

Employment Land Supply

April 2020 position statement



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Introduction

1. This report provides information on completions and commitments for employment-related developments within Rother District as at 1 April 2020 and, as such, contributes to the Council's 2020 Local Plan Monitoring Report.
2. Specific consideration is given to 'business' (essentially offices, industrial, and warehousing accommodation falling with Class B of the Use Classes Order) and to the contribution that business commitments are expected to make towards the supply of business floorspace relative to Core Strategy targets.
3. It should be noted that this position statement is based on the Use Class Order as it was at 1 April 2020 and does not reflect the changes which were introduced by the government on 20 July and which took effect on 1 September 2020.
4. A summary of what these changes will mean for future Employment Land Supply positions statements can be found in Appendix 1.

Context

5. Economic regeneration and development is a local priority, especially for the Bexhill and Hastings area. Details of the economic health of the county can be found in quarterly 'Economic Updates' published on [East Sussex in Figures](#).¹
6. The [East Sussex Local Economic Assessment](#)² was published in 2011 and considers the prevailing local economic and property market conditions, as well as the potential to improve employment opportunities and the balance between homes and jobs across the sub-region.
7. A [Strategic Economic Plan](#)³ has also been produced for the wider South East Local Enterprise Partnership area, consisting of East Sussex, Essex, Kent, Medway, Southend and Thurrock.
8. Although it falls outside of the monitoring period, more recently East Sussex County Council have commissioned consultants to produce an East Sussex Recovery Plan on behalf of Team East Sussex (TES), the local federated board for the South East Local Enterprise Partnership (SELEP).
9. Rother District Council has been consulted throughout this process and the TES plan has guided the development of Rother's own [Economic Recovery Action Plan \(ERAP\)](#)⁴.
10. The county-wide plan, titled; [East Sussex Reset Six missions: Recovery as opportunity](#), was formally adopted by TES in September.
11. To ensure consistency, the Rother plan reflects the headline ambitions set out in the county plan, but with local targets and actions reflecting local needs and priorities. It sets out six broad ambitions, namely thinking local, acting local; building skills, creating jobs; fast-forwarding business; better places, fuller lives; cleaner energy, greener transport; and the future is digital.

¹ See the Economic Updates section of www.eastsussexinfigures.org.uk

² See the Strategies and Studies section of www.eastsussexinfigures.org.uk

³ <https://www.southeastlep.com/our-strategy/strategic-economic-plan-2014/>

⁴ <https://rother.moderngov.co.uk/documents/s3092/cb201102%20-%2010%20-%20Appendix%201.pdf>

Core Strategy Targets

12. The Local Plan [Core Strategy](#)⁵ (adopted in 2014) identifies a need for at least 100,000 sqm of additional business floorspace across the district between 2011 and 2028.
13. The target is broken down by policy area for Bexhill, Battle, Rye & Rye Harbour, the Rural Areas and the Hastings Fringes, as shown in Figure 1.

Figure 1: Core Strategy employment floorspace targets (01/04/2011 - 31/03/2028)

| Approximate Development Levels 2011-2028 | |
|---|--|
| Bexhill | At least 60,000 sqm |
| Battle | At least 10,000 sqm (including sites on Marley Lane) |
| Rye & Rye Harbour | At least 10,000 sqm |
| Rural Areas | At least 10,000 sqm |
| Hastings Fringes | At least 3,000 sqm |
| Total | At least 100,000 sqm |

14. It is a clear priority of the business community that new sites and buildings are available to allow firms to expand. At the same time, the commercial property market is relatively weak. The industrial structure of the area has somewhat low employment in growth or high value-added sectors; hence, attention needs to be given to both indigenous growth and inward investment, as well as to other measures to address locational disadvantages, such as relatively poor accessibility.

⁵ <https://www.rother.gov.uk/planning-and-building-control/planning-policy/corestrategy/>

Completions

15. Figure 2 shows that there was a decent amount of gross employment (B Class uses) floorspace completed within the District, equating to 6,603 sqm in 2019/20. This is largely due to a site in Northiam (Gardenscape Yard), where 4,800 sqm of open-air storage (use class B8) has been implemented.

