



GOVERNMENT OFFICE  
FOR THE SOUTH EAST

**Representing Central Government in the South East**

Ms Nicola Shine  
Hastings Borough Council  
Century House  
100 Menzies Road  
St Leonards-on-Sea  
East Sussex  
TN38 9BB

**Housing & Planning Directorate**  
Bridge House  
1 Walnut Tree Close  
Guildford  
GU1 4GA

Switchboard: 01483 882 255  
Tel: 01483 882 266  
Fax: 01483 882 489

e-mail: [John.Cheston@gose.gsi.gov.uk](mailto:John.Cheston@gose.gsi.gov.uk)  
[www.gose.gov.uk](http://www.gose.gov.uk)

24 September 2007

Our Ref:  
Your Ref:

Dear Ms Shine

**PLANNING AND COMPULSORY PURCHASE ACT 2004  
HASTINGS LOCAL PLAN 2004 SAVED POLICIES APPLICATION**

I am writing with reference to your application on behalf of Hastings Borough Council of 24 July for a direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 in respect of policies in the Hastings Local Plan 2004.

The Secretary of State's Direction is attached. Those policies not listed in the Direction will expire on 27 September 2007.

The Secretary of State's assessment of whether saved policies should be extended is based upon the criteria set out in Planning Policy Statement 12: *Local Development Frameworks* and the Department for Communities and Local Government protocol on saving policies. The Secretary of State's decisions concern some policies where there have been representations from a third party expressing views that differ from those of the local authority. Also, her decisions in respect of some policies have the effect of saving policies that an authority requested should not be extended. For clarity, where either or both of these two circumstances apply, the Secretary of State's reasons are set out in the table at the end of this letter.

The extension of saved policies listed in this Direction does not indicate that the Secretary of State would endorse these policies if presented to her as new policy. It is intended to ensure continuity in the plan-led system and a stable planning framework locally, and in particular, a continual supply of land for development.

Local planning authorities should not suppose that a regulatory local plan-style approach will be supported in forthcoming development plan documents (DPDs). LPAs should adopt a positive, spatial, strategy-led approach to DPD preparation and not seek to reintroduce the numerous policies of many local plans.

The exercise of extending saved policies is not an opportunity to delay DPD preparation. LPAs should make good progress with local development frameworks according to the timetables in their local development schemes. Policies have been extended in the expectation that they will be replaced promptly and by fewer policies in DPDs. Maximum use should be made of national and regional policy especially given the development plan status of the regional spatial strategy.

Following 27 September 2007, the extended policies should be read in context. Where policies were adopted some time ago, it is likely that material considerations, in particular the emergence of new national and regional policy and also new evidence, will be afforded considerable weight in decisions. In particular, we would draw your attention to the importance of reflecting policy in Planning Policy Statement 3 *Housing* and the Housing Green Paper – *Homes for the future: more affordable, more sustainable* in relevant decisions.

Policy Ref	Reason	Extended	Not Extended

Yours sincerely

*JR Cheston*

John Cheston  
Senior Planning Officer

**DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE PLANNING AND  
COMPULSORY PURCHASE ACT 2004  
POLICIES CONTAINED IN THE HASTINGS LOCAL PLAN 2004  
ADOPTED APRIL 2004**

The Secretary of State for Communities and Local Government in exercise of the power conferred by paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 directs that for the purposes of the policies specified in the Schedule (1) to this direction, paragraph 1(2)(a) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 does not apply.

Signed by authority of the  
Secretary of State

*JR Cheston*

John Cheston  
Senior Planning Officer  
Housing and Planning Directorate  
Government Office for the South East

24 September 2007

## SCHEDULE

### POLICIES CONTAINED IN THE HASTINGS BOROUGH LOCAL PLAN 2004

Policy Number	Policy Title/Purpose
B1	Broomgrove Regeneration
B3	Facilities at Ore Station
B4	Local Park
B5	Broomgrove – Highway Improvements/Traffic Management
B6	The Former Stills Factory Site, Fellows Road
C1	Development within Conservation Areas
C2	Demolition in Conservation Areas
C3	Development Involving Listed Buildings
C4	Demolition of Listed Buildings
C5	Winch Huts
C6	Archaeological Sites and Ancient Monuments
C7	Replacement Doors and Windows in Listed Buildings
C8	Replacement Doors and Windows in Conservation Areas
C9	Roof Materials for Listed Buildings
C10	Roof Materials for Conservation Areas
CN1	Access for People with Disabilities
CN3	Housing for Persons with Restricted Mobility

