



Interim Consultation Statement

Prepared in accordance with Regulation 22 of The Town and Country Planning (Local Planning) (England) Regulations 2012 (As Amended)
To accompany the Hastings Local Plan 2023-2041 preferred options
regulation 18 consultation.

February 2026

Satisfying the requirements of Regulation 22(1)(c)(i), (ii), (iii) & (iv)

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Introduction

1.1. Purpose of Regulation 22 Consultation Statement

This document is the Consultation Statement which forms part of the evidence base for the Hastings Local Plan: Draft Local Plan Preferred Options (Regulation 18) February 2026. The full suite of documents can be viewed at hastings.gov.uk/localplan.

The Town and Country Planning (Local Planning) (England) Regulations 2012 (As Amended), hereafter referred to as “the Regulations” set out the statutory process a Local Plan must follow. Regulation 18 refers to preparation of a local plan (including consultation on the subject of that plan), Regulation 19 refers to publication of a local plan and Regulation 20 refers to representations made relating to a local plan.

The Consultation Statement sets out how the Council has involved residents, businesses and other key stakeholders in preparing the Hastings Local Plan and is updated as the Plan progresses. This version of the Statement supports the Draft Local Plan Preferred Options (Regulation 18) February 2026 stage of the Plan and has been prepared in accordance with Regulations 22.

The Consultation Statement is produced to demonstrate how the Council has fulfilled the requirements of Regulation 22(1)(c)(i), (ii), (iii) & (iv) of the Regulations, as part of the process to produce the Hastings Local Plan 2023-2041.

As part of submitting a Local Plan for examination (currently scheduled for late 2026), Regulation 22(1)(c) requires a statement to be submitted setting out:

- (i) which bodies and persons the local planning authority invited to make representations under regulation 18,
- (ii) how those bodies and persons were invited to make representations under regulation 18,
- (iii) a summary of the main issues raised by the representations made pursuant to regulation 18,
- (iv) how any representations made pursuant to regulation 18 have been taken into account
- (v) if representations were made pursuant to regulation 20, the number of representations made and a summary of the main issues raised in those representations; and
- (vi) if no representations were made in regulation 20, that no such representations were made;

The Council considers that this Statement provides evidence of how the requirements of Regulation 22(1)(c)(i), (ii), (iii) & (iv) have been met as well as those of the Council's Statement of Community Involvement (SCI) (August 2025) which can be viewed on the council's website¹. Further iterations of this Statement, which will support the Submission version of the Local Plan, will cover the requirements of Regulation 22(1)(c)(v) & (vi), namely the nature and number of representations received on the Regulation 19 version of the Local Plan (in accordance with Regulation 20).

1.2. Background

This Consultation Statement describes how the Council has undertaken community participation and stakeholder involvement in the production of the new Local Plan for Hastings, setting out how such efforts have shaped the Plan, and the main issues raised through consultation so far.

The Council began preparing a new Local Plan for the Borough in 2018. The new Local Plan will set out the strategic vision, objectives and spatial strategy for the Borough, as well as the planning policies which will guide future development. The Plan will look ahead to 2041 and identify the main areas for sustainable growth. It establishes policies and guidance to ensure local development is built in accordance with the principles set out in the National Planning Policy Framework (NPPF) and other national Policy and Guidance.

The Local Plan will replace the adopted Hastings Planning Strategy (2014) and the Hastings Development Management Plan (2015).

The Council's Consultation draft Local Plan (Regulation 18) was published in 2021, along with supporting documents, including a Sustainability Appraisal. The Sustainability Appraisal promotes sustainable development by assessing the extent to which an emerging Plan, when judged against all reasonable alternatives, will help achieve environmental, economic and social objectives. Comments on the Sustainability Appraisal and its technical appraisal can be found in tables 2 and 4. These documents were consulted on for an eight-week period lasting from 27 January 2021 until 24 March 2021. The Council consulted statutory bodies, local amenity and residents' groups, businesses and individual residents in accordance with the Regulations and the SCI.