Figure 2: Gross floorspace completions by use class (01/04/2011 - 31/03/2020)

| Year | B1a | B1b | B1c | B1 | B2 | B8 | B | Total |
|--------------|--------------|----------|--------------|--------------|--------------|---------------|--------------|---------------|
| 2011/12 | 54 | 0 | 298 | 0 | 444 | 900 | 2,940 | 4,636 |
| 2012/13 | 41 | 0 | 0 | 0 | 0 | 0 | 0 | 41 |
| 2013/14 | 338 | 0 | 271 | 697 | 0 | 109 | 223 | 1,638 |
| 2014/15 | 176 | 0 | 979 | 0 | 0 | 597 | 0 | 1,752 |
| 2015/16 | 225 | 0 | 119 | 3,739 | 1,920 | 128 | 0 | 6,131 |
| 2016/17 | 1,683 | 0 | 898 | 656 | 1,762 | 2,013 | 0 | 7,012 |
| 2017/18 | 0 | 0 | 0 | 0 | 421 | 175 | 0 | 596 |
| 2018/19 | 357 | 0 | 512 | 186 | 770 | 19,475 | 214 | 21,514 |
| 2019/20 | 1,333 | 0 | 0 | 264 | 206 | 4,800 | 0 | 6,603 |
| Total | 4,207 | 0 | 3,077 | 5,542 | 5,523 | 28,197 | 3,377 | 49,923 |

16. In terms of net floorspace completions, Figure 3 shows that there was a net gain of 4,312 sqm in 2019/20.

Figure 3: Net floorspace completions by use class (01/04/2011 - 31/03/2020)

| Year | B1a | B1b | B1c | B1 | B2 | B8 | B | Total |
|--------------|---------------|----------|--------------|--------------|---------------|---------------|---------------|---------------|
| 2011/12 | 54 | 0 | 298 | 0 | 444 | -72 | 520 | 1,244 |
| 2012/13 | -31 | 0 | 0 | 0 | 0 | 0 | 0 | -31 |
| 2013/14 | 43 | 0 | 271 | 637 | 0 | 109 | 21 | 1,081 |
| 2014/15 | -134 | 0 | 833 | 0 | 0 | 597 | 0 | 1,296 |
| 2015/16 | -1,187 | 0 | -571 | 3,739 | 1,718 | 128 | 0 | 3,827 |
| 2016/17 | -30 | 0 | 728 | 656 | 461 | 2,013 | -4,086 | -258 |
| 2017/18 | -530 | 0 | -297 | 0 | 421 | 87 | 0 | -319 |
| 2018/19 | -880 | 0 | 311 | 186 | -7,276 | 19,366 | 214 | 11,921 |
| 2019/20 | 888 | 0 | -99 | 264 | 206 | 3,053 | 0 | 4,312 |
| Total | -1,807 | 0 | 1,474 | 5,482 | -4,026 | 25,281 | -3,331 | 23,073 |

17. Figure 4 shows the breakdown between development types and use classes for the year.

Figure 4: Net floorspace completions by development type (01/04/2018 - 31/03/2020)

| Type | B1a | B1b | B1c | B1 | B2 | B8 | B | Total |
|---------------|------------|----------|------------|------------|------------|--------------|----------|--------------|
| New Build | 0 | 0 | 0 | 0 | 206 | 4,800 | 0 | 5,006 |
| Change of Use | -72 | 0 | 0 | 264 | 0 | 0 | 0 | 192 |
| Redevelopment | 960 | 0 | -99 | 0 | 0 | -1,747 | 0 | -886 |
| Total | 888 | 0 | -99 | 264 | 206 | 3,053 | 0 | 4,312 |

18. It is noted that 2,120 sqm of employment floorspace was lost to housing in the monitoring year, 1,891 sqm of which was on a single site in Bexhill (Olivers Printers). There were no completions on sites through prior approvals (under permitted development rights⁶). A full breakdown of completions is shown in Appendix 2.
19. Figure 5 shows the proportion of gross employment floorspace completions, by use class, which were on 'brownfield' or previously developed land⁷. It demonstrates the contribution that existing sites and premises make to additional supply. Over the year, 27% of gross employment floorspace completions were on brownfield land.

