

HOUSING

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HOUSING

Policy Context

7.01 Government policy guidance on planning for housing is set out in the revised Planning Policy Guidance Note 3 (PPG3) 'Housing', published in March 2000. The guidance places much stronger emphasis than previously on a sustainable approach to new housing provision. The main elements of the guidance are summarised below.

- Plan, monitor and manage – housing requirements and the ways in which they are met should be kept under regular review. This will involve effective monitoring based on a number of measurable indicators.
- The sequential approach – in planning to meet housing requirements, priority should be given to the re-use of previously developed land and empty properties and the conversion of non-residential buildings, in order to promote regeneration and minimise the amount of new housing development on greenfield land.
- Densities and design – local planning authorities are expected to avoid the inefficient use of land and should re-examine density and parking standards applied to new development. All local planning authorities should undertake Urban Housing Capacity Studies to establish how much additional housing can be accommodated within urban areas.
- Housing mix and affordability – Local planning authorities should seek to create mixed and balanced communities and meet local housing needs by including planning policies which can be used to secure an appropriate mix of dwelling sizes, types and levels of affordability in new housing development.

- Sustainable residential environments – Local planning authorities should seek to reduce car dependence by ensuring that new housing is well linked to public transport and by promoting mixed use development through the integration of housing with other uses in appropriate locations. They should work to promote a greener residential environment and place greater emphasis on quality and designing places for people.

7.02 The approach to new housing provision set out in this chapter conforms closely to the revised PPG3. Strong emphasis is placed on the redevelopment of previously developed land and the re-use of existing buildings, including vacant housing stock. At the same time, the amount of new development proposed on greenfield land is kept to the minimum required to meet the Borough housing requirements set out in the adopted Structure Plan. Mixed development integrating housing with other uses is promoted in the central urban areas of Hastings and St Leonards, and on key development sites at Broomgrove and West St Leonards. Provision is also made for a mix of housing types, including an element of affordable housing in suitably located housing developments above a specified size.

7.03 To conform with advice in PPG3 and to ensure that maximum use is made of opportunities for housing development within the existing built-up area, the Borough Council commissioned independent consultants to undertake a detailed Urban Housing Capacity Study. The resulting Report 'Hastings Borough Council : Urban Housing Capacity Study' by Baker Associates was published in 2002. This work has influenced the housing provision figures set out in this Plan.

Housing Requirements – Background

7.04 There are three major considerations involved in planning for housing in Hastings and St Leonards.

- (i) Who is the housing for?

(ii) How much new housing will be required?

(iii) Where will new housing be located?

7.05 Each of these issues is looked at in more detail in the following text.

Population Change

Hastings Total Population 1971–2001		
Year	Total Persons at Mid Year	Absolute Change
1971	72,900	
1981	75,700	+2,800
1991	83,400	+7,700
2001	85,400	+2,000

Figures rounded to nearest 100

7.06 The table shows that between 1981–1991 Hastings experienced rapid population growth. This was due to people moving into the Borough, mainly as a result of the new developments taking place in the Hollington area as part of the town expansion scheme. At that time, Hastings was in the top 15% of local authorities experiencing growth.

7.07 There has been a significant slow down in population growth in the 1990s. This can be linked to:-

- (i) The winding down of the town expansion scheme;
- (ii) The recession in the housing market;

7.08 The population estimates may also be slightly low. They rely on electoral register information and there is evidence of increasing under-enumeration.

7.09 The population growth associated with the town expansion scheme helped to overcome a population age imbalance weighted towards the elderly. In 1997 Hastings had the highest proportion of 0–14 year olds of all the Districts and Boroughs in East Sussex – at 19.6% of the population it was slightly higher than the national average of 19.2%.

7.10 Population forecasts for Hastings Borough prepared by East Sussex County Council predict two important changes likely to occur in the period up to 2011.

- (a) The majority of population growth will be in the 45–pensionable age group.

Age	1991	2011	Change 1991–	%
0–15	16,700	17,500	+ 800	+ 5.3
16–29	16,500	16,000	- 500	- 3.0
30–44	16,700	16,300	- 400	- 2.0

45-PA	14,400	21,500	+ 7,100	+ 49.8
PA	19,300	18,300	- 1,000	- 5.2
All ages	83,600	89,600	+ 6,000	+ 7.4

PA= Pensionable Age Figures rounded to nearest 100

- (b) There will be a large growth in the number of single person households.

Total Households			
	1991	2011	Change
Couples	19,800	19,800	0
Lone Parent	2,100	2,600	+500
Single Person	11,500	16,000	+4,500
Other Multi-person	1,900	2,800	+900
Total	35,300	41,200	+5,900

Figures rounded to nearest 100

By comparison the population of the Structure Plan area (East Sussex and Brighton & Hove) is forecast to rise by 37,200 (or 5.2%) between 1991 and 2011.

