

WEST ST LEONARDS

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WEST ST LEONARDS

Strategy for West Marina

11.58 The Borough Council is committed to the regeneration of the West Marina area of St Leonards for the benefit of the local community and the town as a whole. The vision for the area is one of enhanced prosperity developed within an improved environment – leading to a better quality of life for residents and visitors alike.

11.59 There are two major development opportunities in the area – the Former Bathing Pool Site at Seaside Road and the West St Leonards School Site, and adjoining playing fields at Bexhill Road. In view of the over-riding necessity to revitalise the whole area, it is important to consider these development opportunities together as part of an overall strategy for the West Marina area. It should be noted that the West St Leonards area forms part of the ‘String of Pearls’ concept (see Paragraphs 3.07–3.08). As a result of the successful bid for a Millennium Community in Hastings, the prospect for developing the above sites will be considerably enhanced and other housing development opportunities may also come forward within the area.

11.60 In summer 1999, the Borough Council undertook extensive public consultation in the area. This showed strong local support for enhanced community facilities, protecting the existing areas of open space, and leisure developments with associated commercial and community activity. The provision of jobs for local people was also seen as important.

11.61 The Borough Council then commissioned consultants to produce detailed proposals for the development of the two identified sites within the context of a strategy for regenerating the wider area. In April 2000, further public consultation was undertaken on

development options for the two sites. The results of this consultation have informed the policies set out in this section.

Cinque Ports Way/Seaside Road Area

11.62 The proposed development site occupies a prominent seafront location bounded by Seaside Road, Cinque Ports Way and Grosvenor Gardens, and covering an area of 2.2 hectares in total. The site comprises a former outdoor public bathing pool and holiday camp, a timber storage yard and seaside chalets. The former bathing pool site has been cleared and the majority of the site is available for development.

11.63 The site provides a unique opportunity to extend and enhance the attractions of the Borough as a tourist and visitor destination. A high quality, comprehensive, mixed use development is required, centred on water and beach related commercial tourism and leisure facilities, together with associated services, recreational activities, including a public slipway, and housing. The amount of housing to be accommodated on the site as part of the mixed use development should not prejudice the provision of the leisure and recreational facilities. A planning brief will be prepared to guide the development.

POLICY WSL1

Land at Seaside Road – Development

Planning permission will be granted for a high quality, comprehensive, mixed use development based on water and beach related commercial tourism and leisure facilities, together with associated services, recreational activities, including a public slipway, and housing (see Policy H1)

Public Slipway

11.64 The precise design and location of the slipway is subject to detailed technical considerations. This will also influence the design and layout of development elsewhere on the site.

Water and Beach–Related Commercial and Leisure Uses

11.65 In conjunction with the slipway, development should take advantage of its waterfront location by providing a range of associated facilities, including storage and a repair workshop for marine craft, a clubhouse with bar and restaurant, and small specialist retail units aimed at the water-based and outdoor activity market. Other associated employment and sports and leisure facilities may be acceptable. Food and drink uses may also be acceptable.

Housing

11.66 The location is considered suitable for some residential development in conjunction with the other uses specified. The site is allocated in Policy H1 for a minimum of 45 housing units.

Public Open Space

11.67 The location of the site adjacent to the sea and promenade places importance on the need to provide for good public access. The creation of a pedestrian priority area within the proposed development in the form of a courtyard or square will be supported.

Sustainable Transport

11.68 Development on the site should give priority to the needs of pedestrians, cyclists and public transport users. This should include provision of a seaside walk or promenade, incorporating a segregated cycle path, connecting with the existing promenade to the east and Cinque Ports Way to the west. Good quality pedestrian links should also be provided to nearby public transport.

POLICY WSL2

Land at Seaside Road – Seafront Walk/Cycle Path

Proposals for development at Seaside Road will be required to include provision for the extension of the seafront promenade and the provision of a properly made up cycle path from Grosvenor Gardens to Cinque Ports Way.

Highway Access

- 11.69 Notwithstanding the provision for alternative transport modes, development of the site will clearly lead to some additional traffic generation, including demand for access to the site by vehicles towing trailers with boats. It is important to ensure that highway access is provided which minimises the problems caused to local residents and to traffic on Bexhill Road.
- 11.70 Provision for on-site car parking should be made to meet the operational needs of water sports activities, to prevent impact on the surrounding streets. Such provision, together with all other parking proposed as part of the development, should conform to the County Council's car parking standards.