Figure 5: Gross floorspace completions on brownfield land (01/04/2011 - 31/03/2020)

| Year | B1a | B1b | B1c | B1 | B2 | B8 | B | Total |
|--------------|------------|------------|------------|------------|------------|------------|-------------|------------|
| 2011/12 | 59% | NGC | 56% | NGC | 100% | 0% | 100% | 75% |
| 2012/13 | 100% | NGC | NGC | NGC | NGC | NGC | NGC | 100% |
| 2013/14 | 37% | NGC | 0% | 0% | NGC | 0% | NGC | 8% |
| 2014/15 | 100% | NGC | 12% | NGC | NGC | 61% | NGC | 37% |
| 2015/16 | 0% | NGC | 100% | 0% | 100% | 0% | NGC | 33% |
| 2016/17 | 100% | NGC | 100% | 73% | 86% | 93% | NGC | 92% |
| 2017/18 | NGC | NGC | NGC | NGC | 100% | 100% | NGC | 100% |
| 2018/19 | 0% | NGC | 20% | 0% | 74% | 100% | 100% | 95% |
| 2019/20 | 100% | NGC | NGC | 100% | 100% | 0% | NGC | 27% |
| Total | 81% | NGC | 46% | 13% | 92% | 77% | 100% | 71% |

NGC = No gross completions

⁶ Planning permission is not required where The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GDPO) says that a change of use is permitted to another specified 'Use Class'.

⁷ Previously developed land is defined as 'Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.'

Commitments

20. As Figure 6 shows, there is an overall current commitment to the delivery of some 99,444 sqm of floorspace, of which 92% already has planning permission.

Figure 6: Net employment floorspace commitments (01/04/2020)

| Status | | Floorspace | |
|------------------|-----------------------|------------|---------------|
| Permitted | In Progress | 38,502 | 91,944 |
| | Detailed | 6,875 | |
| | Outline | 47,781 | |
| | Permitted Development | -1,214 | |
| | Total | | |
| Allocated | | | 7,500 |
| Total | | | 99,444 |

21. 38,502 sqm of employment floorspace is currently under construction, with a further 6,875 sqm on sites with detailed (Full/Reserved Matters) planning permissions.
22. There is also some 47,781 sqm of employment floorspace on sites with Outline planning permission, 35,000 sqm of which is on the Buckholt Lane site (RR/2017/2181/P) in north Bexhill.
23. A full breakdown of current site commitments is shown in Appendix 3.

Performance against employment floorspace targets

24. The target figures relating to the scale of additional business land and floorspace (offices, industry and warehousing) between 2011 and 2028 are contained in the Core Strategy and reproduced in this document at Figure 1.
25. In terms of performance against the identified Core Strategy target, net additional employment floorspace completed since 2011 has been modest, with some 23,073 sqm completed against the 'at least' target of 100,000 sqm. This leaves a further 76,927 sqm to be completed up to 2028, equating to an average of some 9,616 sqm per year.
26. The implementation of significant amounts of B8 employment uses over the past two years has helped to rebalance the previous year's lower completions.
27. Figures 7 and 8 show cumulative employment floorspace completions since 2011, within the main geographies and District respectively.

Figure 7: Area cumulative employment floorspace completed (01/04/2011 - 31/03/2020)