- 7.11 Single person households in Hastings Borough are projected to rise by 4,500 (39%) between 1991 and 2011, by which time they are likely to account for nearly 40% of all households. This reflects the tendency of young adults to leave the parental home at younger ages, higher divorce rates and people living longer.

How Much Housing will be Required?

7.12 There will be a continuing need for more housing in the Borough to meet the requirements of the in-migrants and residents already living in the Borough.

7.13 The changes in population have been closely related to housebuilding rates over recent years.

Year	Net Number of Dwellings Completed in Hastings Borough
1991/92	339
1992/93	202
1993/94	218
1994/95	143
1995/96	266
1996/97	274
1997/98	154
1998/99	87
1999/2000	236
2000/01	219
2001/02	312
2002/03	274
Total	
1991/2003	2,724

Source: Hastings Borough Council

- 7.14 As the major greenfield sites were developed and the housing market faltered, so housing completion rates tailed off in the 1990s. However, the figures for the past 4 years show a significant increase in housing completions, providing evidence of a stronger housing market.
- 7.15 The level of future housing provision set out in this Plan reflects wider strategic considerations as well as purely local needs.

7.16 At a regional level, the Regional Planning Guidance for the South East (RPG9) sets housing provision figures for the South East which are broken down into allocations by Structure Plan area. The East Sussex and Brighton & Hove Structure Plan then apportions the housing provision figures between the respective Boroughs and Districts.

7.17 The current Structure Plan, which was adopted in December 1999, sets housing provision figures for Hastings Borough for the period 1991–2011. These are further sub-divided into requirements for the period 1991–2006 and the period 2006–2011 as shown in the table below.

Time Period	Hastings Provision Housing Figure	Average No. of Dwellings per Annum
1991–2006	5,400	360
2006–2011	600	120
1991–2011	6,000	NA

7.18 As shown in the table, the figures allow for a substantial reduction in housing development in the period after 2006. This reflects the lack of suitable sites for major new housing development after current identified sites are developed.

7.19 In terms of the amount of future housing provision, there are two main targets requirements for the future provision of housing in the Borough:–

- (i) The Structure Plan target of 5,400 net dwellings for the period 1991–2006 and 600 net dwellings for the period 2006–2011.

- (ii) The Government requirement set out in Planning Policy Guidance Note 3 (PPG3) 'Housing' that a 5-year supply of housing land is available.

7.20 The Borough Council must be able to demonstrate that there is sufficient land allocated in the Local Plan to meet both these requirements. To determine the amount of land needed to be identified for housing, the Borough Council has deducted from the provision figure, firstly the number of housing units completed since 1991 and secondly its estimate of the number of units which will be provided through unforeseen development within the built-up area, not yet the subject of planning permission up to April 2003. These will primarily arise from infilling and redevelopment schemes and are known as 'unidentified sites' or 'windfall sites'.

Meeting the Housing Requirement

7.21 The table below shows how the housing requirements for Hastings Borough will be met within the Local Plan period.

SOURCE OF HOUSING PROVISION	ESTIMATED NO. OF UNITS
1991–2006	
STRUCTURE PLAN PROVISION FIGURE	5,400
How the housing provision will be met:–	
(a) Net housing completions 1991–2003	2,724
(b) Predicted completions on large unidentified sites 2003–2006	116
(c) Predicted completions on small sites 2003–2006	90
(d) Estimated housing on identified sites (listed in policy H1)	2,289
Total Estimated Housing Supply 1991–2006	5,219
2006–2011	
STRUCTURE PLAN PROVISION FIGURE	600
How the housing provision will be met:–	
(a) Predicted completions on large unidentified sites	200
(b) Predicted completions on small sites	140
(c) Estimated housing on identified sites (listed in policy H1)	197
Total Estimated Housing Supply 2006–2011	537

Housing Provision 1991–2006

7.22 The Structure Plan housing provision figure for Hastings for the period 1991–2006 is 5,400 units. During the first twelve years of this period (1991–2003), a total of 2,724 housing units have been completed. This leaves an outstanding requirement to provide for

a further 2,676 units in the remainder of the period to 2006. It is estimated that 116 units will be provided through development on large 'unidentified' sites (with 6 or more units), and 90 units on small 'unidentified' sites (with less than 6 units). These estimates are based on completion rates over the period since 1991, together with an assessment of the likely additional housing 'capacity' in the town from the Urban Housing Capacity Study.

