

no.	First Name	Last Name	Date	Address	Area	Support	Object	Conditional	Comments	Officer comments
1	XX	XX	30.01.25	XXXX West Hill Road	2			✓	<p>Regarding Area 2: I do not support the Article 4 in its current format.</p> <p>Whilst I appreciate the need to limit these, currently unrestricted, types of development at certain locations, I have some concerns.</p> <p>Concern a) I believe the overall risks (if any) of land instability vary considerably in the designated areas. The areas could be smaller to target the high risk areas.</p> <p>Concern b) Labelling these new, large areas as "Cliff Stability" could be misinterpreted and have a significant detrimental effect on future insurance and house prices. This would not be appropriate or fair given Concern a) above.</p> <p>Proposal 1: Suggest changing the new area names in the Article 4 Directions to better reflect the proposed restrictions and the requirement to conserve the area.</p> <p>These could be renamed as "West Hill Conservation Area 2", "Cliff Conservation Area 2", "West St Leonards Area 2" or "Planning Restriction Conservation Area 2".</p> <p>Proposal 2: Potential land instability should not be the only reason for this Article 4 Direction. The reasons should include the general need to conserve this unique coastal vista, townscape, habitat and beautiful landscape.</p> <p>Proposal 3: Have smaller areas focussed on the specific locations at most risk where recent instability has occurred. Further areas could be added over time if required.</p>	<p>The Article 4 Direction seeks to operate across a whole system, including areas already "overwritten" by development. The justification of the Article 4 Direction is solely the need to prevent and mitigate any potential for instability as a result of development. It is unrelated to matters of conservation, habitat protection, and townscape.</p>
2	XX	XX	14.02.25	XXX Marina	2	✓			<p>I wholeheartedly support the 1st (article) 4 as a fundamental piece of community support. We live in an area that is afflicted by hydraulic activity as a result of climate change and therefore building work that would normally be acceptable, sadly is no longer. This article 4 is critical in maintaining the stability of the cliff and cohesion of our community.</p> <p>Thank you for all the excellent work in putting it in place and supporting our homes, families and community.</p> <p>Many thanks!</p>	<p>Response is noted.</p>
3	XX	XX	14.02.25	XX Marina	2	✓			<p>Support: I would like it to be noted that I am in full support of the Article 4 Direction.</p> <p>Reasons:</p> <p>It is crucially important that there are sufficient planning restrictions in place for areas which are at risk of hydraulic change and land instability. The area in question is a known area of landslide risk. Extreme weather patterns are becoming more frequent and with increased rainfall, small changes in construction can amount to huge knock on effects. Examples of this are when large holes are dug, fill with water and change the natural flow and drainage of water locally. Or for large areas of tarmac and paving which are laid without due consideration for drainage and stability of the local geology.</p> <p>I own a property (above address) which has been directly affected by the recent landslides of 2023-2024. The large Marina landslide of November 2023 which seriously damaged a property is only a few doors down from us and consequently we now fear for our property as well as experiencing plummeting property values, rising insurance costs and restricted mortgages. The risks are great. People risk being without a home and losing their entire life savings of property value.</p> <p>West Hill Road lies directly above our property and we are therefore directly affected by any construction choices that are made there. Any poor decisions which affect the movement of groundwater might result in a landslide. It is therefore absolutely crucial that these Article 4 Directions are put in place to ensure that any construction or alteration to the land is overseen by the relevant independent professionals and that any thoughtless and inconsiderate construction work is prevented.</p> <p>Thank you</p>	<p>Response is noted.</p>