| Year | Bexhill | Battle | Rye & Rye Harbour | Rural Areas | Hastings Fringes | Total |
|--------------|-------------|------------|-------------------|---------------|------------------|---------------|
| Target | 60,000 | 10,000 | 10,000 | 10,000 | 3,000 | 100,000 |
| 2011/12 | 0 | 284 | 46 | 914 | 0 | 1,244 |
| 2012/13 | 0 | 0 | 0 | -31 | 0 | -31 |
| 2013/14 | -316 | -114 | 0 | 1,511 | 0 | 1,081 |
| 2014/15 | 436 | 0 | -30 | 890 | 0 | 1,296 |
| 2015/16 | 3,006 | 0 | 648 | 173 | 0 | 3,827 |
| 2016/17 | -840 | -100 | -44 | 726 | 0 | -258 |
| 2017/18 | -647 | 0 | 0 | 328 | 0 | -319 |
| 2018/19 | -545 | -104 | 12,470 | 100 | 0 | 11,921 |
| 2019/20 | -1,963 | 0 | 206 | 6,069 | 0 | 4,312 |
| Total | -869 | -34 | 13,296 | 10,680 | 0 | 23,073 |

Figure 8: District cumulative employment floorspace completed (01/04/2011 - 31/03/2020)

| Year | Net requirement at start of year | Annual net total | Cumulative net total | Net requirement at end of year |
|---------|----------------------------------|------------------|----------------------|--------------------------------|
| 2011/12 | 100,000 | 1,244 | 1,244 | 98,756 |
| 2012/13 | 98,756 | -31 | 1,213 | 98,787 |
| 2013/14 | 98,787 | 1,081 | 2,294 | 97,706 |
| 2014/15 | 97,706 | 1,296 | 3,590 | 96,410 |
| 2015/16 | 96,410 | 3,827 | 7,417 | 92,583 |
| 2016/17 | 92,583 | -258 | 7,159 | 92,841 |
| 2017/18 | 92,841 | -319 | 6,840 | 93,160 |
| 2018/19 | 93,160 | 11,921 | 18,761 | 81,239 |
| 2019/20 | 81,239 | 4,312 | 23,073 | 76,927 |

28. The relatively large amount of employment floorspace currently under construction is also expected to deliver a significant amount of floorspace in the coming years, as several of the larger employment sites have commenced construction, namely The Saltings in Rye Harbour and the Bexhill Enterprise Park in north east Bexhill.
29. It is clear from Figure 9 that, overall, the District is on track to meet the development target of at least 100,000 sqm of additional employment floorspace, if current permissions are built out.

Figure 9: Performance against Core Strategy employment floorspace targets (01/04/2020)

| Year | Bexhill | Battle | Rye & Rye Harbour | Rural Areas | Hastings Fringes | Total |
|-------------|---------|--------|-------------------|-------------|------------------|---------|
| Target | 60,000 | 10,000 | 10,000 | 10,000 | 3,000 | 100,000 |
| Completed | -869 | -34 | 13,296 | 10,680 | 0 | 23,073 |
| In progress | 18,202 | 3,268 | 14,999 | 2,033 | 0 | 38,502 |
| Permitted | 43,697 | 39 | 1,060 | 7,865 | 781 | 53,442 |
| Allocated | 0 | 5,700 | 0 | 0 | 1,800 | 7,500 |
| Total | 61,030 | 8,973 | 29,355 | 20,578 | 2,581 | 122,517 |

30. In terms of the main geographies, currently Battle does not have enough permissions or allocations in place to meet the Core Strategy targets. Current projections show a deficit of some 1,027 sqm, if the RDLP 2006 allocation at Rutherford's Business Park is re-allocated in the Battle Neighbourhood Plan.
31. Bexhill, Rye & Rye Harbour and the Rural Parishes are currently projected to provide some 1,030 sqm, 19,355 sqm, 10,578 sqm, respectively, above target.
32. While this suggests that there is no quantitative requirement for additional employment floorspace in Bexhill, Rye & Rye Harbour, the Rural Parishes or the Hastings Fringes, it should be appreciated that the target in Figure 9 is a minimum and that there may be needs and opportunities for additional business space in particular localities.
33. For further information, see the [Employment Sites Review \(Nov 2016\)](#) background paper.