7.23 The remainder of the housing provision requirement will be met from the development of sites identified for housing in this Plan. These sites are listed in Policy H1 and shown on the Proposals Map. This provision includes sites where planning permission has been granted and where development has either not started or is under construction. It is estimated that these sites in total will provide for 2,289 units (excluding greenfield land at Holmhurst St Mary where it is proposed to phase development in the later part of the Plan period or possibly beyond – see below). This figure is based on a detailed assessment of potential housing yield on all allocated sites which was undertaken as part of the Urban Housing Capacity Study. A detailed breakdown of the number of units assumed for each site is shown in Policy H1.

7.24 The estimated housing supply from the combined sources detailed above therefore totals 5,219 dwellings. Whilst this falls slightly below the Structure Plan housing target for the period 1991–2006, there is inevitably a degree of uncertainty about the actual number of dwellings which will be achieved on allocated sites or will come forward through development on unidentified sites. For this reason, it was agreed at the Local Plan Inquiry that a level of provision within 5% of the Structure Plan requirement would be acceptable in terms of keeping the Local Plan in conformity with the Structure Plan and the projected housing supply set out above achieves this.

Housing Provision 2006–2011

- 7.25 The housing provision figure for the last 5 years of the Plan period (2006–2011) is 600 units. Based on the Urban Housing Capacity Study, it is estimated that 200 units can be provided on large unidentified sites and 140 units on small unidentified sites. This would then leave a further 260 units to be met from other sources.
- 7.26 It is proposed that the majority of this shortfall will be met through the release of land at Holmhurst St Mary (excluding the former Harrow Lane Caravan Site). This site differs from the other proposed housing allocations in being a major greenfield site on the edge of the existing built-up area. The Council's priority is for the development of brownfield sites within the urban area, particularly the implementation of the Millennium Community proposals. For this reason, Holmhurst St Mary will be regarded as a 'reserve site' and its release will be subject to continued monitoring of the Local Plan and its intended review on adoption. (see Paragraph 11.100 in Chapter 11f 'Holmhurst St. Mary'). This is consistent with the 'sequential approach' advocated in the revised PPG3 which sets a presumption that previously developed sites should be developed before greenfield sites.

Location of New Housing

- 7.27 The town is tightly constrained by the High Weald Area of Outstanding Natural Beauty (AONB) to the east and north and the Combe Haven Valley Site of Special Scientific Interest to the west. Glyne Gap is an important strategic open area, preventing the merger of St Leonards and Bexhill and the Plan will seek to ensure that this gap remains. Further outward expansion of the town is therefore not considered consistent with the aims of environmental protection or the principles of sustainable development.
- 7.28 In view of these constraints, and in accordance with advice in the revised PPG3, the majority of sites identified for new housing development involve the re-use or redevelopment of previously used land and buildings, or represent opportunities for infill within the existing urban area. The main exceptions to this are the sites on the north-western edge of the town (west of Battle Road) and the land at Holmhurst St Mary (excluding the former Harrow Lane Caravan Site). The sites falling in the former category have been carried forward from the 1993 Borough Plan and most of this land already has planning permission and is being developed. Holmhurst St Mary represents the only major greenfield site in the Borough adjacent to the built-up area, but outside the AONB, and is planned to be developed in accordance with a Planning and Development Brief. This is discussed in more detail in Chapter 11f 'Holmhurst St Mary'.
- 7.29 The Plan seeks to provide a significant proportion of new housing in major mixed use development schemes on 'brownfield' sites at Seaside Road, West St Leonards, and Broomgrove. As at Holmhurst St Mary, the development of these sites will be informed by more detailed development guidelines, and is discussed in more detail in Chapters 11d 'West St Leonards' and 11e 'Broomgrove' respectively.

- 7.30 Some smaller scale opportunities for mixed use redevelopment are also identified in the town centre, including Hastings Station Yard, Queens Hotel and the Observer Building. Relevant policies are included in Chapter 11a 'Hastings Town Centre', to encourage an enhanced quality of development. Policy H2 below provides further support for mixed use developments in appropriate areas of the town.
- 7.31 Planning and Development Briefs may be prepared for these sites, and for the larger housing sites where appropriate and where resources allow.
- 7.32 The list of allocated sites in Policy H1 will help meet the outstanding requirement for housing provision over the Plan period, having taken account of the contribution of 'unidentified sites.' The achievement of this level of housing will clearly be to some extent subject to conditions in the housing market.

7.33 In 2002 the Government announced that Hastings had been successful in its bid for Millennium Community status. The Hastings Millennium Community will be based on the 'String of Pearls' concept (see Paragraphs 3.07 and 3.08). The majority of the sites which will make up the Millennium Community – at Broomgrove (Ore Valley), Hastings Station Yard and West St Leonards – are already allocated for development in the Plan. The main exception is Bulverhythe, where more work is required before a firm allocation can be made. This will be addressed in the new Local Development Framework for Hastings which, when prepared, will replace this Plan.

