

A5. APPENDIX 5: SITE ASSESSMENTS: WEALDEN

Market Attractiveness Rating

Market attractiveness ratings have been provided to give an overall picture of the quality of a site. These are based on professional judgement, taking into account a combination of access to amenities; accessibility; circulation; parking; and the age and quality of buildings. Accessibility has been given the most weighting in this consideration.

Recommendation Descriptors

Recommendation	Description
No Action	Where a site is not allocated for businesses/industrial uses and/or these uses are not protected, take no policy action.
Retain	Where a site has been allocated for businesses/industrial uses and/or these uses are protected, retain this status.
Protect	Where a site is not allocated for businesses/industrial uses and/or these uses are not (adequately) protected, use Local Plan policy to do so.
Release	Where a site is allocated for businesses/industrial uses and/or these uses are protected, release the site from this protection and allow development of other uses.
Review Boundary	Where a site is allocated for businesses/industrial uses and/or these uses are protected, change the area over which this applies.

Key

-  Development Areas
-  Intensification Areas
-  Re-development Areas
-  New Development
-  New Residential Development

*Unimplemented permissions and applications are included where site is not included in SHELAA or is not deemed to be developable in the SHELAA. Unimplemented permissions are also included which highlight key issues (e.g. Changes of use to residential).

Ashdown Business Park	
Local Authority	Wealden
Address	Michael Way, Maresfield, Uckfield, TN22 2DU
Gross Site Area (Ha)	10.37
Local Plan Designation	Undesignated
Description	Developed, medium-sized employment site with a mix of commercial uses including a

	waste/recycling plant, fire station and training facility and a hotel.
Uses	Industrial, light Industrial, Logistics, Office, Retail, Hotel
Site Context	Residential across the A22 to the east. Agricultural land/green space to south, west and north.
Fit with Adjacent Uses	Appropriate – Roads and trees provide buffer to residential areas.
Amenities	Coffee shop on site. Leisure facilities across the A22.
Accessibility	Direct access to A22. Bus stop within the site. Served by a cycle route from Maresfield.
Circulation	Good quality roads with pavements. Some on-street parking which limits circulation.
Parking	Lots of parking provision. However, still some occurrence of on-street parking.
Age of Buildings	2010-2020
Quality of Buildings	Reasonable with some high.
Vacancy Rate	CoStar sample suggests 0%.
Quality of Environment	Reasonable - Good. Greenery in and surrounding site.
Market Attractiveness of Existing Floorspace (Low to Very High)	High – Development site with a generally good environment and stock in a highly accessible location.
Development/Environmental Constraints	Lack of space. Site would need to expand.
Unimplemented Permission	
Address	Land east of Michael Way, Ashdown Business Park, Maresfield
Proposal	Erection of 2 no. Class E(a) retail units
Net change in floorspace (sqm)	No net change in employment floorspace.
Development Opportunity	
Current Use	Vacant, Open Space.
Status in SHELAA	Not in SHELAA
Accessibility and Constraints	Accessible by road.
Market Attractiveness (Low to Very High)	High – Accessible site on established industrial estate, with local amenities and a

	reasonable quality environment. Poor circulation and parking.
Estimated Developable Area (Ha)	1.08
Potential Use	Class E and/or B.
Unimplemented permission	Yes
Recommendation and Overall Development Potential	
Recommendation (Retain, Protect, Release, Review Boundary)	Protect
Development Potential	1.08 ha
Additional Development Potential (Ha)	None – Unimplemented permission

Bellbrook Industrial Estate	
Local Authority	Wealden
Address	Bell Lane, Bellbrook Industrial Estate, Uckfield, TN22 1QL



Gross Site Area (Ha)	23.64
Local Plan Designation	Policy BS3 of the Adopted Wealden Local Plan 1998 - The Council will seek to concentrate

	business development principally within the town business areas (of which this site is one). This policy is a saved policy, which still applies (since the adoption of the 2013 Core Strategy Local Plan).
Description	Developed, medium-large employment site with a mix of commercial uses including a waste/recycling plant.
Uses	Industrial, light Industrial, office.
Site Context	Supermarket, retail and some residential to east. Residential across the B2102 to north. Agricultural land across A22 to the west. Sewage works, agricultural land (with planning permission for employment uses) and residential to south.
Fit with Adjacent Uses	Appropriate – Roads, river and trees provide buffer for residential areas.
Amenities	East of the site is adjacent to supermarket, fast-food outlets and pub(s). No amenities to the west of the site.
Accessibility	Direct access to A22. East of site is adjacent to train station and a number of bus stops (none to west of site). Not served by cycle route.
Circulation	Good quality roads with pavements.
Parking	Lots of parking provision. However, still some occurrence of on-street parking particularly near the town centre end of the estate.
Age of Buildings	CoStar sample suggests 1970s to 2000s
Quality of Buildings	Most buildings are in a reasonable state but some are poor and some very good.
Vacancy Rate	CoStar sample suggests 0.4%
Quality of Environment	Reasonable - Good. Greenery in and surrounding site.
Market Attractiveness of Existing Floorspace (Low to Very High)	High – Development site with a generally good environment and stock in a highly accessible location.
Development/Environmental Constraints	Lack of space.
Recommendation and Overall Development Potential	

Description	Developed, medium-sized employment site with a mix of commercial uses. It is mainly a business park (i.e. mix offices and light industrial) with some industrial estate type uses.
Uses	Industrial, light industrial, office, leisure.
Site Context	Residential to north and west. Agricultural/green space to south. Residential planning permission which is currently being built out (over 100 net new dwellings) on green space to east of site.
Fit with Adjacent Uses	Appropriate aside from the west of the site where industrial buildings are directly adjacent to residences.
Amenities	New supermarket across the road to the north-east of the site. No amenities otherwise.
Accessibility	Direct access to A22. 6 bus stops along the length of the site. National Cycle Route (21)/Cuckoo Trail runs along the length of the site; however, there is currently no proper access from this trail to the site in place.
Circulation	Very good. However, a gate between the old and new portions of the estate limits circulation.
Parking	Adequate, well defined parking.
Age of Buildings	Mostly built since 2000 with some 1970s to 1990s (CoStar sample suggests half of stock is 2000s and 2010s, with half 1970s to 1990s).
Quality of Buildings	Mostly very good. Some reasonable, particularly those to the west of the estate.
Vacancy Rate	Low (CoStar sample suggests 4.1%)
Quality of Environment	Very good with high quality layout.
Market Attractiveness of Existing Floorspace (Low to Very High)	Very High – Well developed site with a very high quality environment, lots of modern stock and good accessibility.
Development/Environmental Constraints	Residential planning permission to east.
Intensification Opportunity A	
Current Use	Outdoor storage
Market Attractiveness	Medium-High – Very accessible location but limited access to amenities and to the west of the site, which has a poorer quality environment.
Estimated Area for Intensification	0.34

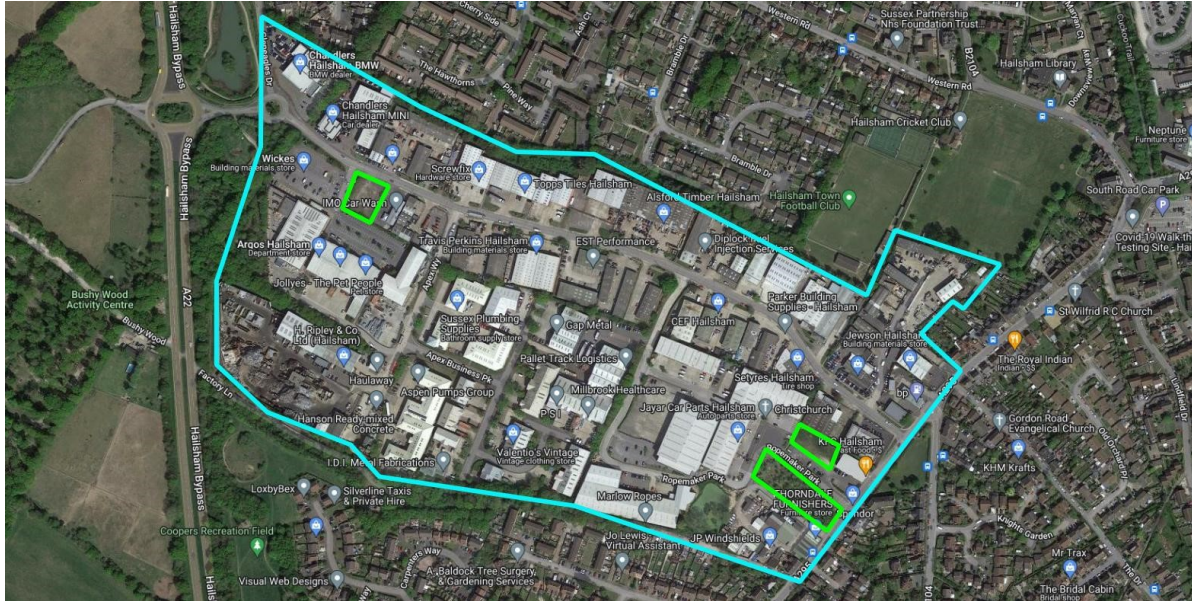
Potential Use	Class E (Adjacent to residential)
Unimplemented permission?	No
Intensification Opportunity B	
Uses	Outdoor Storage
Market Attractiveness	High – Very accessible location with easy access to supermarket and high-quality environment.
Estimated Area for Re-development	0.3
Potential Use	Class E and/or B
Unimplemented permission?	No
Recommendation and Overall Development Potential	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain and Protect (by updating policy to protect from change of use)
Development Potential	Two Intensification Opportunity areas (0.64 ha in total).
Additional Development Potential	0.64 ha