Appendix 1

Changes to the Use Class Order

34. The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (SI 2020 No.757) were introduced by the government on 20 July and take effect on 1 September 2020.
35. The new Regulations introduce three new use classes:
 - Class E: Commercial, business and service
This includes retail, restaurant, office, financial/professional services, indoor sports, medical and nursery uses along with “any other services which it is appropriate to provide in a commercial, business or service locality”.
 - Class F1: Learning and non-residential institutions
This includes non-residential educational uses, and use as a museum, art gallery, library, public hall, religious institution or law court.
 - Class F2: Local community
This includes use as a shop of no more than 280 sqm mostly selling essential goods, including food and at least 1km from another similar shop, and use as a community hall, area for outdoor sport, swimming pool or skating rink.
36. Parts A and D of the original Schedule to the Use Classes Order have been entirely deleted, with Use Classes A1, A2, A3, B1, parts of D1 and D2 being subsumed into the new Use Class E.
37. Therefore, for future Employment Land Supply position statements, completions and commitments within Use Class E will now also be monitored, but only where they would have previously fallen under Use Class B1.
38. It should be noted that it may not be possible to monitor changes of use within this new Use Class E, as changes of use within a single Use Class do not constitute development.
39. Figure 10 below shows all the changes to the Use Class Order.

Figure 10: Changes to the Use Class Order

| Use | Use Classes | |
|---|------------------|-----------------|
| | Up to 31/08/2020 | From 01/09/2020 |
| Shops under 280 sqm mostly selling essential goods, including food and at least 1km from another similar shop | A1 | F2 |
| Shops | A1 | E |
| Financial and professional services (not medical) | A2 | E |
| Cafés or restaurants | A3 | E |
| Pubs or drinking establishments | A4 | Sui generis |
| Takeaways | A5 | Sui generis |
| Offices other than a use within Class A2 | B1a | E |
| Research and development of products or processes | B1b | E |
| For any industrial processes (which can be carried out in any residential area without causing detriment to the amenity of the area) | B1c | E |
| Industrial | B2 | B2 ⁸ |
| Storage or distribution | B8 | B8 |
| Hotels, boarding and guest houses | C1 | C1 |
| Residential institutions | C2 | C2 |
| Secure residential institutions | C2a | C2a |
| Dwelling houses | C3 | C3 |
| Use of a dwelling house by 3-6 residents as a 'house in multiple occupation' | C4 | C4 |
| Clinics, health centres, creches, day nurseries, day centre | D1 | E |
| Schools, non-residential education and training centres, museums, public libraries, public halls, exhibition halls, places of worship, law courts | D1 | F1 |
| Cinemas, concert halls, bingo halls and dance halls | D2 | Sui generis |
| Gymnasiums, indoor recreations not involving motorised vehicles or firearms | D2 | E |
| Hall or meeting place for the principal use of the local community | D2 | F2 |
| Indoor or outdoor swimming baths, skating rinks and outdoor sports or recreations not involving motorised vehicles or firearms | D2 | F2 |

⁸ Unless the use falls within Schedule 2, Part A, Class E(g) – i.e. it is an industrial use that can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit. If this is the case, the use will fall within the new Class E.

Appendix 2

Figure 11: Employment floorspace completions (01/04/2019 - 31/03/2020)

| Settlement | LA Reference | Site | Class | Gross | Net |
|-----------------|----------------|--|-------|--------------|--------------|
| Bexhill | RR/2015/1284/P | 54 Ninfield Road - Land rear of, Bexhill | B1A | 0 | -72 |
| | RR/2018/2052/P | Olivers Printers, Eastwood Road, Bexhill | B1A | 0 | -228 |
| | | | B8 | 0 | -1,663 |
| Catsfield | RR/2018/1309/P | Warrens Yard, Horns Corner, Catsfield | B1A | 1,216 | 1,216 |
| Guestling Green | RR/2013/383/P | Upper Lidham Hill Farm - Middle Site | B1ABC | 264 | 264 |
| Other | RR/2018/3144/P | Gardenscape Yard, Rye Road, Northiam | B8 | 4,800 | 4,800 |
| Robertsbridge | RR/2015/3106/P | Country Crafts Site | B1A | 0 | -145 |
| Rye Harbour | RR/2018/2778/P | Skinners of Rye, Harbour Rd, Rye Harbour | B2 | 206 | 206 |
| Three Oaks | RR/2014/331/P | Doleham Cottages - Land west of | B8 | 0 | -84 |
| Ticehurst | RR/2013/2533/P | Bantham Farm | B1A | 117 | 117 |
| | RR/2016/1346/P | Swallows Oast, Pashley Road, Ticehurst | B1C | 0 | -99 |
| Total | | | | 6,603 | 4,312 |