4	XX	XX	19.02.25	on behalf of owners in Area 2 in West Ascent	2	✓			<p>The owners, as copied in to this email, have recently held a meeting to discuss this matter and all wish to oppose the imposition of an Article 4 Direction on their properties.</p> <p>I have been asked to contact you accordingly to pass on our reasons for not supporting the proposal.</p> <p>Whilst we are all aware of the instability of some areas in the neighbourhood, we are similarly aware that 'cliff instability' does not apply to all of Area 2 without exception, particularly not to West Ascent.</p> <p>The reasons for this are as follows:</p> <ul style="list-style-type: none"> i) In support in this viewpoint, we refer to your 'Statement of Reasons...' item 1, which states that the area edged in red "has experienced ongoing problems of coastal erosion and cliff instability that have lead to landslides..." ii) As mentioned above, whilst this may be true for certain areas, it does not of course relate to West Ascent, where there have been no incidents of land instability. iii) This is justified by the fact that West Ascent comprises only 7 houses, 6 of which were originally built by James Burton (Nos.1-6 incl.) in the early 1800s, thus would be almost 200 years old. Although Burton houses Nos. 1 and 2 were destroyed during WW2, with No.3 being greatly damaged at that time too, they were rebuilt/repairs on a similar footprint. No.7 is a more recent property, being built in the 1980s, but it has been constructed on an Engineer designed contiguous piled foundation, thus removing any risk of land instability. iv) These West Ascent properties are 'supported' on their southern side by the highway itself, and of course there has been no land movement here since its construction and therefore there can be no land movement above the highway now. v) The properties Nos. 1 and 2 are not built on the 'cliff' or even steeply sloping land, but have rear gardens with a modest incline, matching that of the abutting public highway of Quarry Hill. 	Permitted development rights can apply to listed buildings. It is considered that heritage protections in place do not prohibit various forms of permitted development taking place in this location. The Article 4 Direction boundary has been designed to ensure that a whole system approach is taken, including where elements of that system have been overwritten by past development. The Article 4 Direction seeks to operate across a whole system, including areas already "overwritten" by development.			
5	XX	XX	19.02.25	XX West Hill Road, St Leonards	2	✓			<p>It is good that the council recognises the need for their involvement in the issue of land instability. However, this planning permission will not address the issue.</p> <p>The owners who are responsible enough to apply for planning permission, would surely recognise they are in an area of instability. For these owners, more guidance on the dos and don'ts would help clarify the situation. The list of items needing planning permission gives the impression it is only these actions that could cause problems.</p> <p>We urgently need the council to do their part in the communal areas and lead by example. Actions such as keeping the drains in the area clear.</p> <p>The slippage that occurred in our garden over a decade ago was as a result of irresponsible behaviour from one of our residents (there was a breach of lease court case and Council involvement you can refer to). Whilst the irresponsible actions were in progress our management company was not able to address the issue and the council also said they were powerless to intervene. They issued an enforcement notice so us residents had to fund a legal case and all the work to secure the garden.</p> <p>The new requirement for planning permission would not have addressed our issue or the issues I'm aware of that have happened locally since. Behaviour such as digging a ditch, cutting down a tree and running water down the slope (the don'ts) should be able to be challenged and addressed immediately. With these changes you would need to wait for something to be built and only if it was on the list could you penalise the culprit for not getting planning permission. The damage would already have been done- and then more damage would be done if the building then had to be demolished.</p> <p>Further, most of the properties in this area are flats so it needs to be the individual taking irresponsible action who is penalised, not all the owners of the property.</p> <p>I hope you will reconsider and find a way forward that really ensures the stability of our area</p>	The role of the direction is to ensure matters of land stability are addressed through the planning process. Enforcement action, where necessary, should only be taken towards the party responsible for the breach.			