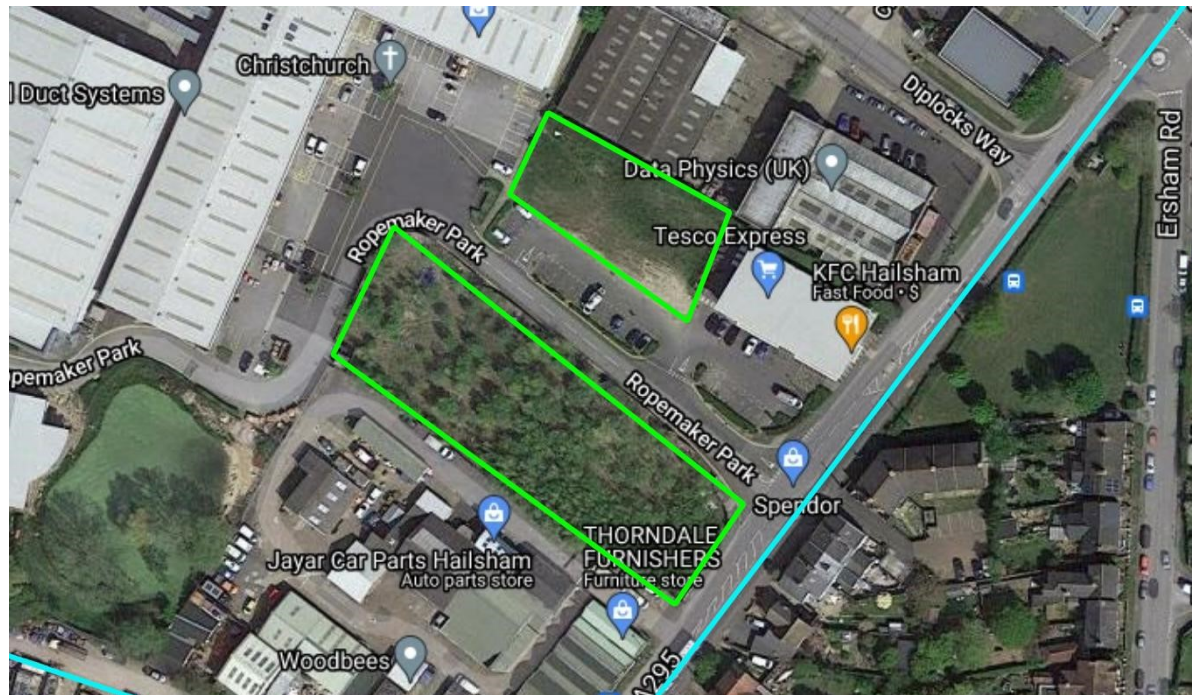
Connors Yard	
Local Authority	Wealden
Address	Beeches Rd, Crowborough, TN6 2AH



Gross Site Area (Ha)	0.19
Local Plan Designation	Not designated.
Description	Developed, small business park with mostly service industry occupiers.
Uses	Leisure, offices, services.
Site Context	Surrounded by residential.
Fit with Adjacent Uses	Appropriate – no industrial uses.
Amenities	None close-by.
Accessibility	Directly served by B2100 which is adequate given the scale and uses at the site. Four bus stops within close proximity along the length of the site. Not served by cycle route.
Circulation	Very poor as internal roads very small and turning difficult.
Parking	Very few parking spaces meaning parking spills over onto nearby residential road(s).
Age of Buildings	CoStar sample suggests 1960s to 1990s
Quality of Buildings	Reasonable – Very Good (Well-presented)

Vacancy Rate	CoStar sample suggests 31.3%. Actual vacancy rate is likely to be lower than this based on site visit.
Quality of Environment	Very good. Well-presented units.
Market Attractiveness of Existing Floorspace (Low to Very High)	High – Well-presented small units in a nice area, which are likely to be relatively affordable although the lack of parking might reduce the attractiveness.
Development/Environmental Constraints	Space
Recommendation and Overall Development Potential	
Recommendation (Retain, Protect, Release, Review Boundary)	No action – Limited industrial/office space on the site. Could be protected as a retail/service area.
Development Potential	None

Diplocks Way Industrial Estate	
Local Authority	Wealden
Address	Diplocks Way, Hailsham, BN27 3JF
	

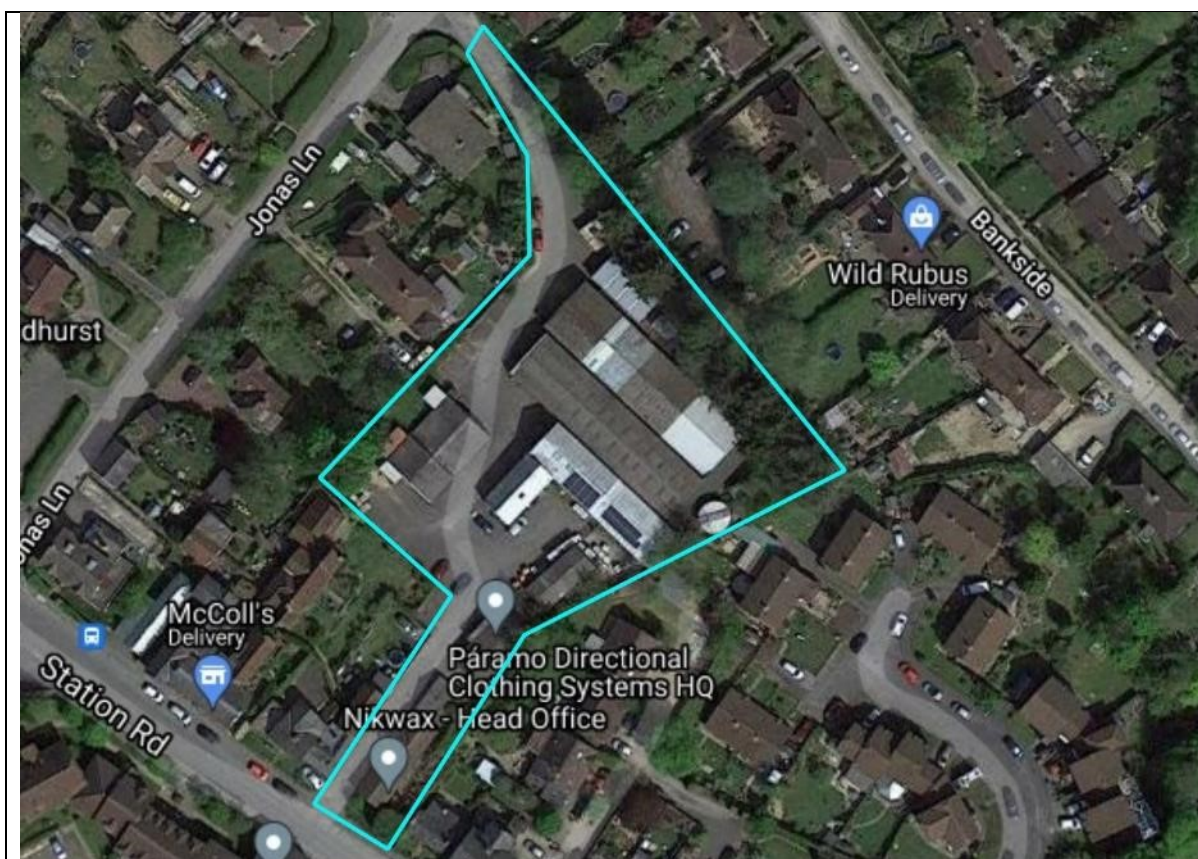


Gross Site Area (Ha)	25.32
Local Plan Designation	BS3 of the Adopted Wealden Local Plan 1998 - The Council will seek to concentrate business development principally within the town business areas (of which this site is one). This policy is a

