

West St Leonards Neighbourhood Forum

Greenspaces and Connections

5 February 2025

Green spaces in the area:

1. Part of Combe Valley Countryside Park – Note the complicated boundary line between Rother and Hastings.
 - a. Filsham Reed Bed (part of SSSI)
 - b. Upper Wilting Farm – excluding the farm buildings (part of SSSI)
 - c. Bulverhythe Recreation ground, lower tier
 - d. Glyne Gap Marsh
- e. Coastal strip
2. West end of Bexhill Road – triangle of green area behind bus stop, with brick replica of the Amsterdam – opposite Bull Inn
3. Hythe Avenue / Bexleigh Avenue – St Mary’s Church (protected ruin in green space)
4. South Saxon - Site of Nature Conservation Interest (SNCI)
 - a. Saxon wetlands
 - b. Hollington Stream and woodland to Harley Shute Road (unnamed on maps, called School Wood by AS)
5. Old Bathing Pool Site
6. West Marina (Grosvenor) Gardens
7. Caves Road – on the north side – some unregistered land between houses, part of the cliffs
8. West Hill Road ‘gap’ + the land below the cliff- LR HT2070
9. West Hill Road, St Leonards Court – area in front – on the edge of foot path to Essenden Road
10. Marina Allotments (with foot path from Tudor Avenue to Collinswood Drive)
11. Railway land both sides of line between Welbeck Avenue and Crowhurst Road
12. Edinburgh Road/Harley Shute Road triangle (was a play ground)
13. Edinburgh Road: Large open spaces as well as generous verges along the road
14. Edinburgh Road / Harley Shute Allotments
15. Newts Way (of Darwell Close)
16. Dog Kennel Wood / Redgeland Wood and Wishing Tree Reservoir
17. Combe Haven by Bulverhythe Road

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, plus Sophie's play area by car park opposite the Garden Centre
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

Footpaths connections

1. West Hill Road to Essenden Road to green area over railway tunnel to north side of West St Leonards Station
2. Collingswood Drive – loop to north side of West St Leonards Station, joining footpath from Essenden Road
3. Welbeck Avenue / Cavendish Avenue to Collingswood Drive
4. Tudor Avenue to Collingswood Drive – round the Allotments and splitting to give a second easterly path to Collingswood Drive
5. Monks Way, from Bexleigh Avenue to Lewis Avenue, crossing the boundary with Rother just before Lewis Avenue.
6. Lewis Avenue from the boundary with Rother. Lewis Avenue is the old tramway and is a bridle path from the carpark and garden centre through to the back gardens of houses at the other end, all of which are in Rother.
7. Paths within the countryside park
8. From Harley Shoot Road, by the railway bridge to Filsham Road – two exits plus an informal access to path across South Saxons SNCI (? now the approved foot path)
9. West Hill Steps towards Marina
 - a. From east side of Bo Peep up, then along the cliff to the East then up to West Hill Road – blocked in the middle part. It goes across registered land – the part by the Bo Peep is just for the steps. After that it crosses the back gardens of the houses below and then along the boundary of the big area on West Hill Road currently the subject of a planning application.
 - b. Sussex Steps: From the west side of 71 West Hill Road down steps beside gardens – with buildings on the east side and a house on its own further to the west. The start is part of West Hill Gap. It is then blocked, but the path goes east along the cliff a little way and then turns back coming down to Caves Road at the junction with Sussex Road. None of the path is on registered land and there is an open space to the east of the path, from the turning back to Caves Road which is also not registered, which stretches along to the next steps.
 - c. From West Hill Road just east of the bottom of Archery Road and houses ?21 / 41 to 43 and unnumbered. It goes down to the west side of St Leonards Church, and so giving access to the front. It is on registered land ESX336134 , which is marked as having an electricity sub-station. To the west there is an unregistered plot, then some registered plots which have the houses on Marina, although it is a complicated picture, before the land adjoining the Sussex Steps. This path / steps is passable.