6	XX	XX	20.02.25	XX Marina xx XX, St Leonards	2	✓				I support the Article 4 Direction I am writing to express my full support for the implementation of the Article 4 Direction. Over the past two years, a developer has undertaken structural alterations to both the interior and exterior of our building without the consent of our Right to Manage (RTM) company and despite objections from nearby residents. The developer engaged unqualified builders and laborers to carry out significant changes, including the removal of vegetation and trees growing from the cliff face. Even when the workers themselves raised concerns about the safety and viability of these actions, the developer proceeded regardless. Despite repeated warnings from myself and other residents about the ecological sensitivity of the area, these alterations were undertaken in my absence, leading to serious environmental and structural consequences. As a direct result of these interventions, a large cement wall has collapsed, and substantial sections of earth have become unstable, causing landslides above properties at XXXX Marina. The RTM and concerned residents attempted to communicate these risks to the developer, including via a WhatsApp group, yet he consistently ignored the warnings and continued extensive construction work—both indoors and outdoors—for 17 months under the pretense of permitted development rights. This was despite explicit notifications from the freeholders of XXXX Marina that the building is located within a conservation area. The repercussions of these unregulated works are now evident. Loose stones regularly fall from the cliff, posing a significant safety hazard to those below. The removal of natural vegetation has destabilized the cliff face, resulting in water and sludge runoff onto lower levels of the building, where it is now accumulating. The lack of proper drainage and guttering in the developer's construction has exacerbated flooding at basement level, leading to blocked drains and further deterioration of the site. Given these serious concerns, I strongly support the Article 4 Direction to ensure that future developments in this sensitive area are subject to appropriate scrutiny and oversight. I urge the planning department to take necessary measures to prevent further environmental and structural damage caused by unchecked construction activities.	
										Comment has been noted.	
7	XX	XX	20.02.25	XX West Hill Road, St Leonards on Sea	2	✓				Concerning the proposed changes to planning restrictions for the south side of West Hill road, it's good to know that the council is concerned for West Hill road, and we understand the need for planning restrictions in the light of the cliff's instability, but fail to understand why it stops at number 71. Surely the plot on the west side of Sussex Steps, which was given planning permission for a new build, which would seriously endanger the cliff and the houses below, should be included if the restrictions are going to have any validity. We hope this will be taken into consideration, yours faithfully, XXXXX	The Article 4 direction covers all land and premises within the red line boundary.
8	XX	XX	20.02.25	XX Marina	2	✓				Re marina Conservation area and surrounding works I'd like to add my support for the cessation of any works being done on the cliffs or surrounding property unless fully supported	Comment has been noted.
9	XX	XX	20.02.25	XX West Hill Road, St Leonards-on-Sea	2	✓				I write to communicate my support for Article 4 direction with respect to both cliff stability Area 1 & 2. Given the instability of the entire cliff, all planned and proposed building work should be curtailed to avoid causing further landslides, which are damaging to the properties on both the upper and lower slopes along the cliff edge. The very potential of further landslides significantly undermines the value of our properties and makes insurance for further landslide damage impossible to secure. Anything that may further aggravate the already difficult situation must be stopped.	Comment has been noted.
10	XX	XX	20.02.25	XX Marina St Leonards on Sea	2	✓				I write in support of the measures i.e. Article 4 Directions (Landslide risk areas Cliff Stability Area 1 & 2) I live at XXX Marina immediately below the West Hill Rd where previous serious landslip occurred with devastating consequences to property and potential risk to life. It is essential that any building works with the capacity to exacerbate the area above are subject to planning permission and risk assessed for any potential raising of the landslip risk and that such permissions are only granted if no risk is indicated following expert professional assessment.	Comment has been noted.
11	XX	XX	20.02.25	XX West Hill Road XXXX	2		✓			Broadly speaking I am supportive of the Article 4 Direction in relation to both Area 1 and Area 2. However I have the following concerns: - that the Directive is indefinite. The restrictions should only continue for a period before applicable protections in relation to the cliff area can be put in place. Once remedial action has taken place, the Article 4 Direction should be lifted. - that the scope of the Directive is too far reaching. The removal of all permitted development rights particularly Class F seems disproportionate. - the Article 4 Directive does not address existing planning permissions that were granted prior to the recent landslides which need to be reviewed in light of the geo technical surveys that the council has. These should be revoked and reconsidered.	Article 4 Directions cannot prevent cliff erosion, but will be able to ensure all possible mitigations are in place to avoid acceleration associated with development. There is unlikely to be a point at which remedial action taken as a result of development removes any potential of future risk. A time limited direction is not appropriate. However, the Direction will be monitored annually. The permitted development rights removed by the Direction align with other similar Article 4 directions within both the County and the Country, in order to provide consistency of process.

