

West St Leonards Neighbourhood Forum

Outline draft Neighbourhood Plan

4 July 2024

Background

West St Leonards Neighbourhood Area was formally designated on April 6 2023, but the consultation had produced a proposal to include Collinswood Drive, which was agreed by the Forum and following a fresh application the expanded area was designated on February 6 2024

West St Leonards Neighbourhood Forum was formally designated on April 6 2023, in parallel with the neighbourhood area. Its constitution was amended at the AGM on May 17 2023 to include Collinswood Drive and it was approved again in parallel with the NA on February 6 2024.

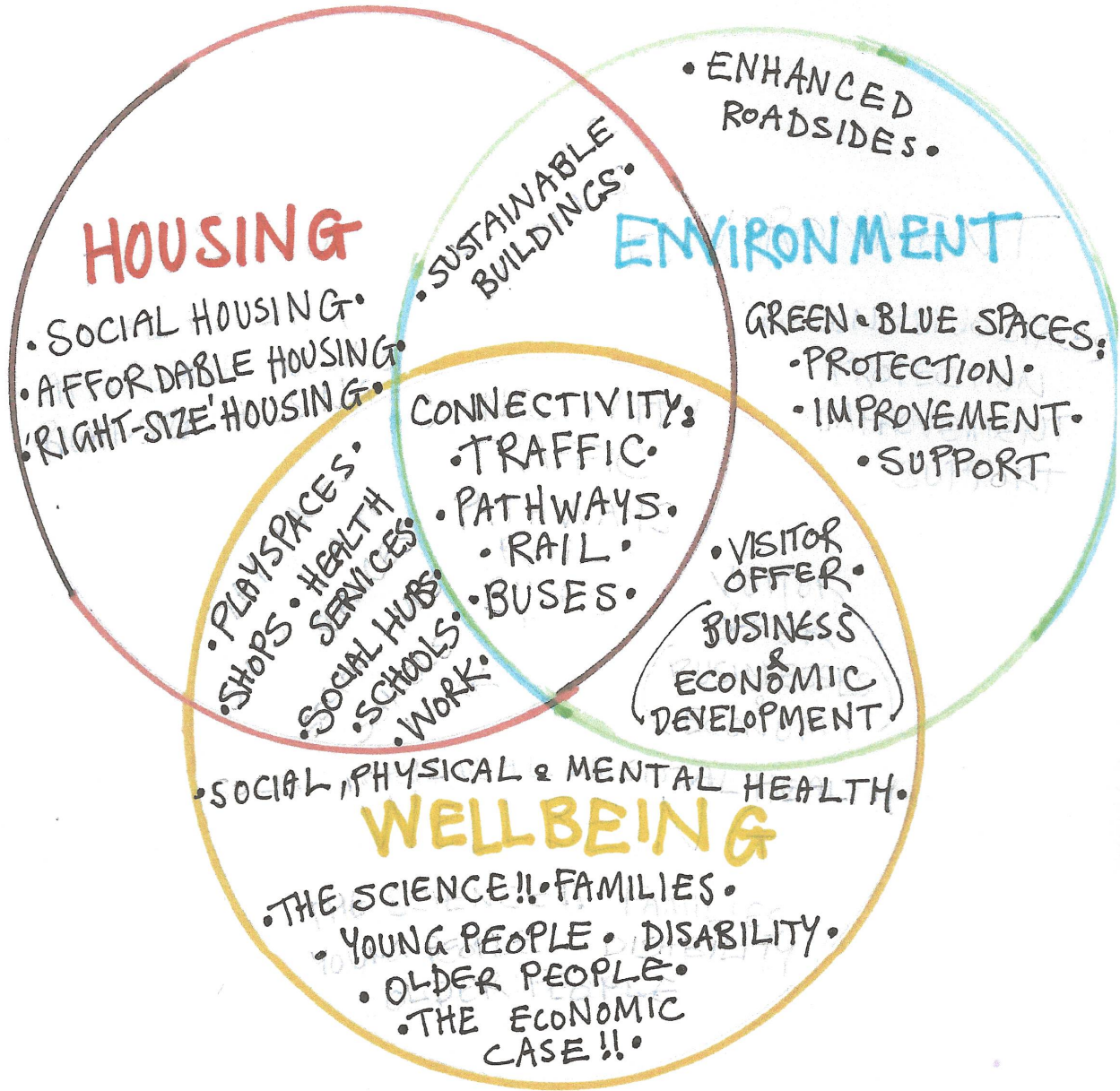
This draft outline, brings together the proposals and aspirations of the community collected in surveys carried out during the preparations for the applications for designation, from January 2022, in three phases up to the first applications in October 2022 followed by the further information relating to Collinswood Drive in early 2023 and at meetings during this period.