POLICY H1

Housing Sites

To meet the outstanding requirement for housing provision over the Plan period, the following sites are allocated for residential development.

The housing figures shown represent the minimum number of dwellings which will be sought on each site, subject to further detailed investigation at the planning application stage.

(a) Sites allocated for development 2002–2006

<u>Ref</u>	<u>Location</u>	<u>Est. No.</u> <u>Units</u>
1	Beauport Farm, Ridge West	5 *
2	Sunningdale Phase 2, Old Roar Road	12 *
3	B.T. Centre, Sedlescombe Road North	65
4	12 Stanley Road	9 *
5	Land west of Frederick Road	25
6	Ore Valley	166
7	Mount Pleasant Hospital, Frederick Road	45 *
8	St Helens Hospital, east of Frederick Road	10 *
9	19–22 Eversfield Place	25 *
10	Blacklands Garage, Fearon Road	6

11	Horntye Allotments	15	*
12	Site off Prospect Place	5	
13	103 Castle Hill Road	8	*
14	47/48 Priory Street	10	*
15	Mayfield A & B, Mayfield Lane	42	*
16	Mayfield E, Bodiam Drive	37	*
17	Wychnour/Hoadswood North	93	*
18	East of Stonebeach Rise (Phase 5)	31	*
19	Hoadswood South, High Beech	7	*
20	Malmesbury House, West Hill Road	48	
21	20/22 Albany Road	20	
22	Eversfield Hospital, West Hill Road	17	
23	Land north of Priory Road	38	
24	Land adjacent to 126 Harold Road	24	*
25	Land at Hawthorn Road, The Pinders	21	
26	Land rear of 248–272 Harold Road	20	*
27	Land rear of 35–39 St Helens Park Road	12	
28	Land east of Hillside Road	25	
29	Land west of Hillside Road	16	
30	Ore Place	5	
31	Land north of Park Crescent	4	*
32	Former Buchanan Hospital, Springfield Road	29	*
33	South of Grove School (Phase 2)	6	*
34	Land at Woodland Vale Road (part)	43	*
35	142 Bexhill Road	4	*
36	17 Bulverhythe Road	10	
37	178–182 Bexhill Road	52	*
38	Mayfield J, Mayfield Lane	31	
39	Mayfield 5, Mayfield Lane	77	*

40	Rob sack A, Church Wood Drive	17
41	Former Hollington Park School, Gillsmans Hill	145 *
42	Stonecourt, Gillsmans Hill	22 *
43	Land at Osborne House, The Ridge	48
44	Harrow Lane Caravan Site	113 *
45	Wishing Tree Nursery	28
46	Cornwallis Street Car Park	10
47	Silverhill Bus Depot	41
48	Land at School Road	10
49	Hollingsworths Garage, York Road	28
50	Land adjoining 73 Filsham Road	8
51	Hollingsworths Garage, Braybrooke Road	56
52	Land at Middle Street	6
53	Hastings Station Yard (part) (see also policy TC1)	80
54	Queens Hotel (part) (see also policy TC2)	36 *
55	Site of Sussex Chambers, Havelock Road (see also Policy TC4)	17
56	The Observer Building (part) (see also Policy TC5)	12
57	Seaside Road, West St Leonards (see also Policy WSL1)	45
58	West St Leonards Primary School (see also Policy WSL3)	66
59	Broomgrove Redevelopment Area (see also Policy B1)	112
60	20 St Margaret's Road	7 *
61	12-19 Braybrooke Terrace	7 *
62	Taxi Office/BR Social Club, St John's Road (see also Policy SL1)	30
63	Rear of Linley Drive	15

64	Rear of Old London Road	10
65	Education Centre, Priory Road	16 *
66	Hurst Court, The Ridge ²	41
67	Mayfield Farm ³	25
68	Former Stills Factory (part) (see also Policy B6)	120

(b) Sites allocated for development 2006–2011

<u>Ref</u>	<u>Location</u>	<u>Est. No.</u> <u>Units</u>
69	Holmhurst St Mary (excl. Harrow Lane Caravan Site) (see also Policy HSM1) ⁴	197

** Indicates site with current planning permission*

¹ *Subject to any development including provision for 2 social rented homes, a play area and a 'pocket park'*

² *Subject to the owners entering a planning agreement to secure the conversion of the existing building to provide dwelling units.*

³ *Subject to any development respecting the setting of the listed building and obtaining access from proposed housing areas to the north or east.*

⁴ *Site to be retained as a "reserve site" – see Paragraph 7.26 above.*

Mixed Use Areas

- 7.34 Certain parts of the urban core areas of the Borough are in need of regeneration. The Borough Council aims to assist in restoring the vitality and viability of these through positive policies, encouraging the re-use and renovation of existing buildings, as well as sensitive redevelopment, where appropriate. Residential accommodation could take the form of flats above shops, or be mixed with other compatible uses such as craft workshops, studios, shops or small offices, where this is environmentally acceptable. These areas have good public transport links and therefore fewer car parking spaces may be required to service such new residential accommodation.
- 7.35 Chapter 3 of this Plan emphasises the importance of a regeneration strategy to boost the economy of Hastings and St Leonards. The proposed policy reflects the principles of sustainable development – encouraging the use of public transport and walking; reducing the number of cars parked in central areas; reducing pressure for development of open spaces in the urban area and re-using structures and buildings already in existence.