12	XX	XX	21.02.25	XX West Hill Road, St Leonards on Sea,	2	✓								
13	XX	XX	21.02.25	XX Marina	2	✓								
14	XX	XX	21.02.25	XX Marina	2	✓								
15	XX	XX	21.02.25	XX Marina, St Leonards on Sea.	2	✓								

16	XX	XX	21.02.25	XX West Hill Road	2	✓		<p>Out of area: I support the directive, as we have seen the cliff here is unstable with the increased rainfall experienced over the last few years, & extra buildings need to be stopped.</p> <p>HOWEVER control of ALL PROPOSED BUILDINGS need to be reassessed with the serious landslip events that have occurred in recent months. The plans for new buildings - 1. next to 71 West Hill 2. old hospital site [on west end of west hill road] that have been approved need to be revoked.</p> <p>All the residents are seriously stressed by the risks involved. The road currently has a 'fault line' running longitudinally along its length indicating subsidence issues etc. The heavy traffic that these building sites will cause will be seriously damaging & harmful & cause enormous stress to the cliff structure. The excavation of the cliff required for the house next to 71 will be hugely disruptive to the cliff structure & surrounding areas & is HIGHLY RISKY!!!!</p> <p>Please can you be sensible & put a stop to this now!! It is too late after the accidents & damage happens!!! Are the council planning office & officers taking full responsibility for all the consequences of their decisions?????</p> <p>PLEASE LISTEN TO US & HELP! THANKYOU</p>
17	XX	XX	21.02.25	XX West Hill Road	1	✓		<p>Out of the area: As above comments</p>
18	XX	XX	21.02.25	XX West Hill Road	1	✓		<p>probably due to the wet weather of the last 18 months or more plus the bad street drainage... blocked drains.</p> <p>Firstly I am sincerely hoping I am replying to the correct letter as I still have not received mine and will see if I can retrieve it from the PO. Quite honestly that was a total waste of money sending them out 'Special Delivery'.</p> <p>I have my concerns like anyone else who lives along the cliff here and disappointments regarding the lack of interest shown by HBC when attention has been drawn by various neighbours about concerns we've had that have basically been ignored, so I am hoping this time that some sense will be applied.</p> <p>There are many concerns such as the proposed plan to develop the land next to the Green on WHR by the fallen Sussex Steps. If you view that area from the lower level of Caves Road you will understand why as great chunks of soft sandstone collapse from time to time. About 10 years ago a huge piece fell from there which slowly moved down the cliff and destroyed a whole house in Caves Road followed by the one next door, which has been rebuilt to a certain extent.</p> <p>The sandstone has taken a battering with the wet weather over the last couple of years. The street drainage was blocked in WHR until recently despite people such as myself reporting it to SW and being ignored.</p> <p>A further concern of mine is the lack of street drainage in the area uphill and directly behind/north of WHR in the vicinity of Essenden and all the unadopted roads around there. There is no street drainage, so where does that water go? Sucked down between the concrete and pebble jigsaw of the road network. I noticed this recently around Christmas when I was walking along Essenden and the grass verges were saturated. Each step became a pool of water. So yes, where does that all go? Slowly down into the ground below and forms aquifers possibly then eventually it makes it downhill to sea level through the soft sandstone, which crumbles in your fist.</p> <p>My next concern is the plan for the new development at the west end of the cliff. Surely if that is put under pressure then we shall see further repercussions as in when they started to build on West Ascent for the second time and it all collapsed leaving a part built construction unfinished...