	saved policy, which still applies (since the adoption of the 2013 Core Strategy Local Plan).
Description	Developed, medium-large industrial estate.
Uses	Mainly industrial, light Industrial and retail. Some food and drink.
Site Context	Surrounded by residential to the north, east and south. Agricultural/green space to the west across the A22.
Fit with Adjacent Uses	Mainly appropriate due to trees between industrial and residential areas. However, industrial space in north-east and south-east of site is directly adjacent to residences.
Amenities	Supermarket and fast-food on site.
Accessibility	Directly served by the A22. Four bus stops on the road adjacent to the east of the site. Three bus stops a short walk to the north of the site. Short ride along A295 to National Cycle Route (21).
Circulation	Some on-street parking causing circulation issues. This is leading to safety concerns including due to lorries driving on the pavement.
Parking	Inadequate. Lots of on-street parking occurring.
Age of Buildings	Mixed. CoStar sample suggests mainly 1980s and 1990s and 2000s with some 1970s and some 2010s.
Quality of Buildings	Very mixed but reasonable on average. Costar samples suggests that some older stock is poor.
Vacancy Rate	Low (CoStar sample suggests 0.3%)
Quality of Environment	Reasonable – However, it is quite high density and there is a lack of public realm.
Market Attractiveness of Existing Floorspace (Low to Very High)	High – Highly accessible location with good access to amenities. Poor circulation and parking.
Development/Environmental Constraints	N/A
Development Opportunity A	
Current Use	Vacant, Open Space.
Status in SHELAA	Not in SHELAA
Accessibility and Constraints	Accessible by road.
Market Attractiveness (Low to Very High)	High – Accessible site on established industrial estate, with local amenities and a reasonable

	quality environment. Poor circulation and parking.
Estimated Developable Area (Ha)	0.29
Potential Use	Class E and/or B.
Unimplemented permission	No
Development Opportunity B	
Land Type	Vacant, Open Space.
Status in SHELAA	Not in SHELAA
Accessibility and Constraints	Accessible by road.
Market Attractiveness (Low to Very High)	High – Accessible site on established industrial estate, with local amenities and a reasonable quality environment. Poor circulation and parking.
Estimated Developable Area (Ha)	0.11
Potential Use	Class E and/or B.
Unimplemented permission	Yes but granted after April 2020.
Development Opportunity C	
Land Type	Vacant, Open Space (PDL).
Status in SHELAA	Not in SHELAA
Accessibility and Constraints	Accessible by road.
Market Attractiveness (Low to Very High)	High – Accessible site on established industrial estate, with local amenities and a reasonable quality environment. Poor circulation and parking.
Estimated Developable Area (Ha)	0.14
Potential Use	Class E and/or B
Unimplemented permission	No
Recommendation and Overall Development Potential	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain and Protect (by updating policy to protect from change of use)
Development Potential	Three Development opportunity sites (0.54 ha in total)
Additional Development Potential (Ha)	0.54

Durgates Industrial Estate	
Local Authority	Wealden
Address	Durgates Industrial Estate, Durgates, Wadhurst, TN5 6DF



Gross Site Area (Ha)	0.61
Local Plan Designation	Policy BS6 of the Adopted Wealden Local Plan 1998 - Within the rural parts of the Plan area, the Council will seek to concentrate business development within the village business areas, as defined on the Proposals Map (of which this site is one). This policy is a saved policy, which still applies (since the adoption of the 2013 Core Strategy Local Plan).
Description	Developed, small business park.
Uses	Light industrial and office.
Site Context	Surrounded by residential.
Fit with Adjacent Uses	Appropriate given no heavy industrial uses.
Amenities	Convenience stores within close proximity.
Accessibility	Directly served by B2099 although access and signing to the site is poor. Two bus stops in close proximity. Not served by cycle route.
Circulation	Narrow roads with poor surfaces and a one way system.
Parking	Some parking but may be inadequate.
Age of Buildings	From 1930's (likely up to 1960's).

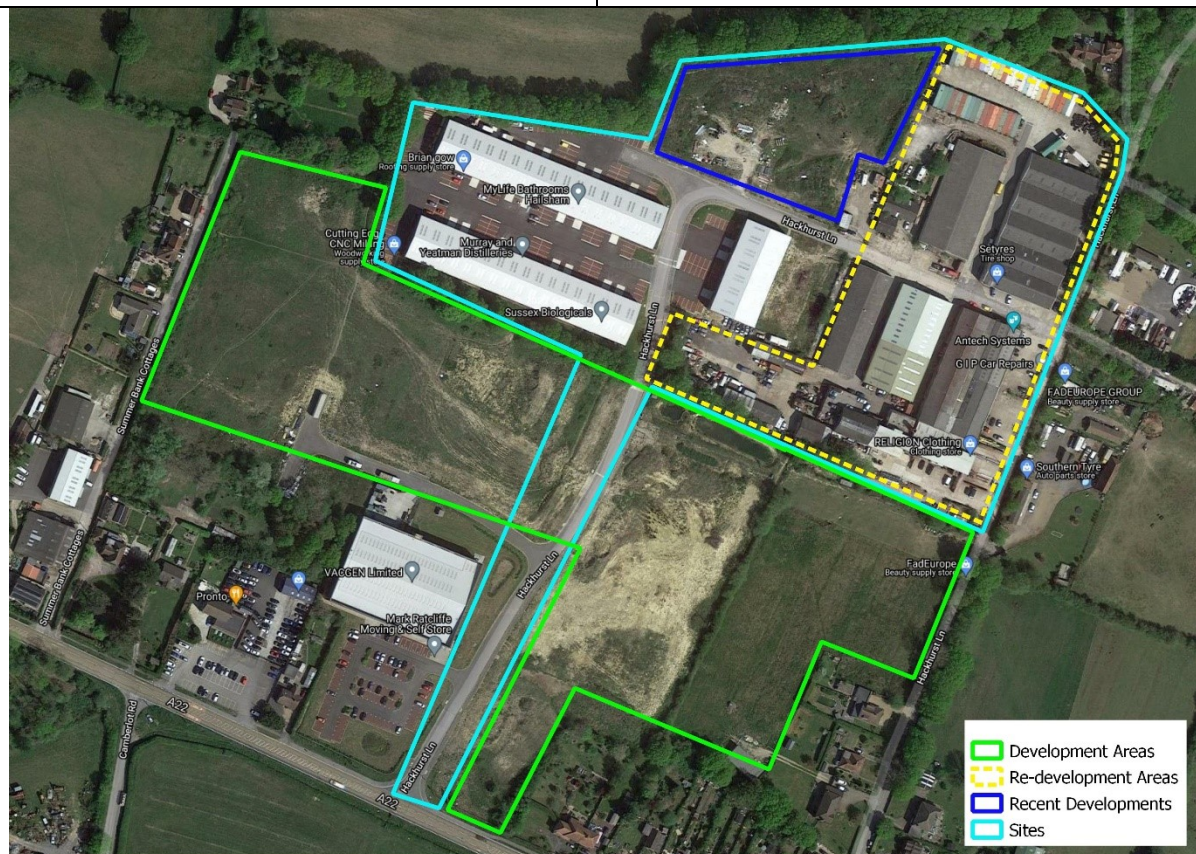
Description	Developed, medium-sized employment site with a mix of commercial uses.
Uses	Industrial, light industrial, office, retail
Site Context	Residential and Country Park to North. Residential and agricultural land to west. Railway tracks to south.
Fit with Adjacent Uses	Appropriate given thick wooded area separating the site with residential.
Amenities	Short walk from shops and restaurants along Crowborough Hill from east of site. Short walk to a pub from the west of the site.
Accessibility	Short drive from B2100 along double track road. Railway station and bus stops to the east of the site. Not served by cycle route.
Circulation	Adequate.
Parking	Inadequate. On-street parking creates congestion and safety concerns.
Age of Buildings	From 1960s up to 2010s
Quality of Buildings	Reasonable (Some modern stock which is very good)
Vacancy Rate	None-low (CoStar sample suggests 0%)
Quality of Environment	Reasonable
Market Attractiveness of Existing Floorspace (Low to Very High)	High – Accessible location with some modern stock.
Development/Environmental Constraints	Space within site is steep and wooded. Likely to be constrained by the need for biodiversity net gain and a group of TPOs covering the majority of the rear of the site.
Unimplemented Permission	
Address	Wealden Industrial Estate, Farningham Road, Crowborough, TN6 2JR.
Proposal	Erection of two B1 units with associated parking
Net change in floorspace (sqm)	+401
Recommendation and Overall Development Potential	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain and Protect (by updating policy to protect from change of use)
Development Potential	None
Additional Development Potential (Ha)	0

