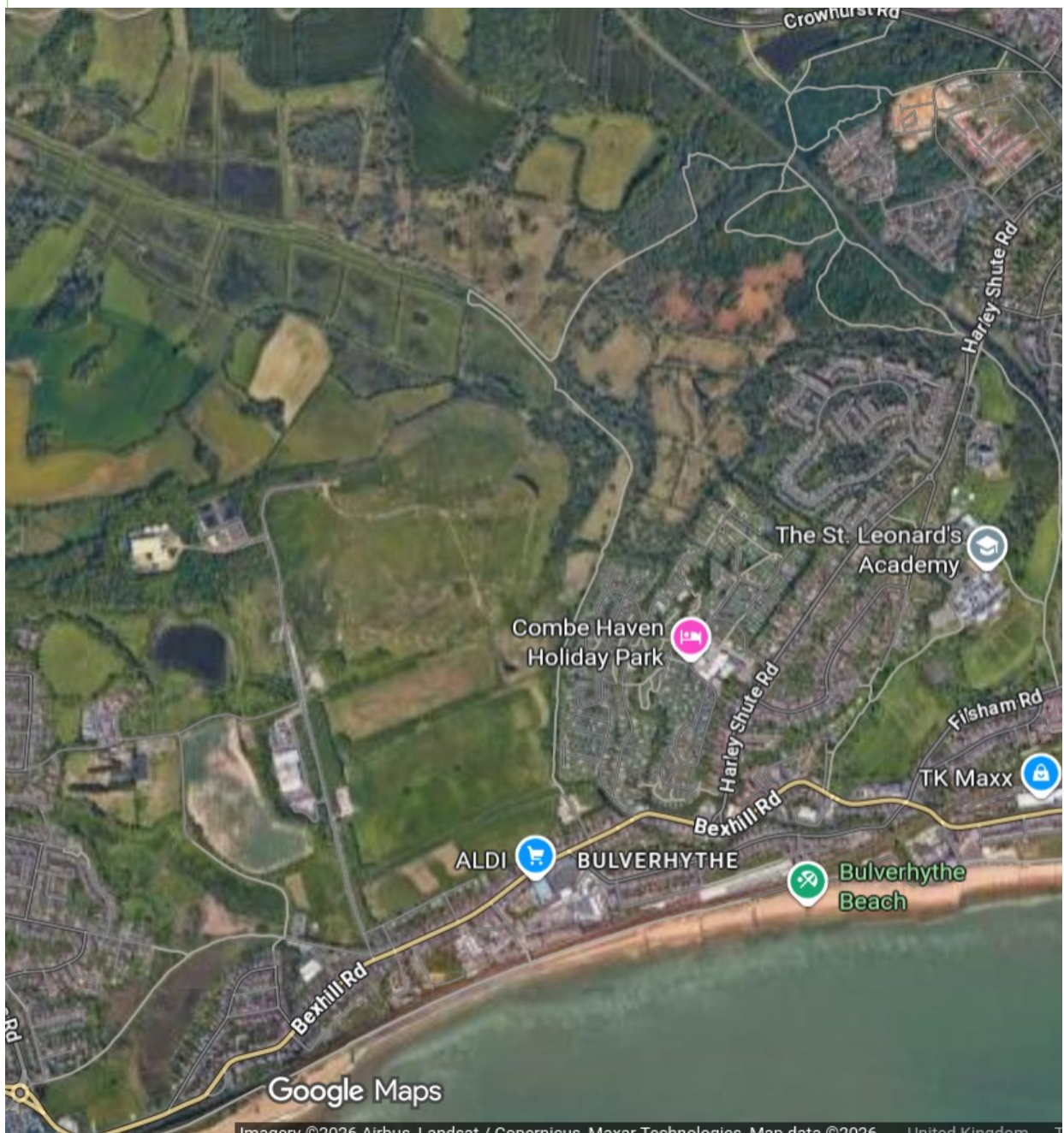
Redgeland Wood



Filsham Reed Bed



Aerial photo map or plan showing accurate boundary of site.



NB Boundary needs to be plotted

Adapted from Locality Local Green Spaces, 2019:

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