1.3. Structure of Statement

This Consultation Statement comprises four sections and three appendices:

- **Section 1: Introduction**

¹ <https://www.hastings.gov.uk/planning/policy/new-local-plan/statementcom>

- **Section 2: Plan Production Timeline** sets out the timeline which has been followed in preparing the revised Local Plan which is in accordance with the up-to-date Hastings Local Development Scheme (December 2025)²
- **Section 3: Main Issues Raised and Council Response** summarises all of the main issues raised on the local plan and the Sustainability Appraisal. during the course of the consultation carried out in 2021 (under Regulations 18), and how the comments received have been considered by the Council.
- **Section 4: Conclusions and Next Steps** contains Appendices to support Section 3 which set out how consultation was undertaken, the responses received at Regulation 18 and how the comments have been taken into account by the Council.
- **Appendix 1: List of Bodies and Persons Invited to Make Comment** provides a list of all those individuals and organisations who were invited to make comment on the 2021 Regulation 18 consultation draft of the Local Plan. This satisfies Regulation 22(1)(c)(i).
- **Appendix 2: How Bodies and Persons were Invited to Comment** provides a documented list of the various ways in which the council invited individuals and organisations to make comment on the 2021 Regulation 18 consultation draft of the Local Plan. This satisfies Regulation 22(1)(c)(ii).
- **Appendix 3: List of Respondents** provides a list of all those individuals and organisations who made comment on the 2021 Regulation 18 consultation draft of the Local Plan. It shows how many comments each person made, along with individual comment ID's to link back to the main issues raised

² https://www.hastings.gov.uk/content/localdevelopmentscheme/Local_Development_Scheme_update_December_2025.pdf

2.0 Plan Production Timeline

The creation of a new Local Plan requires a number of thorough and robust stages of consultation. This is to enable early, ongoing and meaningful engagement with the local community, businesses and organisations to develop a comprehensive Plan, tailored to the needs of the borough in terms of strategy and the policies required.

The timetable below outlines the main consultation stages of the Hastings Borough Council Local Plan up until the Submission.

1: Draft Hastings Borough Local Plan – Issues and Collecting Evidence

The decision to commence work on a New Local Plan was taken by Cabinet on 9th April 2018. The Council subsequently reviewed existing policies and identified any gaps in policies or the evidence base to support the Local Plan. The Council then commissioned work to take place producing the evidence base documents and began considering the options for development within the Borough and drafting updated policies.

2: Draft Hastings Borough Local Plan Consultation Draft (Regulation 18) – January 2021

The council consulted on the Draft Hastings Borough Local Plan Regulation for an eight-week period for an eight-week consultation period lasting from 27 January 2021 until 24 March 2021. The Council consulted specific consultation and statutory bodies, local amenity and residents' groups, businesses and individual residents in accordance with the Statement of Community Involvement.

3: Draft Hastings Borough Local Plan Amendments – 2021 to 2025

The Council took on board comments received during the Draft Hastings Borough Local Plan consultation. Further evidence base documents were updated including the Sustainability Appraisal and Whole Plan Viability Appraisal. To improve the Draft Local Plan ready for formal consultation and submission.

Next steps

4: Hastings Borough Council Draft Local Plan Preferred Options (Regulation 18) – February 2026

In response to the significant increase in the Housing Target the Council now needs to meet, the time since the previous Regulation 18 consultation, the Council is undertaking a further Regulation 18 consultation stage.

An updated version of the Local Plan (the Hastings Local Plan, Draft Local Plan Preferred Options (Regulation 18) February 2026) together with other supporting documents will be consulted on for a period of 6 weeks starting February 2026.

5: Hastings Borough Local Plan Proposed Submission Regulation 19 – Summer 2026

In Summer 2026, and after taking account of all of the responses received from the February 2026 Regulation 18 consultation, the Proposed Submission version of the Local Plan, together with other supporting documents including the updated Sustainability Appraisal, full evidence base, topic papers and statements of common ground, will be published and again for a 6-week period for formal representations. In accordance with Regulation 19, this stage will specifically invite representations in respect of the Draft Local Plan's legal compliance and whether it meets the 'tests of soundness' set out in the National Planning Policy Framework.

6: Submission to the Secretary of State

Following the close of the Regulation 19 consultation, the Council will Submit the Plan, along with any comments from the Regulation 19 formal consultation, and all supporting evidence base documents, to the Secretary of State, who will appoint an independent Planning Inspector to Examine the Plan.

7: Examination in Public of the Draft Hastings Borough Local Plan

The Local Plan will be examined by an independent Planning Inspector from the Planning Inspectorate, who is appointed to examine the Local Plan on behalf of the Secretary of State. The Examination process, guided by the Inspector, will determine if the Plan has met the various legal and soundness tests. At the request of the Local Planning Authority, the Inspector may suggest a series of Main Modifications required in order to make the Plan 'sound', and these will be consulted on.