Ghyll Road Industrial Estate	
Local Authority	Wealden
Address	Ghyll Industrial Estate, Heathfield, TN21 8AW
	
Gross Site Area (Ha)	5.46
Local Plan Designation	Policy BS3 of the Adopted Wealden Local Plan 1998 - The Council will seek to concentrate business development principally within the town business areas (of which this site is one). This policy is a saved policy, which still applies (since the adoption of the 2013 Core Strategy Local Plan).
Description	Developed, small to medium-sized industrial estate. Currently contains residential in the south of the site.
Uses	Industrial, light industrial, retail, leisure.
Site Context	Residential to north and east. Agricultural land to south. Wooded area to west.
Fit with Adjacent Uses	Appropriate – Road and trees separate industrial with residential areas.
Amenities	None in short walking distance.

Accessibility	Short drive from B2203 along partially residential road. Bus stop adjacent to north of site. Short walk to bus stop to south of site. Directly served by National Cycle Route (21).
Circulation	Poor – the site is essentially three sites, which are not joined.
Parking	Adequate.
Age of Buildings	From 1960s (likely up to 1990s)
Quality of Buildings	Reasonable
Vacancy Rate	None (CoStar sample suggests 0%)
Quality of Environment	Reasonable – Some overgrown areas.
Market Attractiveness of Existing Floorspace (Low to Very High)	Medium – reasonable quality space and environment but with limited accessibility.
Development/Environmental Constraints	Some space within the site, although it does contain ancient woodland and hence development is likely to be constrained/not possible.
Unimplemented Permission	
Address	Ghyll Road Industrial Estate, Ghyll Road, Heathfield, TN21 8AW (Covers the Intensification Opportunity Area).
Proposal	Proposed 2 no. business units comprising total 2,195 sq.m. B1/B8 floor space, to include new access and associated car parking and landscaping.
Net change in floorspace (sqm)	+2,195
Intensification Opportunity	
Uses	Outdoor Storage
Market Attractiveness	Low – On well-established industrial estate. Relatively poor accessibility and access to local amenities.
Estimated Area for Intensification (Ha)	0.77
Potential Use	Class E and/or B.
Unimplemented permission?	Yes
Recommendation and Overall Development Potential	
Recommendation (Retain, Protect, Release, Review Boundary)	Review Boundary to remove the residential area, Retain and Protect (by updating policy to protect from change of use)

Development Potential	Intensification Opportunity area (0.77 ha)
Additional Development Potential (Ha)	0

Hackhurst Lane Industrial Estate and Swallow Business Park	
Local Authority	Wealden
Address	Diamond Drive, Lower Dicker, Hailsham BN27 4EL



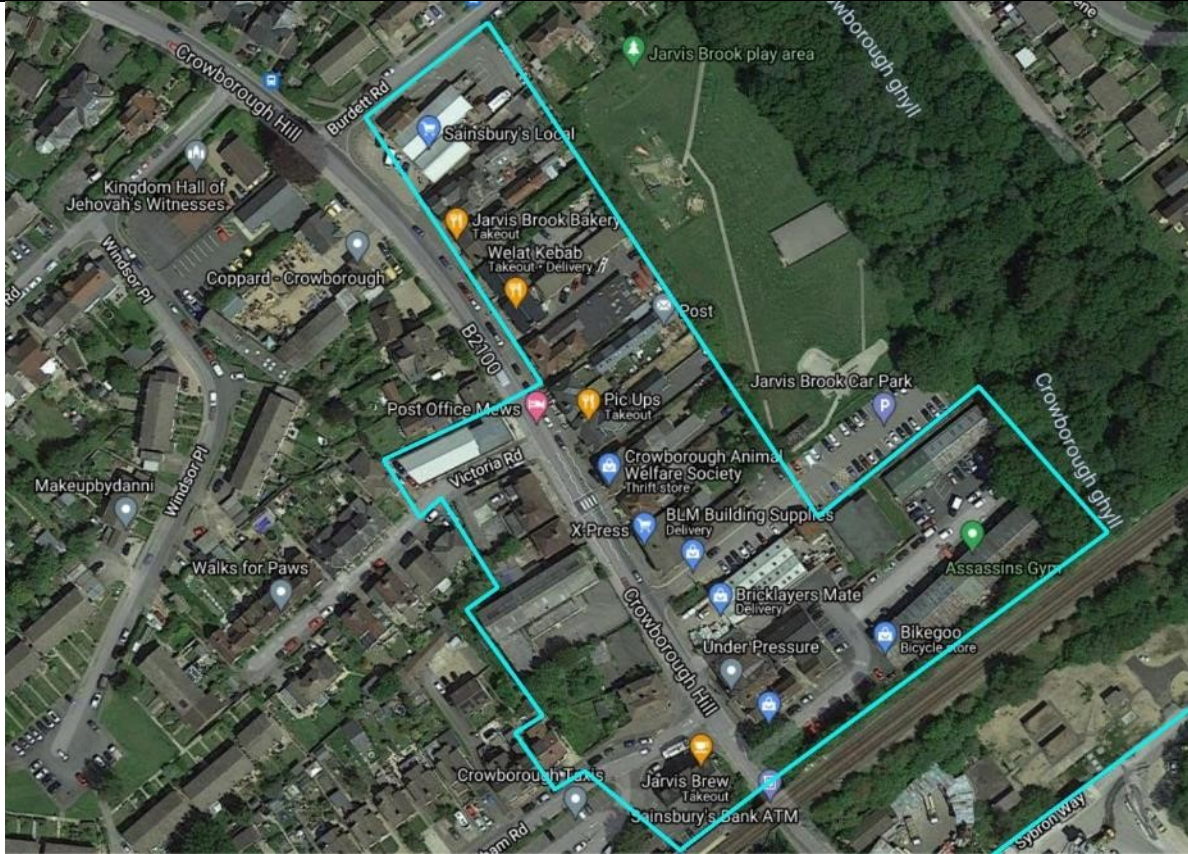
Gross Site Area (Ha)	6.53
Local Plan Designation	Hackhurst Lane Industrial Estate (Old part of site to the north east – Yellow dotted lines) – Policy BS3 of the Adopted Wealden Local Plan 1998 - The Council will seek to concentrate business development principally within the town business areas (of which this site is one). This policy is a saved policy, which still applies (since the adoption of the 2013 Core Strategy Local Plan).