West St Leonards Primary School Site and Adjoining Land

- 11.71 The proposed development site comprises 3.8 hectares of land bounded by Bexhill Road to the south, Filsham Road to the east, and to the west by the South Saxons Site of Nature Conservation Importance (SNCI). The part of the site immediately fronting Bexhill Road comprises the former West St Leonards Primary School, which is now largely demolished and temporarily landscaped. The main hall continues to function as a community centre. To the rear of the former school site is a much larger area comprising playing fields and open space. The Hollington Stream runs from east to west across the site.
- 11.72 Following the outcome of public consultation, the Council supports a comprehensive approach to the development of the site, to include housing and community facilities, whilst retaining a substantial area as open space.

11.73 The Environment Agency has identified serious potential constraints to development of this land which relate to flooding. Before the precise form of development can be determined, these matters will have to be fully investigated and shown to be capable of resolution to the satisfaction of the Council in consultation with the Environment Agency. At the planning application stage, any applicant will also be required to carry out a detailed site investigation to establish the extent of any landfill gas being generated. No development shall occur within 50 metres of any land identified in this investigation as producing landfill gas. The Council will require a comprehensive approach to development with a large proportion of the site being used for playing fields and other open space, including parkland. The provision of a new community centre is a key priority of the area strategy and provision of a new centre will be sought as part of any proposed development. Redevelopment of the site of the existing community centre will not be permitted until its replacement is ready for use.

POLICY WSL3

Land at Bexhill Road – Development

Planning permission will be granted for a mixed use development of land at Bexhill Road (the former West St Leonards Primary School site and playing fields) for housing, a replacement community centre and open space. The scheme must include adequate measures for flood protection and for safeguarding of the Site of Nature Conservation Interest.

Housing

11.74 The development site is allocated in part for housing development (see Policy H1). It is considered that the site is suitable to accommodate a mix of sizes and tenures. The work carried out by consultants in the early part of 2000 recommended that any housing development should be in a form which sits within, and relates to, the wider open landscape being retained for the rest of

the site. Taking this into account, the site is allocated in Policy H1 for a minimum of 66 dwellings. The exact number of dwellings to be accommodated will depend on a number of factors, including flood protection. Provision will be made for affordable housing as part of the development, in accordance with Policy H6.

Public Open Space

11.75 For landscape, ecological and design reasons, it is considered that the land in the north and west of the development site should remain undeveloped. This area will complement the new housing development and will integrate with the surrounding open land. Suitable uses for this land include publicly accessible parkland, sports pitches or other forms of green space, including an enhanced or expanded nature reserve. The possibility of creating a landscaped 'buffer' on land adjacent to Bexhill Road will also be considered. It is proposed that an Environmental Impact Assessment will be undertaken prior to the development of the site to ensure that issues such as the effect on the Hollington Stream are fully taken into account.

Sustainable Transport

11.76 Development proposals will be expected to provide good access for pedestrians and cyclists within the site, and to enhance links between the site and local shops and public transport facilities.

Highway Access

11.77 Preferred highway access to the site will be from Filsham Road.

General

11.78 In addition to the development proposals for the two identified sites, a range of other regeneration initiatives will be pursued in the area, within the context of an overall Regeneration Strategy for West Marina.

Public Transport Improvements

11.79 A key issue for the area is the continuing problem of heavy traffic and congestion occurring along the A259 Bexhill Road. An Air Quality Management Area has been declared (see Paragraph 9.109 in Chapter 9a 'Development Guidelines'). The Council will seek measures to reduce these problems including improvements to public transport, and will in particular support the reopening of the coast line station at West Marina and the Quality Bus Corridor along the A259 (see Paragraphs 6.31 and 6.32 in Chapter 6 'Transport').

Bexhill Road Shops

11.80 The Council is concerned that the local parade of shops at Bexhill Road should continue to trade effectively to the benefit of the local community. Measures such as grant assistance to the shops which have been offered in recent times will continue to be considered subject to available resources. Proposed retail uses at Seaside Road or elsewhere in the area will be resisted, if it is considered that they would have an adverse impact on the existing shops.