8: Adopt the Hastings Borough Local Plan

The Council will consider and accept any Main Modifications suggested in the Planning Inspector's Final Report, before Full Council Adopts the new Hastings Borough Local Plan 2023-2041.

3.0 Main Issues Raised and Council Response

Public consultation on the draft Hastings Local Plan under Regulation 18 took place in 2021. The consultation was open for eight weeks, running from 27 January to 24 March and invited comments on the draft Local Plan and supporting documents. Due to both a significant increase in the Housing Target the Council had to meet and the time since the previous Regulation 18 consultation, the Council are conducting a second consultation stage under Regulation 18, the Hastings Borough Council Draft Local Plan Preferred Options. This report is being published alongside that consultation.

A formal notification letter or email was sent to 455, persons or organisations to invite them to make representations on the consultation document. A full list of organisations notified is available in Appendix 1. Consultation documents were made available on the Council's website and at public libraries and the Council offices. In addition, the consultation was publicised using the methods indicated below.

In accordance with the principles set out in the [Council's Statement of Community Involvement 2025](#) (SCI)³, particularly page 10, which emphasises the importance of seeking to involve all those who need and want to be engaged, including groups that are traditionally harder to reach, a wide range of methods was used to raise awareness of the consultation and encourage participation. As outlined on page 32 of the SCI, these methods reflect the range of techniques available to support effective community engagement.

During the Regulation 18 consultation in 2021, a total of 153 respondents raised 1,329 individual comments. Table 1 below summarises the main issues raised, along with the council response to each of those issues, indicating how such comments were considered in the preparation of the Preferred Options version of the Plan, is set out below. The table is structured according to the various sections of the Plan. Table 2 sets out the comments received in relation to the Sustainability Appraisal, together with the Council's response to those comments. Table 3 sets out the comments received on the Technical Annex to the Sustainability Appraisal, along with the Council's response.

³ <https://www.hastings.gov.uk/planning/policy/new-local-plan/statementcom/>

Table 1: Table showing the main issues raised by respondents and the council response

Policy (if applicable)	Main Issues raised	Council Response	Was the Local Plan changed as a result?	Respondents' unique comment ID
Section 1 and 2: Introduction and Hastings in Context				
Introduction and Hastings in Context	Concern that the climate emergency is not being addressed sufficiently and that the local plan is not ambitious enough to meet the 2030 carbon-neutral target.	The introductory section has been completely re-drafted. The plan references the updated 2025 climate emergency action plan and the objectives in it. Action on climate is a golden thread throughout the plan, beginning with Policy SP5: Meeting the challenge of climate change.	Yes	11952, 12112, 12266, 12277, 12771, 12772, 13080, 13081, 13036, 13037, 12992, 12239, 12718, 12731, 12985, 12029, 12113, 12207, 12274, 12275, 12681, 12518, 12519, 12542, 12554, 12564, 12570, 12571, 12581, 12592, 12616, 12618
Introduction and Hastings in Context	Comments suggest that the Local Plan does not go far enough to ensure sustainable transport.	Promoting sustainable transport is an important element of the plan to work towards its climate change objectives, whilst also ensuring that Hastings is an accessible place to live for its residents. Policy SP10: Transport Infrastructure, has been updated to show how over the lifetime of the plan, new development will include the delivery of infrastructure and services, prioritising active travel and public transport.	Yes	12771, 12773, 12283, 12778, 12064, 11953, 12001, 11999, 13108, 12673, 12150, 11956, 12286, 12281, 12780, 12781

Policy (if applicable)	Main Issues raised	Council Response	Was the Local Plan changed as a result?	Respondents' unique comment ID
Introduction and Hastings in Context	Respondents consistently felt the plan lacked a clear, ambitious long-term vision, describing it as reactive and fragmented rather than a coherent, joined-up strategy. Many called for bolder leadership and more imaginative place-shaping, with clearer direction on delivery and a stronger emphasis on Hastings' unique identity and distinctiveness.	The regulation 18 draft local plan preferred approaches consultation 2026, now includes a detailed vision statement.	Yes	12216, 12256, 12219, 12990, 12991, 12266, 12993, 12985, 12238, 12234, 12860, 12176, 12585, 12598, 11970, 11972, 11978, 12218, 12221, 12222, 12226, 12232, 12243, 12246, 12260, 12322, 12854, 12855, 12856, 12861
Introduction and Hastings in Context	Many felt that community engagement had not been sufficiently meaningful, citing limited transparency and a lack of genuine involvement in major decisions. Calls for deeper participation through neighbourhood planning, community-led approaches, digital tools.	The regulation 18 draft local plan preferred approaches consultation 2021, was done in line with Planning Inspectorate's COVID-19 guidance. The consultation utilised a range of new and innovative digital engagement methods, such as multiple social media platforms, 'talking heads' videos, video how to guides and digital advertising. Following this Hasting's Statement of Community involvement (SCI) was updated in 2025, to reflect changes in how people can and want to respond.	No	12727, 12991, 12993, 12857, 12858, 12859, 12860, 13149