	Swallow Business Park (New part of site – Outside of the yellow dotted lines) - Policy VB22.2 of Adopted Wealden Local Plan 1998 - 3.3 hectares of land adjacent to the Hackhurst Lane Business Area, Lower Dicker, as defined on the Proposals Map, are allocated for business purposes. Proposals for any new industrial development will only be permitted where [certain criteria are met].
Description	Hackhurst Lane Industrial Estate (Old part of site to the north east – Yellow dotted lines) - Developed small to medium-sized industrial estate with old, low-quality but well used stock. Swallow Business Park (New part of site – Outside of the yellow dotted lines) - Recently developed and under development with high quality stock.
Uses	Industrial, light industrial.
Site Context	Surrounded by agricultural land. Some residential and existing business uses on A22 to south and to west.
Fit with Adjacent Uses	Appropriate – Residential and industrial areas are well separated.
Amenities	Restaurant to south of site along A22 but no shops within short walking distance.
Accessibility	Direct access to A22. Two bus stops a short walk to the east. Not served by cycle route.
Circulation	Hackhurst Lane Industrial Estate (Old part of site to the north east – Poor. Swallow Business Park (New part of site – Outside of the yellow dotted lines) – Good.
Parking	Hackhurst Lane Industrial Estate (Old part of site to the north east) - Likely to be inadequate – poor quality and informal. Swallow Business Park (New part of site – Outside of the yellow dotted lines) - Adequate

Age of Buildings	Hackhurst Lane Industrial Estate (Old part of site to the north east) – From 1960s. Swallow Business Park (New part of site – Outside of the yellow dotted lines) – ~2020
Quality of Buildings	Hackhurst Lane Industrial Estate (Old part of site to the north east) – Poor Swallow Business Park (New part of site – Outside of the yellow dotted lines) – Very good
Vacancy Rate	Hackhurst Lane Industrial Estate (Old part of site to the north east) – Low Swallow Business Park (New part of site – Outside of the yellow dotted lines) - CoStar sample suggests 0%
Quality of Environment	Hackhurst Lane Industrial Estate (Old part of site to the north east) – Very Poor Swallow Business Park (New part of site – Outside of the yellow dotted lines) – Very Good.
Market Attractiveness of Existing Floorspace (Low to Very High)	Hackhurst Lane Industrial Estate (Old part of site to the north east) – Low Swallow Business Park (New part of site – Outside of the yellow dotted lines) – Very High
Development/Environmental Constraints	Residential areas to south and west may limit uses on south and west of site.
Unimplemented Permission 1 (Mostly outside site area)	
Address	Swallow Business Park, Diamond Drive, Lower Dicker, Hailsham, BN27 4EL
Proposal	Development of a new business park, providing for up to 15,000m ² of gross internal area for B1 (b and c), B2 with ancillary storage and office use.
Net change in floorspace (sqm)	15,000 sqm (10,027 sqm of which is included in commitments up to April 2020)
Unimplemented Permission 2	

Address	Unit 20 The Blue Shed, Hackhurst Lane, Lower Dicker
Proposal	Extension to create further B1c and B2 space.
Net change in floorspace (sqm)	371
Development Opportunity (Mostly outside site area)	
Current Use	Vacant, open space.
Status in SHELAA	Covered by two sites both of which are deemed suitable for employment – SHELAA references 202/3090 (6.03 ha) and 233/3090 (1.04 ha).
Accessibility and Constraints	Access in place. Residential uses to south and west may limit uses on south and west of site.
Market Attractiveness (Low – Very High)	High – Direct access to A22 on land, which would form part of a modern industrial estate.
Estimated Developable Area (Ha)	5.22
Potential Use	Class E (and Class B where not adjacent to residences)
Unimplemented permission?	Partially (0.94 ha of land is not included in the unimplemented permission described above meaning 4.28 hectares is part of an unimplemented permission. However, only 10,027 sqm of floorspace is included in commitments up to April 2020)
Re-development Opportunity (Hackhurst Lane Industrial Estate - Old part of site to the north east)	
Uses	Industrial, Light Industrial.
Market Attractiveness (Low – Very High)	High - Direct access to A22 on land, which would form part of a modern industrial estate.
Estimated Area for Re-Development (Ha)	2.2
Recommendation and Overall Development Potential	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain and Protect (by updating policy to protect from change of use). Review boundary (to cover Development Opportunity Site).
Development Potential	Development Opportunity area (5.22 ha) and Re-development Opportunity area (2.2 ha)
Additional Development Potential (Ha)	1.42 (Assuming around the 10,027 sqm of floorspace included in the commitments up to

	April 2020 takes up around a third of the site area for which 15,000sqm of floorspace is permitted).
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Lexden Lodge Industrial Estate	
Local Authority	Wealden
Address	Crowborough Hill, Jarvis Brook, Crowborough TN6 2EG
	
Gross Site Area (Ha)	2.36
Local Plan Designation	Policy BS3 of the Adopted Wealden Local Plan 1998 - The Council will seek to concentrate business development principally within the town business areas (of which this site is one). This policy is a saved policy, which still applies (since the adoption of the 2013 Core Strategy Local Plan).

	Policy CR9 of the Adopted Wealden Local Plan - Within the neighbourhood centre of Jarvis Brook, as defined on the Proposals Map, proposals for new shopping, service and business uses as defined by Classes A1, A2, A3 and B1 of the 1987 Use Classes Order will be permitted.
Description	Small, developed industrial estate to the south with a mix of commercial uses. Row of former houses (some of which are still houses) in the north which are in town centre uses (e.g. retail).
Uses	Industrial, light industrial, leisure, food and drink, retail, residential.
Site Context	Park to north-east. Railway tracks to south-east. Residential to west.
Fit with Adjacent Uses	Appropriate – Industrial uses are away from residential uses, adjacent to railway tracks.
Amenities	Restaurants, takeaways and shops on and adjacent to the site.
Accessibility	Direct access to B2100 (main road through Crowborough). Railways station with bus stop adjacent to south of site. Two bus stops adjacent to north of site. Not served by cycle route.
Circulation	Either side of B2100. Small road in east part of site.
Parking	Limited on site and restrictions to on street parking. However, station nearby may absorb some parking needs.
Age of Buildings	From 1940s to 1990s
Quality of Buildings	Reasonable
Vacancy Rate	None (CoStar sample suggests 0%)
Quality of Environment	Reasonable
Market Attractiveness of Existing Floorspace (Low to Very High)	High – Accessible location by public transport and good access to amenities (but not suitable for heavy industrial uses).

Development/Environmental Constraints	Residential areas surrounding site limits uses.
Recommendation and Overall Development Potential	
Recommendation (Retain, Protect, Release, Review Boundary)	Review Boundary to remove the area which contains town centre uses rather than employment uses, Retain and Protect (by updating policy to protect from change of use).
Development Potential	None

Millbrook Industrial Estate	
Local Authority	Wealden
Address	Millbrook Business Park, Sybron Way, Crowborough, TN6 3JZ



Gross Site Area (Ha)	9.51
Local Plan Designation	Policy BS3 of the Adopted Wealden Local Plan 1998 - The Council will seek to concentrate business development principally within the town

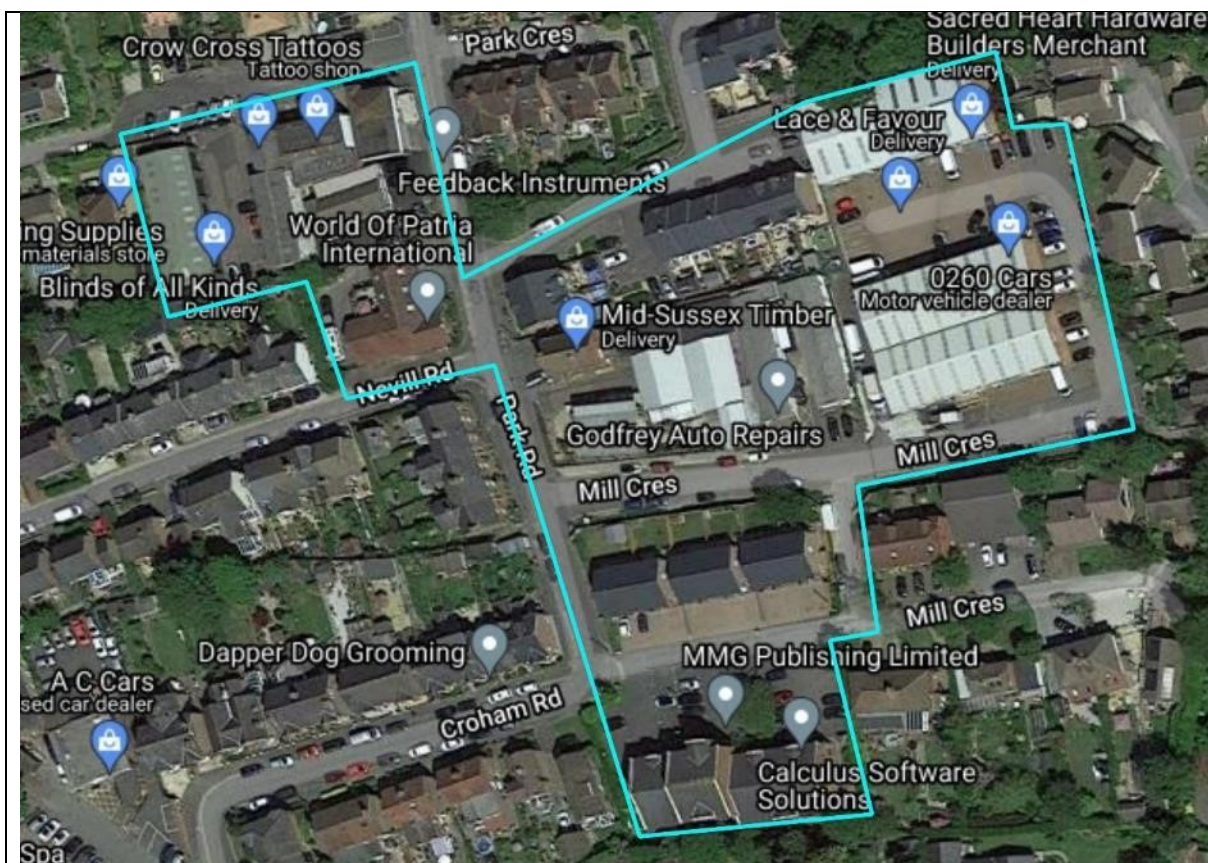
	business areas (of which this site is one). This policy is a saved policy, which still applies (since the adoption of the 2013 Core Strategy Local Plan). North of Development Opportunity Site A - CR3 of the Adopted Wealden Local Plan 1998 - Land to the north of Millbrook Business Area, Jarvis Brook, as defined on the Proposals Map, was allocated for business use. Proposals for new development will be permitted when [certain criteria are met].
Description	Medium-sized, developed industrial and commercial site with a mix of uses.
Uses	Industrial, light industrial, retail.
Site Context	Residential and industrial uses across railway line to north west. Residential and industrial uses across B2100 to south. Agricultural/green space to north-east.
Fit with Adjacent Uses	Appropriate – Residential areas separated from industrial by trees and roads.
Amenities	Supermarket on site. Short walk from retail/food and drink parade.
Accessibility	Direct access to B2100 (main road through Crowborough). Railway station with bus stop a short walk from the west of the site. Bus stops on B2100 to south of site. Not served by cycle route.
Circulation	Good
Parking	Good
Age of Buildings	CoStar sample suggests mainly 1970s with some 1960s and 1990s.
Quality of Buildings	Reasonable
Vacancy Rate	None (CoStar sample suggests 0.7%)
Quality of Environment	Reasonable - Very Good
Market Attractiveness of Existing Floorspace (Low to Very High)	High – Accessible location by public transport and road, good quality environment and circulation.
Development/Environmental Constraints	Space is wooded and stream (Crowborough Ghyll) runs through site creating flood risk. Loss

	of biodiversity may be an issue (i.e. due to need for biodiversity net gain).
Unimplemented Permission	
Address	Former Servomex Building, Sybron Way, Millbrook Industrial Estate, Crowborough, TN6 3DZ
Proposal	Demolition of B1 use commercial building and erection of B8 storage and distribution buildings
Net change in floorspace (sqm)	Loss (however, old buildings have already been demolished).
Development Opportunity A	
Current Use	Wooded space.
Status in SHELAA	Not in SHELAA.
Accessibility and Constraints	Access to edge of site in place. Wooded area meaning need for biodiversity net gain may be an issue. Adjacent to Flood Risk Zone 3.
Market Attractiveness (Low – Very High)	High – Well established industrial estate with good access and amenities.
Estimated Developable Area (Ha)	0.77
Potential Use	Class E and/or B
Unimplemented permission?	No
Development Opportunity B	
Current Use	Wooded space.
Status in SHELAA	Not in SHELAA.
Accessibility and Constraints	Access not in place but would be possible from Sybron Way. Wooded area meaning need for biodiversity net gain may be an issue. Adjacent to Flood Risk Zone 3.
Market Attractiveness (Low – Very High)	High – Well established industrial estate with good access and amenities.
Estimated Developable Area (Ha)	0.36
Potential Use	Class E and/or B
Unimplemented permission?	No
Recommendation and Overall Development Potential	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain and Protect (by updating policy to protect from change of use).
Development Potential	Development Opportunity area (1.13 ha).
Additional Development Potential (Ha)	1.13

Mountney Bridge Business Park	
Local Authority	Wealden
Address	Eastbourne Rd, Westham, Pevensey BN24 5NH
	
Gross Site Area (Ha)	7.87
Local Plan Designation	Policy BS3 of the Adopted Wealden Local Plan 1998 - The Council will seek to concentrate business development principally within the town business areas (of which this site is one). This policy is a saved policy, which still applies (since the adoption of the 2013 Core Strategy Local Plan). Policy VB38 of the Adopted Wealden Local Plan 1998 - Land to the south east of Mountney Bridge Business Area, as defined on the Proposals Map, is allocated for business purposes. This will incorporate a landscape buffer incorporating planting and bunding to a depth of 10 metres along the northern, eastern and southern boundaries.
Description	Medium-sized, developed industrial estate with a mix of commercial uses.
Uses	Industrial, light industrial, retail.

Site Context	Agricultural/green space to west, south and east. Agricultural/green space and a caravan site immediately to north with residential further beyond these.
Fit with Adjacent Uses	Appropriate – Residential areas well separated from industrial area.
Amenities	No amenities within short walking distance.
Accessibility	Direct access to B2191 (main road through Westham and into Eastbourne). Walkable to railway station and bus stops to north (none that serves the site directly). Not served by cycle route.
Circulation	Adequate but limited access for HGVs in areas.
Parking	Limited with some overcrowding.
Age of Buildings	CoStar sample suggests mainly 1990s and 2000s. Some 60s, 70s and 80s.
Quality of Buildings	Reasonable
Vacancy Rate	Low (CoStar sample suggests 0%)
Quality of Environment	Poor - Reasonable
Market Attractiveness of Existing Floorspace (Low to Very High)	Medium – Relatively inaccessible location, with a relatively poor environment access to amenities and parking/circulation but reasonable quality units.
Development/Environmental Constraints	Entirety of site is within Flood Zone 3.
Recommendation and Overall Development Potential	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain and Protect (by updating policy to protect from change of use).
Development Potential	None – entirety of site in Flood Zone 3

Park Lane Industrial Estate	
Local Authority	Wealden
Address	Park Road, Crowborough TN6 2QS



Gross Site Area (Ha)	1.4
Local Plan Designation	Policy CR6 of the Adopted Wealden Local Plan 1998 - Within the Park Road business area, as defined on the Proposals Map, new development, redevelopment and conversion of existing property for business purposes within Use Class B1 (Business) will be permitted, whereas within the Beacon Road business area, as defined on the Proposals Map, such development will only be permitted for Use Class B1(a) (Offices). Policy CR7 of the Adopted Wealden Local Plan 1998 - Within the Beacon Road and Park Road business areas, as defined on the Proposals Map, new shopping facilities within Use Class A1 (Shops) will not be permitted. Within the Beacon Road business area, as defined on the Proposals Map, proposals for development within Use Class A2 (Financial and Professional Services) and Use Class A3 (Food

	and Drink) may be permitted.
Description	Small, developed business park and industrial estate with a mix of commercial uses.
Uses	Office, light industrial, retail, residential.
Site Context	Surrounded by residential.
Fit with Adjacent Uses	Appropriate – No heavy industrial uses adjacent to premises. However, small roads and residential nature of area make HGV access inappropriate.
Amenities	Short walks from a supermarket, shops, restaurants and takeaways. Small shop adjacent to site.
Accessibility	Access through residential streets only, but it is a short drive down Park Lane to A26. Walkable to bus stops (none that serves the site directly). Not served by cycle route.
Circulation	Reasonable circulation for a small site but poor HGV access.
Parking	Inadequate – Lots of on-street parking.
Age of Buildings	From 1970s to 2000s (CoStar sample also suggests 1970 – 2010).
Quality of Buildings	Reasonable. Business units are well presented.
Vacancy Rate	Low (CoStar sample suggests 0%)
Quality of Environment	Reasonable – Very Good
Market Attractiveness of Existing Floorspace (Low to Very High)	High – Nice environment and adequate accessibility for most light industrial and office occupiers. Reasonable quality, well presented stock.
Development/Environmental Constraints	Space
Recommendation and Overall Development Potential	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain and Protect (by updating policy to protect from change of use – changes of use to residential have recently occurred).
Development Potential	None

Ridgewood Industrial Estate	
Local Authority	Wealden

Address	Ridgewood Industrial Park, New Road, Ridgewood, Uckfield, TN22 5QE
	
Gross Site Area (Ha)	2.05
Local Plan Designation	Policy BS3 of the Adopted Wealden Local Plan 1998 - The Council will seek to concentrate business development principally within the town business areas (of which this site is one). This policy is a saved policy, which still applies (since the adoption of the 2013 Core Strategy Local Plan).
Description	Small, developed industrial park.
Uses	Industrial, light industrial, storage and distribution.
Site Context	Residential to north. Agricultural/green space to south.
Fit with Adjacent Uses	Appropriate – Industrial uses separated from residences by road. Furthermore, no heavy industrial uses within close proximity of residences.
Amenities	Not in reasonable walking distance to shops.