Appendix 3

Figure 12: Sites identified for business uses as at 1 April 2020, by permission type

| Settlement | LA Reference | Site | Status | Gross | Net |
|------------|------------------|--|-----------------------|--------|--------|
| Ashburnham | RR/2015/1719/P | Keeleys Yard | In Progress | 84 | 84 |
| Ashburnham | RR/2016/2172/PN3 | Thornden Farm Offices, Thornden Lane, Ashburnham | Permitted Development | 0 | -126 |
| Battle | EM3 | Rutherfords Business Park | Allocated (RDLP 2006) | 2,700 | 2,700 |
| Battle | MAR1 | Land at Felon's Field, Marley Lane | Allocated (DaSA) | 3,000 | 3,000 |
| Battle | RR/2007/1125/P | Beechdown Sawmills - Land adj | In Progress | 988 | 988 |
| Battle | RR/2009/1151/P | Blackman Pavie Ladden | In Progress | 2,400 | 2,400 |
| Battle | RR/2014/119/P | Kenwards Yard | In Progress | 0 | -120 |
| Battle | RR/2016/2424/PN3 | 11 Old Ladies Court, Battle | Permitted Development | 0 | -70 |
| Battle | RR/2017/123/PN3 | 8 Old Ladies Court, Battle | Permitted Development | 0 | -50 |
| Battle | RR/2017/1812/P | Telham Forge, Hastings Road, | Permitted (Full) | 94 | 94 |
| Battle | RR/2017/242/P | Red Barn Mews - land adj, High Street, Battle | Permitted (Full) | 65 | 65 |
| Beckley | RR/2017/2568/P | The Warehouse, Stoddards Lane, Beckley | In Progress | 0 | -130 |
| Bexhill | RR/2013/2166/P | Bexhill Enterprise Park | In Progress | 11,742 | 11,742 |
| Bexhill | RR/2015/1760/P | Worsham Farm - Land North of Wrestwood Road | Permitted (Outline) | 7,000 | 7,000 |
| Bexhill | RR/2015/3125/P | Land North of Barnhorn Road | Permitted (Outline) | 3,500 | 3,500 |
| Bexhill | RR/2016/1276/P | 47 London Road, Bexhill | Permitted (Full) | 1,230 | 294 |
| Bexhill | RR/2016/3085/PN3 | 3 Sackville Mews, Sackville Road, Bexhill | In Progress | 0 | -40 |
| Bexhill | RR/2016/568/PN3 | 13 Eversley Road, Bexhill | Permitted Development | 0 | -195 |
| Bexhill | RR/2017/1249/PN3 | 78 London Road, 3 Hazel House, Bexhill | Permitted Development | 0 | -160 |
| Bexhill | RR/2017/2181/P | Buckholt Lane - Land at, Bexhill | Permitted (Outline) | 33,500 | 33,500 |
| Bexhill | RR/2017/2576/P | 18 Windsor Road, Bexhill | Permitted (Full) | 0 | -45 |
| Bexhill | RR/2017/460/P | 79 - 85 London Road - Rear of, Bexhill | Permitted (Full) | 0 | -92 |
| Bexhill | RR/2017/963/P | Bexhill Enterprise Park – Escarpment Site B | In Progress | 6,550 | 6,550 |
| Bexhill | RR/2018/1528/P | 21A Leopold Road, Bexhill | Permitted (Full) | 0 | -100 |
| Bexhill | RR/2018/17/P | Middle Barn Farm Shop, Barnhorn Road, Bexhill | Permitted (Full) | 58 | 58 |
| Bexhill | RR/2018/1719/PN3 | Unit 1 - Sackville Mews, Sackville Road, Bexhill | Permitted Development | 0 | -78 |