Policy (if applicable)	Main Issues raised	Council Response	Was the Local Plan changed as a result?	Respondents' unique comment ID
Introduction and Hastings in Context	Concerns were raised that housing policy was overly driven by unrealistic national targets, failing to reflect Hastings' physical constraints. Opposition was expressed to developments on greenfield sites and in flood zones. As well as calls to prioritise empty homes, brownfield land and conversions, deliver genuinely affordable and social housing, and adopt community-led models.	Within the plan re-drafted SP1: Spatial Strategy, now includes a focus on prioritising development on Previously Developed Land (brownfield sites) within the urban area, through renewal, regeneration and densification and lastly through suitable greenfield site development to maximise the number of new homes which can be delivered. The re-drafted Policy SP9: Managing coastal erosion and flood risk, directs developments to areas of lesser flood risk. The housing targets are set nationally by the UK government using a standard method. The council's approach to delivering genuinely affordable housing in SP2: New and affordable housing. Community-led housing is referenced in policy H4: Self build and Custom housebuilding.	Yes	12066, 12144, 12156, 12159, 12171, 12178, 12272, 12276, 12293, 12485, 12572, 12586, 12721, 12735, 12989, 12990, 13074, 12147, 12173, 12734, 13074
Introduction and Hastings in Context	Questions on how environmental protection policies can be achieved whilst still meeting housing targets. Calls for stronger green infrastructure and clearer	The suite of environmental policies have been further developed to provide detailed guidance for developers. These seek to balance environmental protection with the	Yes	13041, 13079, 12859, 12857, 12097, 12107

Policy (if applicable)	Main Issues raised	Council Response	Was the Local Plan changed as a result?	Respondents' unique comment ID
	commitments to biodiversity and nature recovery.	level of growth set out in the draft plan.		
Introduction and Hastings in Context	Some respondents emphasised the importance of protecting what makes Hastings unique, calling for stronger design guidance and preservation of architectural heritage. There were also calls to recognise cultural assets, community arts, and the historic environment, alongside concerns that gentrification could displace local residents.	The suite of built heritage policies has been further developed. A heritage strategy and action plan has also been developed as part of the local plan evidence base.	Yes	12279, 12597, 12720, 12737, 12151, 11954, 12684, 12836
Introduction and Hastings in Context	Requests for the plan to reference marine plans and the overlap between terrestrial and marine planning authority remits. Respondents called for stronger recognition of the marine environment's ecological and economic value.	See new and modified policies SP3, SP9, E1, E2, EA1, HA1, SC17 and SC18.	Yes	12227, 12237, 12247, 12491
Introduction and Hastings in Context	Respondents questioned the 20-year plan period, suggesting a 15-year period would be more appropriate given uncertainties around Brexit, population projections, and technological change. Concerns were	The plan period has been modified and now runs from 2023 – 2041. We have continued to develop the evidence base.	Yes	12353, 12402, 12666

Policy (if applicable)	Main Issues raised	Council Response	Was the Local Plan changed as a result?	Respondents' unique comment ID
	also raised about the quality and completeness of the evidence base.			
Introduction and Hastings in Context	Respondents raised concerns about significant health inequalities in Hastings, the link between poor housing and poor health, mental health rates, child and adult obesity, and the need for affordable access to food and green space.	New strategic policy SP11, health and wellbeing is a golden thread running through many policies on the local plan.	Yes	11975, 11979, 12114, 13180, 12204, 12728, 12777, 13184
Section 3: Development Strategy				
Overarching Strategic Policy 1 (OSP1): Tackling Climate Change	There is concern that the policy lacks sufficient clarity, targets, timeframes and evidence to demonstrate how carbon reduction, climate resilience and ecological outcomes will be achieved.	OSP1 has been replaced with three new strategic policies. