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INTRODUCTION

- 1.01 The Hastings Local Plan covers the whole of the Borough of Hastings, some 2,970 hectares. The Proposals Map defines the area covered by the Plan.
- 1.02 The purpose of the new Local Plan is to set out a framework of policies to guide and encourage development in the Borough up to the year 2011, whilst safeguarding and enhancing the environment.
- 1.03 The Plan has two main functions:-
 - (i) To set out the Council's policies for the control of development in the Borough;
 - (ii) To make proposals for the development and use of land, and to allocate land for specific purposes.
- 1.04 The Plan supersedes the two existing Local Plans that cover the area: the Hastings Borough Plan (adopted 1993) and the Combe Haven Valley District Plan (adopted 1983).
- 1.05 The Local Plan has been subject to extensive public consultation at various stages in its preparation and all objections to the Plan's contents have been considered by an independent Local Plan Inspector. A Public Inquiry into the Plan was held in April and May 2002 and reconvened in March 2003. Following receipt of the Inspector's Report, the Council published its proposed Modifications to the Plan in October 2003. Having considered further representations to these, the Council has now adopted the Plan.
- 1.06 Together with the East Sussex and Brighton & Hove Structure Plan, which deals with strategic issues like the overall provision of housing and employment land, the Local Plan will be the main policy document referred to by the Council when determining planning applications. It fits into a framework of planning policy comprising at national level the Government's Planning Policy Guidance Notes and Circulars, and at regional level the Regional Planning Guidance for the South East.

1.07 The Hastings Local Plan accords with national planning policies and conforms generally with the East Sussex and Brighton and Hove Structure Plan 1991–2011.

Implementation

1.08 Many of the Local Plan’s policies take effect through the development control process. Section 54A of the Town and Country Planning Act 1990 states:–

“Where, in making any determination under the Planning Acts, regard is to be had to the Development Plan, the determination shall be made in accordance with the Plan unless material considerations indicate otherwise.”

- 1.09 It is important to remember that the scope of the Plan is limited to land use matters and it can only create opportunities for development – it cannot force development to take place. Similarly, it is not the role of the Plan to allocate public financial resources for projects such as road improvements, environmental improvements, and public open space. It can only identify the sites and land for such projects. A realistic approach has been taken in preparing this Plan and the projects specified within the policies have a reasonable prospect of being implemented during the Local Plan period, although precise programming has not been possible.
- 1.10 Proposals involving the Council’s resources will be implemented whenever the required financial and staff resources are available throughout the Plan period.

Supplementary Planning Guidance Notes

- 1.11 The Borough Council has published a series of Supplementary Planning Guidance notes (SPGs) on urban conservation, Hastings town centre,, affordable housing, development contributions and the provision of children’s play areas in new housing developments.
- 1.12 These provide background information and detailed guidance. The SPGs are intended to support policies in the Plan and will guide decisions on planning applications. They will be adopted by the Council as interim guidance and then taken forward as Supplementary Planning Documents under the new Development Plan system.

The Format

- 1.13 An index of policies is included at the rear of the document to allow quick and easy reference to policies concerning particular subjects which may be of interest.

- 1.14 The Hastings Local Plan consists of a Written Statement and a Proposals Map, which includes inset maps for The Town Centre, The Old Town Seafront, and Central St Leonards
- 1.15 The Written Statement justifies the policies for the Borough, which are easily identifiable in **bold** lettering.
- 1.16 The Proposals Map illustrates in a precise manner on an Ordnance Survey base the actual areas to which the policies relate; policies in the text of the written statement are cross referenced to the Proposals Map by the use of reference numbers. Where there is any apparent contradiction between the Proposals Map and the written statement, the provisions of the latter will prevail.