Accessibility	Access from residential street to north and wide double track country road to south (Eastbourne Road). Short walk to two bus stops. Not served by cycle route.
Circulation	Adequate
Parking	Adequate, although some on-street parking occurs.
Age of Buildings	From 1970s to 1990s (CoStar sample suggests mainly 1990s).
Quality of Buildings	Reasonable
Vacancy Rate	None (CoStar sample suggests 0%)
Quality of Environment	Reasonable – Very Good
Market Attractiveness of Existing Floorspace (Low to Very High)	Moderate – Reasonable quality stock and environment but in a relatively inaccessible location.
Development/Environmental Constraints	Space
Recommendation and Overall Development Potential	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain and Protect (by updating policy to protect from change of use – changes of use to residential have recently occurred).
Development Potential	None

Squires Farm Industrial Estate	
Local Authority	Wealden
Address	Squires Farm Industrial Estate, Easons Green, Framfield, Uckfield, TN22 5RB



Gross Site Area (Ha)	3.97
Local Plan Designation	None
Description	Small, developed rural industrial estate.
Uses	Industrial, light industrial, storage and distribution/retail.
Site Context	Surrounded by agricultural.
Fit with Adjacent Uses	Appropriate
Amenities	Not in walking distance to shops or other amenities.
Accessibility	Country lanes directly serve the site but short drive from B2192 and subsequently the A22. Short walk to two bus stops. Not within walking distance of public transport. Not served by cycle route.
Circulation	Adequate but some roads poorly maintained.
Parking	Adequate. Some parking at entrance to site and most units have own parking.
Age of Buildings	From 1970s to 1990s (CoStar sample agree with this but suggests one unit from 1900).
Quality of Buildings	Most reasonable, some poor.
Vacancy Rate	None (CoStar sample suggests 0%)

Quality of Environment	Poor – Poor quality roads, high fencing, dusty and smelly.
Market Attractiveness of Existing Floorspace (Low to Very High)	Medium – Relatively good accessibility but poor access to amenities and poor quality of environment and some stock.
Development/Environmental Constraints	Lack of space.
Unimplemented Permission 1	
Address	Squires Farm Industrial Estate, Palehouse Common, Framfield, TN22 5RB
Proposal	Construction of new industrial unit for class E (commercial, business and service) and B8 (storage & distribution) use.
Net change in floorspace (sqm)	225
Unimplemented Permission 2	
Address	Squires Farm Industrial Estate, Palehouse Common, Framfield, TN22 5RB
Proposal	Industrial building (Unit 16)
Net change in floorspace (sqm)	150
Intensification Opportunity	
Current Use	Outdoor Storage (Not well used)
Market Attractiveness (Low – Very High)	Medium - Good access to A22 but poor environment and access to amenities.
Estimated Area for Intensification (Ha)	0.48
Potential Use	Class E and/or B.
Unimplemented permission?	No (But a planning application for a wood recycling building has been refused and is being appealed).
Recommendation and Overall Development Potential	
Recommendation (Retain, Protect, Release, Review Boundary)	Protect
Development Potential	Intensification Opportunity Site (0.48 ha).
Additional Development Potential (Ha)	0.48 (As not well used and likely to support additional employment if built upon)

Station Road Industrial Estate (Forest Row)	
Local Authority	Wealden

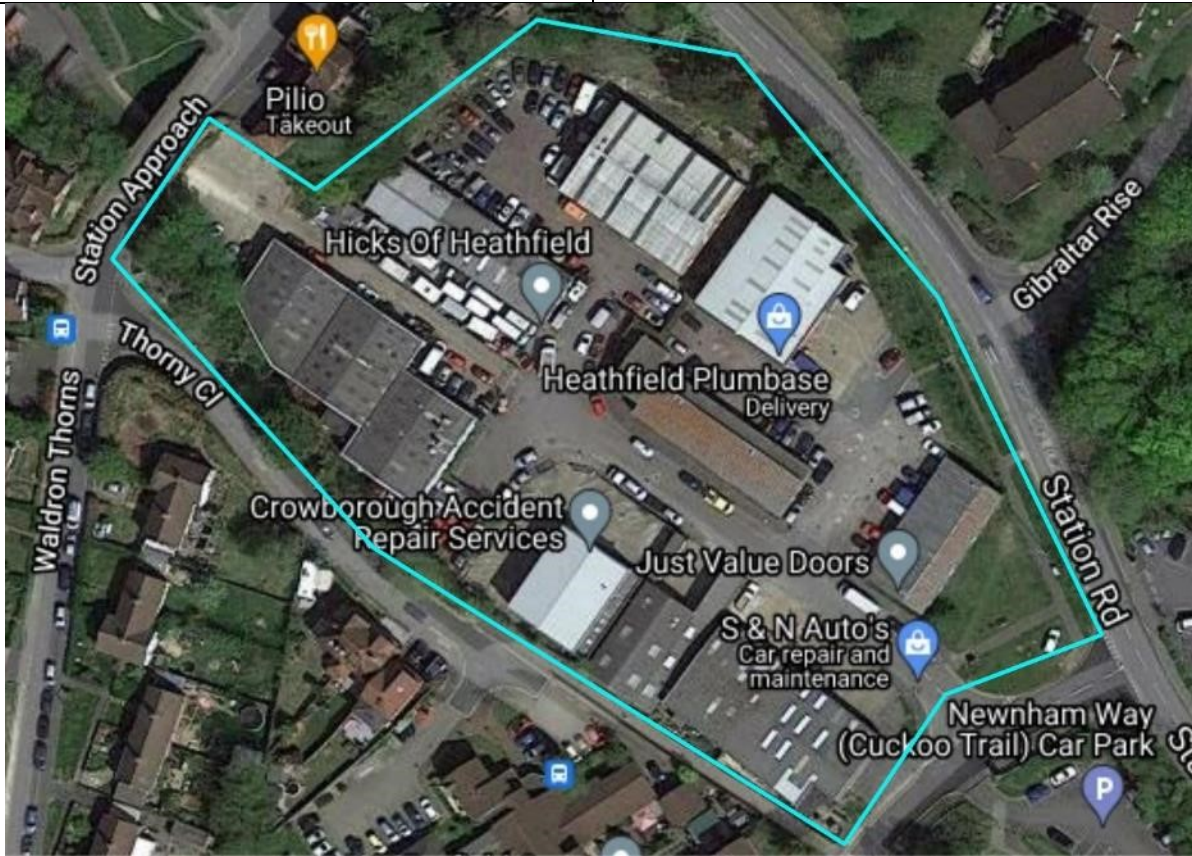
Address	Station Road, Forest Row, RH18 5DW
	
Gross Site Area (Ha)	5.43
Local Plan Designation	Policy BS6 of the Adopted Wealden Local Plan 1998 - Within the rural parts of the Plan area, the Council will seek to concentrate business development within the village business areas, as defined on the Proposals Map (of which this site is one). This policy is a saved policy, which still applies (since the adoption of the 2013 Core Strategy Local Plan). Area to north-west of Station Road – Policy VB12.2 of the Adopted Wealden Local Plan 1998 - Within the Pilstye business policy area, as defined on the Proposals Map, development for business purposes within Class B1 will be acceptable in principle. Proposals for development will only be permitted where the following criteria are met.