POLICY H2

Mixed Use Areas

In order to provide a range of accommodation types throughout the Borough and to encourage the redevelopment, renovation and/or reuse of buildings in the central urban areas of Hastings and St Leonards, planning permission will be granted for compatible mixed use developments in the areas specified on the Proposals Map. A flexible approach may be taken to the requirements for off-street residential parking in such cases, in accordance with the prevailing Highway Authority standards.

Lower Density Areas

7.36 High density housing development, provided it is associated with good design, is considered appropriate for many areas of the town, particularly locations in or close to the town and district centres, or in other areas well served by public transport. In such areas, the Council will generally support housing proposals which involve development of small infill sites, provided these are consistent with applied development standards and other policies in this Plan.

7.37 However, PPG3 states that considerations of design and layout must be informed by the wider context, having regard not just to any immediate neighbouring buildings, but the townscape and landscape of the wider locality.

In some areas of the town, significant further development or intensification would not be appropriate and would be likely to cause harm to their setting, townscape and local environment. The lower density areas policy seeks to protect areas identified on the Proposals Map from progressive and unsympathetic infill developments.

POLICY H3

Lower Density Areas

Planning permission for residential development will not be permitted in the following defined lower density areas unless the proposal accords with:-

- (a) The prevailing density of development;
- (b) Any generally wooded nature of the surroundings and/or the contribution of individual trees;
- (c) The prevailing height, massing, design and appearance of buildings and their materials of construction;
- (d) The physical and environmental capacity of local roads; and

- (e) Would not prejudice any wildlife habitats such as ponds, grasslands and playing fields.

The defined areas are:-

- (1) St Helens Park Road;
- (2) Hollington Park Road;
- (3) Old Roar Road;
- (4) Grange Road;
- (5) Ore Place;
- (6) Amherst Road.

Housing Conversions

7.38 The existing housing stock in the Borough comprises a very high proportion of converted flats, 17% of total stock, compared to the national average of 4%. This is to some extent a reflection of the age and character of residential buildings, 47% of which are pre-1919. The town contains many large Victorian villas which are in many cases no longer suitable for single family occupation and so have been converted to provide smaller units of accommodation. Many of these properties exhibit serious signs of disrepair and the renovation grants system cannot provide a permanent solution to the problem. Poor quality flat conversions can result in unsatisfactory living conditions and problems of noise complaints where insulation is insufficient.

7.39 The new conversions policy has four distinct aims:-

- (i) To retain and protect the existing stock of family size housing;
- (ii) To encourage the provision of family size units within conversion schemes, where this is practicable;
- (iii) To ensure conversions only take place in older parts of the town where, by reason of size, the buildings no longer lend themselves to use as single family dwellings;
- (iv) To ensure that conversions are carried out to a standard and of a density which will prevent them creating poor living environments, either for occupiers of the units themselves, or adjoining residents.

7.40 The Council wishes to retain the stock of housing for family use. Generally, and where appropriate, the Council will look favourably on the conversion of buildings to form dwellings suitable for family accommodation. For all conversions of existing dwellings, the Council will expect the proposed layout of rooms to reflect, as far as is practicable, the existing room layout. The sub-division of floorspace to create internal rooms to provide facilities will not normally be acceptable, nor will the use of the loft or attic to achieve additional floorspace usually be acceptable.

7.41 In its determination of applications for conversions to flats and maisonettes, the Council will have regard to its 'Conversion Standards for Self-contained Flats', its parking standards for development in areas of high on-street parking, and the desirability of preserving front and rear gardens and other landscape features especially in Conservation Areas.

POLICY H4

Housing Conversions

Planning permission will be granted for the conversion of large residential and other buildings to flats and maisonettes provided that:-

- (a) The building can no longer be retained in its entirety for single family housing occupancy in accordance with modern standards;
- (b) The conversion would be in keeping the character and appearance of the surroundings, and particularly of nearby dwellings;
- (c) It would not include significant extension(s) or significant changes to room layouts to achieve an adequate standard of accommodation;
- (d) It would not result in additional noise or any other disturbance to the detriment of those living in the locality, or inconvenience or danger on the public highway;
- (e) It would not involve the self-containment of basement areas or other parts of any property having inadequate light or low ceilings or which would result in a poor outlook from main windows; and
- (f) It would make adequate provision for refuse storage.