</p> <p>My next concern is should the plan go ahead for the development down the hill by the Bo Peep, what about the road - WHR which is suffering from the weight of traffic and more worryingly the damp sandstone and there are now obvious dips in the road by the Green. It looks like subsidence to me and it gets worse each month. There should be a weight restriction on vehicles travelling up this road. And get rid of the double deckers too. Pointless empty weight.</p> <p>Another observation is the derelict stable block behind XXX. No guttering so all water just goes down the cliff which has suffered many landslides on the south side above Caves Road recently. Same probably for Gambier House. Across the road from Gambier, northerly, that area of greenly the modern flats is saturated when it rains from water coming from the Essenden area down hill. Well there was a river bed nearby once I guess where the station is.</p> <p>I have since thought of a few more issues that I would like to add and may continue this with a further email.</p>
19	XX	XX	21.02.25	XX Marina,	2	✓		<p>I would strongly support article 4 as a fundamental piece of community support.</p> <p>The area is afflicted by hydraulic activity as a result of climate and environmental change and therefore building work that would normally be acceptable, sadly is no longer.</p> <p>I would ask for any recent planning permissions already given to be reconsidered, namely permissions for development above the west side of Sussex Steps. The whole area is fragile and this seems a deeply unwise development.</p> <p>This article 4 is critical in maintaining the stability of the cliff and cohesion of our community.</p> <p>Thank you for all the excellent work in putting it in place and supporting our homes, families and community.</p>

								•which Article 4 direction you are conducting us about _____ Area One •whether you support or do not support the Article 4 Direction _____ — Do not support. •The reason you do not support the Article 4 Direction. _____ The Council has previously refused to take appropriate enforcement action against those who de-stabilised the area of Caves Road AND the Council has failed to properly interpret a detailed "land stability survey" that they, themselves, demanded. - I own property within the Zone One	
20	XX	XX	09.02.25	XXGlenview Close Hastings East Sussex	1	✓		Comments are noted. No matters that would materially impact the confirmation of the Article 4 have been identified.	
								I can confirm, that as per Mr XXXX initial email to you regarding this matter, his response is on behalf of all owners of property on West Ascent, and this includes myself XXXXX, X West Ascent, St Leonards On Sea, TN38 0BB. I have, for your information, copied his letters to you in this email, to serve as my response also, so there can be no misunderstanding as to my stance on this matter. I will also add that if these proposals are continued without evidence from multiple unbiased surveyor reports I will be seeking financial compensation from Hastings Borough Council for the loss of value to my property for this seemingly incorrect and baseless inclusion of my property within the land instability claim. If you need any further clarification, please do not hesitate to contact me.	
21	XX	XX	24.02.25 (	XX West Ascent, St Leonards On Sea	2	✓		The Article 4 Direction seeks to operate across a whole system, including areas already "overwritten" by development. Eligibility for compensation claims is set out within the main body of the report.
22	XX	XX	24.02.25 (	XX West Ascent, St Leonards On Sea	2	✓	See 4	See 4 above.
23	XX	XX	24.02.25 (	XX West Ascent, St Leonards On Sea	2	✓	See 4	See 4 above.
24	XX	XX	24.02.25 (	XXWest Ascent, St Leonards On Sea	2	✓	See 4	See 4 above.
25	XX	XX	24.02.25 (	XX West Ascent, St Leonards On Sea	2	✓	See 4	See 4 above.
26	XX	XX	24.02.25 (	XX West Ascent, St Leonards On Sea	2	✓	See 4	See 4 above.
27	XX	XX	24.02.25 (	XX West Ascent, St Leonards On Sea	2	✓	See 4	See 4 above.
28	XX	XX	24.02.25	XX West Ascent, St Leonards On Sea	2	✓	See 4	See 4 above.	
29	XX	XX	24.02.25	XX West Ascent, St Leonards On Sea	2	✓	See 4	See 4 above.	
30	XX	XX	25.02.25	XX West Ascent, St Leonards On Sea	2	✓	See 4	See 4 above.	
31	XX	XX	04.03.25	XX West Ascent, St Leonards On Sea	2	✓	See 4	See 4 above.	