Description	Small to medium-sized, developed industrial estate and business park with a mix of commercial and community uses.
Uses	Industrial, light industrial, storage and distribution, retail, office, community.
Site Context	Residential to south. Agricultural (with some residential and commercial) to west, north and east.
Fit with Adjacent Uses	Appropriate – Trees provided barrier to residential areas. No heavy industrial uses.
Amenities	Walking distance to shops and other amenities.
Accessibility	Short drive on the B2110 to the A22. Short walk to two bus stops. Two bus stops adjacent to site, two within walking distance. Directly served by National Cycle Route (21).
Circulation	Adequate but very poor surfaces to rear of site.
Parking	Good – Lots of businesses have dedicated parking.
Age of Buildings	From 1980s to 2000s (CoStar sample agrees with this).
Quality of Buildings	Most Reasonable – Very Good. Some poor particularly to the rear of the site.
Vacancy Rate	CoStar sample suggests 0%
Quality of Environment	Reasonable
Market Attractiveness of Existing Floorspace (Low to Very High)	High – Good accessibility, good access to amenities and good quality stock. High quality occupiers.
Development/Environmental Constraints	Lack of space.
Recommendation and Overall Development Potential	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain and Protect (by updating policy to protect from change of use – changes of use to residential have recently occurred).
Development Potential	None

Station Road Industrial Estate (Hailsham)	
Local Authority	Wealden

Address	Station Road Industrial Estate, Hailsham, BN27 2QA
	
Gross Site Area (Ha)	6.57
Local Plan Designation	Policy BS3 of the Adopted Wealden Local Plan 1998 - The Council will seek to concentrate business development principally within the town business areas (of which this site is one). This policy is a saved policy, which still applies (since the adoption of the 2013 Core Strategy Local Plan).
Description	Medium-sized, developed business park and industrial estate with mainly business/office uses but some industrial.
Uses	Office, industrial, light industrial, storage and distribution, leisure.
Site Context	Residential to north and east. Residential across Cuckoo's Trail (footpath) to west. Agricultural/green space to south.
Fit with Adjacent Uses	Appropriate to south and west of site. Inappropriate to north and east of site where residences are directly adjacent to industrial areas.
Amenities	No amenities within short walking distance.
Accessibility	Residential road access. Have to travel through Hailsham to reach A22 (Hailsham bypass) to head north or take more indirect route (which

	would be used to head south). Bus stop on station road adjacent to site. Short cycle along Station Road (residential) to National Cycle Route 21.
Circulation	Good but narrow roads with parking on both sides does limit access to some areas, especially for HGVs.
Parking	Inadequate – on-street parking presents an issue for circulation.
Age of Buildings	CoStar sample suggests 1950s to 1990s.
Quality of Buildings	Reasonable
Vacancy Rate	High (Although CoStar sample suggests 0%)
Quality of Environment	Reasonable
Market Attractiveness of Existing Floorspace (Low to Very High)	Medium – Relatively inaccessible by road and limited access to amenities and relatively poor circulation and parking in areas, but reasonable quality environment and stock.
Development/Environmental Constraints	None
Development Opportunity	
Current Use	Vacant, partially scrubby, partially wooded space.
Status in SHELAA	Not in SHELAA.
Accessibility and Constraints	Access to edge of site in place. Some of site is wooded.
Market Attractiveness	Medium – Established industrial estate but relatively poor accessibility and parking/circulation.
Estimated Developable Area (Ha)	0.91
Potential Use	Class E and/or B.
Unimplemented permission?	No
Recommendation and Overall Development Potential	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain and Protect (by updating policy to protect from change of use).
Development Potential	Development Opportunity Site (0.91 ha).
Additional Development Potential (Ha)	0.91

Station Road Industrial Estate (Heathfield)	
Local Authority	Wealden
Address	Browning Road, Heathfield, TN21 8DB
	
Gross Site Area (Ha)	1.28
Local Plan Designation	Policy BS3 of the Adopted Wealden Local Plan 1998 - The Council will seek to concentrate business development principally within the town business areas (of which this site is one). This policy is a saved policy, which still applies (since the adoption of the 2013 Core Strategy Local Plan).
Description	Small, developed business park and industrial estate with mix of commercial uses.
Uses	Office, industrial, light industrial, storage and distribution/retail.
Site Context	Residential to west, south and east. Town Centre to north.

Fit with Adjacent Uses	Appropriate -Trees provide barrier between residences and industrial area.
Amenities	Three supermarkets and a handful of restaurants/takeaways adjacent to site. Town Centre with a range of amenities is a very short walk from the site.
Accessibility	Residential road access (but only a short distance from A265). Two Bus stops adjacent to site and more in Town Centre. National Cycle Route (21) runs adjacent to site.
Circulation	On-street parking presents issues for circulation.
Parking	Inadequate – on-street parking presents an issue for circulation and is overcrowded.
Age of Buildings	CoStar sample suggests 1930s to 1980s.
Quality of Buildings	Reasonable
Vacancy Rate	CoStar sample suggests 0%
Quality of Environment	Reasonable
Market Attractiveness of Existing Floorspace (Low to Very High)	High – Relatively accessible location with good access to amenities.
Development/Environmental Constraints	Lack of space.
Recommendation and Overall Development Potential	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain and Protect (by updating policy to protect from change of use).
Development Potential	None

Wadhurst Business Park	
Local Authority	Wealden
Address	Wadhurst Business Park, Faircrouch Lane, Wadhurst, TN5 6PT



Gross Site Area (Ha)	0.26
Local Plan Designation	Policy BS6 of the Adopted Wealden Local Plan 1998 - Within the rural parts of the Plan area, the Council will seek to concentrate business development within the village business areas, as defined on the Proposals Map (of which this site is one). This policy is a saved policy, which still applies (since the adoption of the 2013 Core Strategy Local Plan).
Description	Small, developed business park and industrial estate with mix of commercial uses.
Uses	Office, industrial, light industrial.
Site Context	Surrounded by agricultural land.
Fit with Adjacent Uses	Appropriate
Amenities	No amenities within walking distance
Accessibility	Direct access to B2099, which goes through open countryside to west and joins the A267. No bus stops within walking distance (no footpath on road between site and railway station/bus stops). Not served by cycle route.
Circulation	Good – Car Park

Parking	Adequate – Large shared Car Park
Age of Buildings	Post 2000
Quality of Buildings	Very Good
Vacancy Rate	CoStar sample suggests 0%
Quality of Environment	Very Good
Market Attractiveness of Existing Floorspace (Low to Very High)	Medium – Attractive site and buildings but limited accessibility and access to amenities.
Development/Environmental Constraints	Lack of space.
Recommendation and Overall Development Potential	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain and Protect (by updating policy to protect from change of use).
Development Potential	None

Old Swan Lane Business Park	
Local Authority	Wealden
Address	Old Swan Lane, Hailsham, BN27 2BY
	
Gross Site Area (Ha)	1.13
Local Plan Designation	Undesignated
Description	Developed, small-sized employment site with a mix of commercial uses including waste/recycling centre.
Uses	Office, light industrial, waste and recycling.

Site Context	Agricultural land/green space. Travellers accommodation and wastewater treatment works to south but not adjacent.
Fit with Adjacent Uses	Appropriate
Amenities	None within walking distance.
Accessibility	No access to A roads. Bus stop is a 6 minute walk away to the north. Not served by cycle route but 5 minutes from the Cuckoo Trail.
Circulation	Good quality roads with pavements. Some on-street parking which limits circulation.
Parking	Reasonable although may be an issue if fully let.
Age of Buildings	2010-2020
Quality of Buildings	Reasonable but some may need renovation
Vacancy Rate	CoStar sample suggests 0%.
Quality of Environment	Reasonable - Good. Greenery in and surrounding site.
Market Attractiveness of Existing Floorspace (Low to Very High)	Low – Poor accessibility and access to amenities. Not likely to be suitable for many occupiers due to rural location and presence of recycling centre on site.
Development/Environmental Constraints	Lack of space. Site would need to expand.
Recommendation and Overall Development Potential	
Recommendation (Retain, Protect, Release, Review Boundary)	No action – Leave to market forces.
Development Potential	None
Additional Development Potential (Ha)	None