Change of Use

7.42 Most changes of use from residential to shopping and commercial uses have occurred in the well-established shopping areas. More recently, however, these uses have been introduced into the residential areas and extreme fringes of commercial areas. This has created a precedent for the further spread of commercial uses to the detriment of the residential environment.

7.43 Whilst the new activity has in most cases been regulated so as to minimise its impact on the area, it is considered that wherever possible, the loss of residential accommodation should be kept to a minimum, in order to restrict any further loss of dwelling stock.

POLICY H5

Change of Use

Planning permission will be granted for the change of use from residential accommodation to other uses within established shopping and commercial areas, provided that it would not:-

- a) Cause harm to the living conditions of local residents by way of noise or other disturbance; or**
- b) Result in inconvenience or danger on the public highway.**

Affordable Housing

7.44 Affordable housing is defined in this Local Plan as housing provided with subsidy, whether public or private, for local people who are unable to meet their housing needs in the local housing market because of the relationship between housing costs and incomes. The need for affordable housing has been acknowledged by the Government to be a material planning consideration which may be properly taken into account in formulating development plan policies. Advice on the provision of affordable housing is set out in Planning Policy Guidance Note 3 'Housing' (March 2000) and further detailed in Circular 6/98 'Planning and Affordable Housing,' (April 1998).

- 7.45 The two main requirements in determining the provision made for affordable housing in the Plan are as follows:-
- (i) The existing and potential future level of unmet housing need in the Borough.
 - (ii) The type of housing needed to address the shortfall.
- 7.46 In 2001, the Borough Council commissioned a survey of housing need in the Borough. This showed that between 2001 and 2006 there is a gross affordable housing requirement of 1,419 dwellings per annum. This is partly made up of a backlog of existing need of 820 households and partly of a newly arising need of 1,255 households per annum. Subtracting the future supply of affordable housing through Registered Social Landlord re-lets, leaves a net annual affordable housing requirement of 763 units per annum.
- 7.47 The bulk of this identified housing demand comprises existing households whose current accommodation is inadequate to meet their needs, with smaller proportions of potential (concealed) households and homeless people. It is assumed that whilst all of the potential and homeless households will need re-housing, only a proportion of the existing households will need to move home to resolve their housing need, as some will have their needs resolved by having repairs or adaptations made to their current accommodation.
- 7.48 On this basis, it is calculated that a total of 1,567 households would require re-housing to clear the existing backlog of housing need, in addition to which there will be an annual increase of 1,298 households. By comparison, the 1996 housing needs survey estimated that the annual supply of affordable housing was only around 450 dwellings. These figures indicate a substantial unmet demand for affordable housing.
- 7.49 The second issue is the type of affordable housing required to address the housing need. This has been examined through a

detailed assessment of the incomes of households in housing need in relation to the potential housing costs associated with different categories of affordable housing as listed below:-

- (i) Low cost market priced housing.
- (ii) Low cost subsidised housing.
- (iii) Shared equity housing.
- (iv) Social rented housing provided by a Registered Social Landlord (RSL), normally a Housing Association.

7.50 The 2001 Housing Needs Survey found that low-cost market housing cannot meet any housing need in the town, whilst shared ownership might be able to help a small fraction of householders in need (around 1%). The overwhelming requirement is for social rented housing provided by an RSL. Since the survey was undertaken house prices in Hastings have risen considerably but the basic requirement for social rented housing still remains.

7.51 On the basis of the assessment of housing needs in the Borough, the Policy below makes provision for a proportion of social rented housing to be provided in all suitable residential developments above a specified threshold of 15 or more dwellings or 0.5 or more hectares in size. This threshold is justified by the scale of identified housing need and is therefore consistent with government advice contained in PPG3 and Circular 6/98.

POLICY H6

Social Rented Housing

The Council will negotiate with developers to secure an element of social rented housing within all suitable new residential developments of 15 or more dwellings (or 0.5 or more hectares in size irrespective of the number of dwellings). A minimum of 25% social rented housing will be sought on previously developed ('brownfield') sites and a minimum of 30% social rented housing on Greenfield sites. The following criteria will be taken into account:-

- (a) Housing Need
- (b) Suitability, i.e. location, particular costs and other planning objectives.

Where provision of social rented housing is sought, this will generally be in the form of completed dwellings for transfer to a Registered Social Landlord (RSL) at a cost to reflect normal sources of public subsidy where available, or otherwise at the developer's expense. The housing provided will be expected to meet the minimum design standards required by the relevant RSL.