| Settlement | LA Reference | Site | Status | Gross | Net |
|------------------|------------------|--|--------------------------------|-------|--------|
| Bexhill | RR/2018/1808/P | 1A Reginald Road, Bexhill | In Progress | 0 | -50 |
| Bexhill | RR/2018/213/P | 335 London Road, Bexhill | Permitted (Full) | 0 | -107 |
| Bexhill | RR/2018/3111/P | 4 Beeching Close, Bexhill | Permitted (Full) | 0 | -29 |
| Bexhill | RR/2018/423/PN3 | 56 Cooden Sea Road, Bexhill | Permitted Development | 0 | -88 |
| Bexhill | RR/2018/728/P | The Stables, Sidley Street, Bexhill | Permitted (Full) | 38 | 38 |
| Bexhill | RR/2019/2082/P | Pebsham Rural Business Park, Pebsham Lane, Bexhill | Permitted (Full) | 411 | 411 |
| Bexhill | RR/2020/185/P | 1 Cooden Sea Road, Bexhill | Permitted (Full) | 36 | 36 |
| Bexhill | RR/2020/261/PN3 | 1 Cooden Sea Road, Bexhill | Permitted Development | 0 | -246 |
| Bodiam | RR/2015/2965/PN3 | Ruskin House | In Progress | 0 | -500 |
| Bodiam | RR/2019/1010/P | Junction Service Station, Junction Road, Bodiam | Permitted (Full) | 0 | -80 |
| Brightling | RR/2018/480/P | Coldharbour Farm Estate, Battle Road, Brightling | Permitted (Full) | 1,861 | 1,861 |
| Cackle Street | RR/2019/2263/P | Culpepper Cottage, Cackle Street, Brede | Permitted (Full) | 81 | 81 |
| Catsfield | RR/2017/528/P | Willy Woodpeckers, Powdermill Lane, Catsfield | Permitted (Full) | 532 | 532 |
| Crowhurst | RR/2018/1635/PN3 | Windy Ridge, Swainham Lane, Crowhurst | Permitted Development | 0 | -74 |
| Etchingham | RR/2017/2116/P | Bracon Place, High Street, Etchingham | Permitted (Full) | 100 | 100 |
| Ewhurst | RR/2009/1463/P | Forge Farm | In Progress | 1,390 | 1,390 |
| Ewhurst | RR/2017/821/P | The Yard, Gate Farm, Northiam Road, Ewhurst | Permitted (Full) | 168 | 168 |
| Flimwell | RR/2014/1089/P | Hawkhurst Road - Flimwell Bird Park | Permitted (Full) | 914 | 914 |
| Guestling Green | RR/2011/129/P | Upper Lidham Hill Farm - Southern Site | In Progress | 315 | 315 |
| Guestling Green | RR/2018/1462/P | Former Agri Building, Copshall Farm, Butchers Lane | Permitted (Full) | 460 | 460 |
| Guestling Green | RR/2017/1189/P | Coghurst Hall Holiday Park, Ivyhouse Lane | Permitted (Full) | 0 | -803 |
| Hastings Fringes | HAS3 | Land north of A265, Ivyhouse Lane, Hastings | Allocated (DaSA) | 1,800 | 1,800 |
| Hastings Fringes | RR/2015/2264/P | Michael Tyler Factory, Woodlands Way, Hastings | Permitted (Outline) | 180 | -3,820 |
| Hastings Fringes | RR/2016/85/P | Burgess Road - Land at, Ivyhouse Lane Industrial | Permitted (Outline) | 4,601 | 4,601 |
| Hurst Green | RR/2019/2697/O | Silverhill Pump House Business Unit, Bodiam Road | Permitted (Lawful Development) | 340 | 340 |
| Iden | RR/2017/1993/P | Coldharbour, Coldharbour Lane, Iden | Permitted (Full) | 94 | 94 |
| Northiam | RR/2018/328/P | The Mill, Station Road, Northiam | Permitted (Outline) | 700 | 700 |
| Other | RR/2018/1246/P | Hillside Nursery, Woodmans Green Rd, Whatlington | In Progress | 735 | 735 |
| Other | RR/2018/1587/P | The Old Chapel, Udimore Road, Udimore | Permitted (Full) | 0 | -176 |