<b>Policy Number</b>	<b>Policy Title/Purpose</b>
CN6	The University Centre
CN7	Premises for Early Years Education
CN9	Nursing Homes, Rest Homes and Hostels
CN12	Gypsies and Travelling Show People
DG1	Development Form
DG2	Access and Parking
DG3	Sunlight and Daylight
DG4	Noisy Activities
DG5	Noise Sensitive Development
DG6	External Lighting
DG7	High or Visually Prominent Buildings
DG8	Protection of Views
DG9	Traffic Calming
DG11	Gardens
DG12	Two Storey Side Extensions to Residential Properties
DG13	Provision of Children's Play Space
DG14	Shopfronts
DG15	Security Shutters
DG16	Outdoor Advertisements and Signs
DG17	Licensed Premises

<b>Policy Number</b>	<b>Policy Title/Purpose</b>
DG18	Hot Food Take-Away
DG19	Commercial Development – Traffic
DG20	Public Art
DG21	Development on Unstable Land
DG22	Satellite Dishes
DG23	Renewable Energy Schemes
DG24	Energy Efficient Developments
DG25	Development Infrastructure
DG26	Flood Risk
DG27	Surface Water
DG28	Telecommunications Installations
DG29	High Pressure Gas Main
DG30	Overhead Power Lines
DG31	New Overhead Power Lines
DG33	Environmental Pollution
DG34	Contaminated Land
E1	Sites for Employment Development
E2	Industrial Development – Established Estates
E3	Ivyhouse Lane – Land at Burgess Road
E4	Retaining Employment Uses

<b>Policy Number</b>	<b>Policy Title/Purpose</b>
E5	Relocation of Non-Conforming Uses
E6	Small Industrial Firms
E7	Class B1(a) Office Development
E8	Location of Business Uses
E9	Locating Employment Sustainably
H1	Housing Sites
H2	Mixed Use Areas
H4	Housing Conversions
H6	Social Rented Housing
HSM1	Holmhurst St Mary – Development
HSM2	Holmhurst St Mary – Highway Access
L1	Landscape Character
L2	High Weald Area of Outstanding Natural Beauty
L3	Development Outside the Built-Up Area
L4	Strategic Gap
L6	Historic Parks and Gardens
L7	The Undeveloped Coast
NC1	Hastings Cliff Special Area of Conservation
NC2	Sites of Special Scientific Interest
NC3	Local Nature Reserves

<b>Policy Number</b>	<b>Policy Title/Purpose</b>
NC4	Extension to Marline Valley LNR
NC5	Local Nature Reserve Allocations
NC6	Sites of Nature Conservation Importance
NC7	The Green Network
NC8	General Planning Requirements
NC9	Information to Accompany Planning Applications
NC10	Ancient Woodland
NC11	Preserved Woodland
NC12	St Helens Wood Protection
OS1	Protection of Open Space
OS2	Areas Deficient in Open Space
OS3	Private Open Space
OS4	Allotments
OS5	Amenity Footpath Network
S1	Town Centre Retail Proposals
S2	District and Local Centres
S3	Bohemia Road Core Shopping Area
S4	Retail and Leisure Proposals Outside Existing Centres
S5	Major Shopping Proposals Outside Existing Centres
SL1	Taxi Office/BR Social Club Site

<b>Policy Number</b>	<b>Policy Title/Purpose</b>
SL2	Problem Buildings
SL3	Western Road/Cross Street Area
SP1	Playing Fields and Sports Pitches
SP2	Sports and Recreational Facilities
SP3	Location of Major New Sports and Recreational Facilities
SP4	White Rock Area
SS1	The Stade Maritime Heritage Area
SS2	The Stade/Old Town Seafront
T1	New Tourist Attractions
T2	Amusements
T3	Hotels and Guest Houses – Serviced Accommodation
T4	Change of Use of Hotels and Guest Houses
T6	Caravan and Camping Sites
T7	Development within Caravan Sites
T8	Language Schools
T9	Retention of Language Schools
T12	Enhancement of Hastings Pier
TC1	Hastings Station Yard
TC3	Queens Road Conversions
TC4	Site of Sussex Chambers

<b>Policy Number</b>	<b>Policy Title/Purpose</b>
TC5	The Observer Building
TC7	Greenway
TC8	Memorial Replacement
TR1	Road Improvements
TR3	Station at Wilting
TR4	South Coast Cycle Route
TR5	Cycling Facilities in New Developments
TR6	Location of New Development
TR7	Accessibility
TR8	Reduced Parking Provision in New Development
TR9	Development Infrastructure
TR10	Development in Un-Metalled Streets
WSL1	Land at Seaside Road – Developments
WSL2	Land at Seaside Road – Seafront Walk/Cycle Path
WSL3	Land at Bexhill Road – Development