Where no social landlord is involved, the Council will impose conditions and/or seek to enter into an agreement to secure the successive occupancy of the dwellings by those in housing need.

The following sites are specifically identified as suitable for an element of social rented housing but others may become available:-

BT Centre, Sedlescombe Road North	25%
Land West of Frederick Road	
30%	
Ore Valley	30%
Mount Pleasant Hospital, Frederick Road	
25% ²	
St Helens Hospital, East of Frederick Road	3
units ¹	
Hornbye Allotments	30% ¹
Malmesbury House, West Hill Road	
25%	
Eversfield Hospital, West Hill Road	
25%	
Land Rear of 248-272 Harold Road	
30%	
Land east of Hillside Road	30%
Land west of Hillside Road	30%

Former Buchanan Hospital, Springfield Road 178–182 Bexhill Road 25%	25%
Former Hollington Park School, Gillsmans Hill Land at Osborne House, The Ridge 25%	25% ¹
Harrow Lane Caravan Site Wishing Tree Nursery Cornwallis Street Car Park Silverhill Bus Depot Hollingsworths Garage, York Road 25%	25% ¹ 25% 25% 25%
Hollingsworths Garage, Braybrooke Road 25%	
Land at Middle Street Hastings Station Yard (Part) Queens Hotel (Part) units ¹	25% 25% ² 6
Site of Sussex Chambers, Havelock Road 25%	
The Observer Building (part) 25%	
West St Leonards (Seaside Road) West St Leonards (Primary School) Broomgrove Redevelopment Area Taxi Office/BR Social Club, St Johns Road 25%	25% ² 25% ² 25% ²
Rear of Linley Drive Hurst Court, The Ridge Former Stills Factory (part) Holmhurst St Mary (excluding Harrow Lane Caravan Site)	25% 25% 25% ² 30%

¹ *Indicates sites where a number or percentage of affordable dwellings has already been agreed with the developer.*

² *Indicates sites forming part of the Millennium Community. On these sites, an additional 5% of other types of affordable housing will be provided in addition to 25% social rented housing.*

- 7.52 As stated in the policy, the amount of social rented housing sought on individual sites will be subject to negotiation with developers, but a minimum of 25% social rented housing will normally be sought on brownfield sites and 30% on greenfield sites. Provision will generally be sought in the form of completed dwellings for transfer to a Registered Social Landlord (RSL) at a cost to reflect normal sources of public subsidy, where available, or otherwise paid for by the developer.
- 7.53 Allocated housing sites suitable for an element of social rented housing are listed in the policy, together with the proportion of social housing which the Council will be seeking on each site. An estimate of the potential number of social housing units on each identified site is provided in Appendix 7a(1). This analysis suggests a minimum total of 457 units, although this total can potentially be increased if higher numbers of dwellings are achieved on the identified sites and through additional provision on any suitable unidentified ('windfall') sites. Further information on the application of Policy H6 is provided in Supplementary Planning Guidance Note 6 'Affordable Housing'.

Prioritising Need

- 7.54 Although the social housing provided for in Policy H6 will make a substantial contribution to meeting housing needs, in the short term, and in practice for the foreseeable future, the supply of affordable accommodation is going to fall considerably short of the total amount of current and projected need which has been identified. It will not be possible to accommodate all those who need rehousing. The Council will therefore have to prioritise the needs, and to direct the available housing to those households, current and projected, whose needs are greatest.
- 7.56 The Council's Housing Strategy 2002–2007 identifies the need for affordable housing units in descending order of need as one-bed, two-bed, four-bed, and three-bed.

Empty Homes

- 7.57 The Council wants to reduce the large number of empty properties in the town. This would have the twin benefits of revitalising the more central areas (where many of the properties are located) and reducing the pressure for the release of more greenfield sites for housing in line with sustainability principles and Government policy direction.
- 7.58 There were 3,184 empty homes in the town in April 2000, representing a vacancy rate of 9.5% of the housing stock. The normal rate, allowing for the operation of the housing market and other factors is about 5 or 6%. About 80% of the empty dwellings in Hastings are flats. Much future housing demand will be from single person households but Hastings also has a shortage of smaller family housing units. The Council will therefore encourage both the occupation of the large number of empty converted flats in the town and their conversion to larger units if this will ensure their occupation.

7.59 The Council has adopted an Empty Homes Strategy which sets out ways in which vacant housing accommodation can be brought back into use. Targets will include accommodation which has been empty for some time, and where accommodation, or former accommodation is associated with shops and businesses. Through its empty homes strategy, the Council will introduce and support measures to reduce the number of vacant houses and flats. The Council's Housing Strategy 2002–2007 has a target of bringing 250 homes back into use. The Council considers that bringing empty homes back into use can make a valuable additional contribution to housing provision.