| Settlement | LA Reference | Site | Status | Gross | Net |
|---------------|-----------------|--|------------------------------|----------------|---------------|
| Other | RR/2019/1015/P | White Hart, Cripps Corner Road, Staplecross | Permitted (Full) | 25 | 25 |
| Other | RR/2019/1665/P | Environment Agency, Military Road, Playden | Permitted (Full) | 108 | 67 |
| Peasmarsh | RR/2017/2255/P | Dew Farm, Dew Lane, Peasmarsh | In Progress | 0 | -676 |
| Pett Level | RR/2017/2554/P | Garage Store, Pett Level Road, Pett | Permitted (Full) | 32 | 32 |
| Robertsbridge | RR/2015/1874/P | E O Culverwell Ltd | In Progress | 475 | 475 |
| Robertsbridge | RR/2017/1629/P | Land at Grove Farm, George Hill, Robertsbridge | Permitted (Outline) | 2,300 | 2,300 |
| Robertsbridge | RR/2018/1605/P | Culverwells - Land At | Permitted (Reserved Matters) | 1,300 | 1,300 |
| Rye | RR/2016/3062/P | 14a Tower Street, Merchant & Mills, Rye | In Progress | 44 | 44 |
| Rye | RR/2017/1024/P | 22A Winchelsea Road, Rye | Permitted (Full) | 284 | 284 |
| Rye | RR/2017/2217/P | 17 - 19 Tower Street, Rye | In Progress | 0 | -535 |
| Rye | RR/2017/909/P | Skinner's of Rye, 74 Fishmarket Road, Rye | Permitted (Full) | 0 | -388 |
| Rye | RR/2019/1779/P | Grist Mill, Winchelsea Road, Rye | Permitted (Full) | 0 | -289 |
| Rye | RR/2019/696/PN3 | 3 Landgate, Rye | Permitted Development | 0 | -127 |
| Rye Harbour | RR/2013/1538/P | The Saltings | In Progress | 13,440 | 12,810 |
| Rye Harbour | RR/2017/2541/P | Churchfields, Harbour Road, Icklesham | In Progress | 2,205 | 2,205 |
| Rye Harbour | RR/2017/977/P | Former ARC Site, Harbour Road, Rye Harbour | In Progress | 475 | 475 |
| Rye Harbour | RR/2018/905/P | Old Mears, Harbour Road, Rye Harbour | Permitted (Full) | 1,580 | 1,580 |
| Sedlescombe | RR/2016/1539/P | The Dairy Sheds, Bowlings Corner, Marley Lane | Permitted (Full) | 215 | 215 |
| Sedlescombe | RR/2017/41/P | Spilstead Oast, Stream Lane, Sedlescombe | In Progress | 0 | -44 |
| Ticehurst | RR/2016/3155/P | New Pond Farm, High Street, Wallcrouch, Ticehurst | Permitted (Full) | 165 | 165 |
| Ticehurst | RR/2017/1233/P | The Old Factory Buildings - Unit 4, Battenhurst Road | Permitted (Full) | 88 | 88 |
| Ticehurst | RR/2017/2670/P | Lavendar Yard, Lower Platts, Ticehurst | In Progress | 0 | -110 |
| Ticehurst | RR/2019/1675/P | New House, High Street, Ticehurst | Permitted (Full) | 0 | -45 |
| Ticehurst | RR/2019/510/P | Swallows Oast, Pashley Road, Ticehurst | Permitted (Full) | 0 | -94 |
| Westfield | RR/2011/2636/P | Wheel Farm Business Park - Unit A | In Progress | 494 | 494 |
| Westfield | RR/2017/1758/P | Westfield Garage, Orchard Way, Westfield | Permitted (Full) | 0 | -179 |
| Total | | | | 110,897 | 99,444 |