

This table sets out the sites within WSLNA included in the local plan – with on the right hand side our comments

Site Ref	Site Address	Site Area (ha)	Use	Indicative Capacity	West St Leonards Neighbourhood Forum response
HS2	Seaside Road,	2.22		120	See separate response on the Old Bathing Pool Site
HS4	Former Malmesbury House, 123-125 West Hill Road	0.7	Residential	37	<p>This site is on the spine of West St. Leonards - two minutes' walk from the station, on two bus routes, 1 minute bike ride to the NCN2, 4 to 10 minutes' walk to several schools, 3 minutes walk from the sea and promenade, 2 minutes walk from the shops – this development can and should be built car-free, with access to a co-mobility hub rather than with car ownership,</p> <p>The cliff is not robust here. It would be best without cars and the homes built with light materials.</p> <p>The site's main entrance is opposite St. Vincents Road and WSL station and used to have a path from there southward and then along the cliff edge to steps that emerge onto Bexhill Road between You's and the Bo Peep. It would help active travel connectivity to re-establish that route and would also make a good route to the shops and beach for the residents.</p>
HS5	Former West St Leonards Primary School, Bexhill Road	0.8 (net developable)	Residential	70 – 120	<p>This site has been proposed for some time in spite of the difficulties of large part of the site, which is acknowledged in the LP.</p> <p>Most of the site is a nature reserve and unsuitable for housing.</p> <p>It is possible that there could be housing along the side of Bexhill Road, with part of the land occupied by car parking for the Medical Centre. Housing in the form of flats could be above the car park. This could be a development which includes and rebuilds the</p>

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					Community Centre. Such a development must guarantee the continuation of the Community Centre in perpetuity, without the risk of unaffordable rents being charged. The area proposed for development needs to be established, to preserve the nature reserve and avoid land which is not suitable for housing.
HS11	Cinque Ports Way (mixed use)	0.37	Mixed Use: Commercial & residential	27 – 45	This site is the former Stamco Site, which is suitable for housing. It is close to public transport and should be aimed as a development without cars. Some people noted it was unsuitable without parking because the bus service is not reliable enough – this should be responded to by improving the bus services.
HS12	Gambier House, 111 West Hill Road and West House, 115 West Hill Road	0.55	Residential	20	For this development to work the cliff will need to be stabilised. Restoration of Gambier House would be welcomed; it would also be good for the area if West House could be restored, although given its present state of decay this may not be feasible. If it is demolished then it could be replaced with a terrace of houses along West Hill Road, to reflect the existing housing stock of the area. The design should be aimed at reducing or eliminating car ownership, with for example a co-mobility hub nearby.
HS15	190 Bexhill Road	0.19	Residential	32	This site could be good for housing.
HS17	Hastings Garden Centre, Bexhill Road (mixed use)	0.65	Mixed Use: commercial/ community & residential	30 – 45	This site could be good for housing, although its present use provides a service for the area, and employment opportunities

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HS20	Former West Hill Road Reservoir	0.21	Residential	32	Although complicated it would good if it can be replaced with a terrace of homes. It involves the loss of what has become an informal nature reserve, but it is likely that the existing underground structures will become unsafe with time. So given the small size of the site it would be better to use the land for housing.
HSS3	Land adjacent 142 Bexhill Road	0.26	Residential	6	No comment
	Extras				
	The Haven Holiday Site –				This is speculative, the owners Bourne Leisure are apparently keeping it going. However if the centre did close it could be used at least in part for housing, although possibly offering a smaller holiday section along Combe Haven, which will be at risk of flooding.
	Topps Tiles – Bexhill Road / Harley Shute Road				This is another business which is still trading. Again if that changes it would make a useful site for housing.
	13-15 Bulverhythe Road				South side of Bulverhythe Road, towards the eastern end, on the west bank of the Combe River: there are three registered sites, the block which is highlighted green, ESX91437, ESX 91536 plus HT14620 (freehold) and HT 1004 (leasehold) on the strip along the road side. The sites are not being used at the moment and are boarded up. This site is adjacent to the Skinners Sheds depot in Bulverhythe Road which has recently opened after extensive refurbishment. The two sites are included within the sites for light industrial use.

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					However the site has now been empty for a number of years and it could be worthwhile considering it for housing, subject to assessing the risk of the river flooding.
	TKMaxx and the surrounding commercial park		Commercial, now with gym in part of the building		This large and ugly commercial shed does not add to the charm of the Bexhill Road and at least now with the gym installed it is serving a useful function for the community. If it does become available then it could be sensibly developed as housing extending the terrace of housing to the west of the building (38 to 110 Bexhill Road)
	MOD site – Cinque Ports Way				<p>The northern part of the site has been developed by the MOD, but the old brick building (believed to be unsafe) and the dilapidated sheds adjoining the NC2 path along the coast – could be perhaps used for housing.</p> <p>This adjoins HS11 and although the new building separates HS11 from the unused part of the MOD site, the two sites could be considered together with the Bathing Pool Site, HS2</p>