APPENDIX 7a(1)

Estimated Housing Provision on Allocated Sites

Ref	Location	Total Housing Units	Social Rented Housing	
			% Sought	Est No. of Units
(A)	SITES ALLOCATED FOR DEVELOPMENT TO 2006			
1	Beauport Farm, Ridge West	5 *		
2	Sunningdale Phase 2, Old Roar Road	12 *		
3	B.T. Centre, Sedlescombe Road North	65	25%	16
4	12 Stanley Road	9 *		
5	Land west of Frederick Road	25	30%	7
6	Ore Valley	166 ±	30%	49
7	Mount Pleasant Hospital, Frederick Road	45 ±	25% ²	11
8	St Helens Hospital, east of Frederick Road	10 *	3 units ¹	3
9	19-22 Eversfield Place	25 *		
10	Blacklands Garage, Fearon Road	6		
11	Hornbye Allotments	15 *	30%	4
12	Site off Prospect Place	5 *		
13	103 Castle Hill Road	8 *		
14	47/48 Priory Street	10 ±		
15	Mayfield A & B, Mayfield Lane	42 ±		
16	Mayfield E, Bodiam Drive	37 *		
17	Wychnour/Hoadswood North	93 *		
18	East of Stonebeach Rise (Phase 5)	31 ±		
19	Hoadswood South/High Beech	7 ±		
20	Malmesbury House, West Hill Road	48	25%	12
21	20/22 Albany Road	20		
22	Eversfield Hospital, West Hill Road	17	25%	4
23	Land north of Priory Road	38		
24	Land adjacent to 126 Harold Road	24 *		
25	Land at Hawthorn Road, The Pinders	21 ±		
26	Land rear of 248-272 Harold Road	20 *	30%	6
27	Land rear of 35-39 St Helens Park Road	12		
28	Land east of Hillside Road	25	30%	7
29	Land west of Hillside Road	16	30%	4
30	Ore Place	5		
31	Land north of Park Crescent	4 ±		

32	Former Buchanan Hospital, Springfield Road	29 *	25%	7
33	South of Grove School (phase 2)	6 ‡		
34	Land at Woodland Vale Road (part)	43 ‡		
35	142 Bexhill Road	4 *		
36	17 Bulverhythe Road	10		
37	178–182 Bexhill Road	52 *	25%	13
38	Mayfield J, Mayfield Lane	31		
39	Mayfield 5, Mayfield Lane	77 *		
40	Robsack A, Church Wood Drive	17		
41	Former Hollington Park School, Gillsmans Hill	145 *	25% ¹	36
42	Stonecourt, Gillsmans Hill	22 *		
43	Land at Osborne House, The Ridge	48	25%	12
44	Harrow Lane Caravan Site	113 ‡	25% ¹	28
45	Wishing Tree Nursery	28	25%	7
46	Cornwallis Street Car Park	10	25%	2
47	Silverhill Bus Depot	41	25%	10
48	Land at School Road	10	25%	
49	Hollingsworths Garage, York Road	28	25%	7
50	Land adjoining 73 Filsham Road	8 *		
51	Hollingsworths Garage, Braybrooke Road	56	25%	14
52	Land at Middle Street	6	25%	1
53	Hastings Station Yard (part) (see also Policy TC2)	80	25% ²	20
54	Queens Hotel (part) (see also Policy TC3)	36 *	6 units ¹	6
55	Site of Sussex Chambers, Havelock Road (see also Policy TC6)	17	25%	4
56	The Observer Building (part) (see also Policy TC6A)	12	25%	3
57	Seaside Road, West St Leonards (see also policy WSL1)	45	25% ²	11
58	West St Leonards Primary School (see also Policy WSL3)	66	25% ²	16
59	Broomgrove Redevelopment Area (see also Policy B1)	112	25% ²	28
60	20 St Margaret's Road	7 *		
61	12–19 Braybrooke Terrace	7 *		
62	Taxi Office/BR Social Club, St John's Road (part) (see also Policy SL1)	30	25%	7
63	Rear of Linley Drive	15	25%	3
64	Rear of Old London Road	10		
65	Education Centre, Priory Road	16 *		
66	Hurst Court, The Ridge	41	25%	10
67	Mayfield Farm	25		
68	Former Stills Factory (part) (see also policy B6)	120	25% ²	30
	TOTAL_2003–2006	2,28		398

		9		
(B)	SITES ALLOCATED FOR DEVELOPMENT 2006-2011			
69	Holmhurst St Mary (excl Harrow Lane Caravan Site) (see also Policy HSM1)	197	30%	59
	TOTAL 2006-2011	197		59
	GRAND TOTAL 2003-2011	2,486		457

** Indicates site with current planning permission.# Minimum (25%) social rented provision assumed unless other information available.*