Designated area of West St Leonards Neighbourhood Forum



Overarching aims

The venn diagram below seeks to summarise the various ideas for West St Leonards Neighbourhood, drawn from the surveys carried out since January 2020 as well as from meetings and workshops. The more detailed lists of these ideas together with some basic information are in the following pages.



patricia W • June 24 • WSLNF • strategic vision •

Policy areas

1. Housing

a. Proposed sites

- Porters Grove – now built
- Bexhill Road, behind 427 - 16 one bed houses – being sold?, but with serious Flooding problems
- Bathing Pool site plus Stamco /MOD site/ car wash site (HL11 and HL9)
- West Hill Road - Malmsbury House, West House and Gambia House sites (HL12 and HL111)
- West Hill Road, old St Leonards reservoir
- TKMaxx and the surrounding commercial park
- Bulverhythe Road, disused commercial / light industrial properties
- Topp Tiles – Bexhill Road / Harley Shute Road (HL14)
- Vacant properties

b. Social Housing

The major need for the area is social housing – ie genuinely affordable housing for local people: the private housing market will not deliver this without local and central government support

c. Services

Any new housing development must include access without a car for all standard services

2. Local Green Space designation:

See list of spaces attached – annex 1

The plan should included commitments to formal designation of the areas, where this is not already in place

3. Play and Sports facilities

See list of spaces attached – annex 2

4. Transport

a. Off-road Walking, Wheeling and Cycling Green Corridors: ESCC

- Lewis Avenue to Harley Shute
- Porters Grove to Bexhill Road via Marsh Wood

b. On Road Walking and Cycling Improvements: ESCC

- Edinburgh Road to Bexhill Road cycle lane and surface improvement plus on footpath through side of Saxon Wetlands
- Road crossings connecting bus stops on either side of the road
- Safe road crossings at the Bull and Comet pubs, Aldi, Harley Shute just south of rail bridge and more

- Walking and cycling route between West St. Leonards Station and the sea
- Cycle parking at public destinations and cycle storage on residential roads

c. Public Transport Connectivity:

- Bus loop - Harley Shute - Bexhill Road - London Road - Conquest Hospital - A21 - Blackman Avenue
- Bus lanes where road width allows or move on-street parking to off-street parking
- Sea Road and Seaside Road - traffic one-way only
- Expansion of West St Leonards Station with a platform on Bexhill Line
- Additional railway station at Glyne Gap

d. Parking:

- Reduction of free on-street parking compensated for by improvements for public transport and active travel

5. Highstreet Regeneration -

a. Bexhill Road Parade:

- Shoppers' Parking in Grosvenor Gardens and Sea Road
- Widened Pavement with 2 loading bays
- Benches and Planters

b. Sustainable Urban Drainage Gardens:

- Keats Close

6. Development of Destination-Recreation:

- a. This relates in particular to the Sea Front and the access between West St Leonards Station and the front.
- b. The whole of the Bathing Pool Site east of the Southern Water tanks needs to be developed with this in mind, with provision for small scale commercial activities, which could include water sports, artists studios, eating and drinking places, and no housing.
- c. The area of the tanks will need to be developed in conjunction with Southern Water so that they can have access for maintenance as required but enable the area to be used by the public: this could include establishing a local market, in conjunction with the shops along Bexhill Road.
- d. The access to West St Leonards Station links to the urban drainage garden for Keats Close and north of that making the pavements pedestrian friendly and where possible planted with trees.

7. Other issues

- a. Flood Risk Monitoring and Adaptation to climate change especially in planning new developments . Including sea defences and flood protection
- b. Building Design Code - build up for density – flood resilience
- c. Play and Sports facilities:
- d. Cliff Survey – monitoring & protection
- e. Ultra High Speed Broadband

Annex 1

Green spaces in the area:

1. Part of Combe Valley Countryside Park
 - a. Filsham Reed Bed
 - b. Coastal strip
2. South Saxon - Site of Nature Conservation Interest (SNCI)
 - a. Saxon wetlands
 - b. Hollington Stream and woodland to Harley Shute Road
3. Old Bathing Pool Site
4. West Marina (Grosvenor) Gardens
5. West Hill Road 'gap'
6. Marina Allotments (with foot path from Tudor Avenue to Collinswood Drive)
7. Edinburgh Road/Harley Shute Road triangle (was a play ground)
8. Newts Way
9. Dog Kennel Wood

Annex 2

Sports and Play areas

1. Bowls area in West Marina Gardens
2. Old Bathing Pool Site / Seaside Road for young children
3. Sophie's Play Area young children
4. Newts Way a small area within the woodland
5. Heron Close off Harley Shute Road, for small children, next to an informal entrance into Combe Valley CP
6. Bulverhythe Recreation Ground, part of Combe Valley CP with football pitches, and informal sporting activities
7. South Saxon through to Harley Shute Road – informal area for dog walking, also sometime Forest School activities
8. Porters Grove – MUGA – Multi Use Games Area