

- 10.38 In addition to landscape factors, the release of relatively small greenfield sites would not be consistent with Government guidance which favours larger urban extensions capable of accommodating a mix of uses and supporting a range of infrastructure and services.
- 10.39 Consequently, and in accordance with the Structure Plan and the overall development strategy, the only proposed "greenfield" allocation at Bexhill is that for the new housing and business development at North Bexhill. Elsewhere, development is to be contained by the existing development boundary, save for a minor revision at Old Harrier Kennels, Maple Walk. There are several urban sites where allocations are appropriate, and help maximise the use of "brownfield" land.

Former Galley Hill Depot, Ashdown Road (Inset Map 1c)

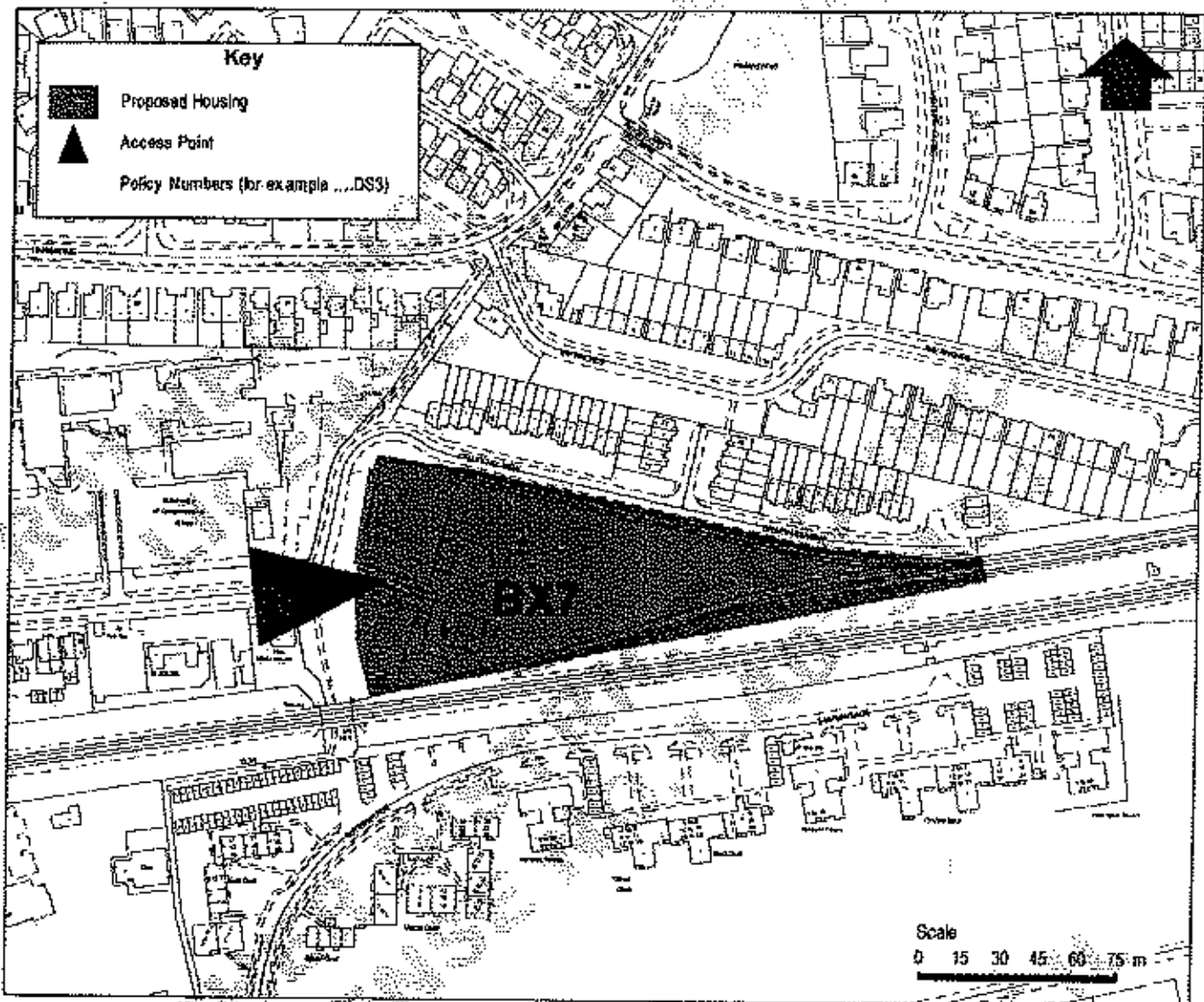
- 10.40 This is 1.3 hectares of derelict former railway land being last used as an oil storage depot but now largely cleared of structures.
- 10.41 Planning permission has previously been granted for residential development on the site, most recently in 1999. However, this has now lapsed. It is understood that the permission was not implemented because the Strategic Rail Authority was undertaking a review of freight requirements along the rail corridor. It has recently indicated that it does not intend to pursue the use of this site for that particular purpose.
- 10.42 In planning terms, the site offers a significant brownfield opportunity. It has direct access from Ashdown Road, although some improvements are needed. Past activities have been shown to have contaminated the ground and remediation is required prior to development.
- 10.43 Housing is also constrained by the adjoining railway line and needs to have regard to the amenities of dwellings in Galley Hill View on the northern boundary. The layout would be determined at the detailed planning application stage, but the position of the site and potential for sea views suggest a higher density of development, which could provide some 48 dwellings.

Policy BX8 Land comprising the former Galley Hill Depot, Ashdown Road, Bexhill, as defined on the Proposals Map, is allocated for housing purposes.

Proposals will be permitted which provide for:

- (i) some 48 dwellings, of which 40% are affordable;**
- (ii) the layout and design accords with the principles in Policy HG4;**
- (iii) a proper assessment of the contamination is undertaken by a competent person and appropriate remediation undertaken;**
- (iv) a satisfactory new junction to Ashdown Road.**
- (v) Contributions towards secondary school provision.**

ROTHER DISTRICT LOCAL PLAN - REVISED DEPOSIT November 2003
FORMER GALLEY HILL DEPOT, ASHDOWN ROAD, BEXHILL Inset Map No. 1c
 (Initial Deposit Local Plan Inset Map No. none)



AMENDMENTS TO INITIAL DEPOSIT LOCAL PLAN
 New housing allocation.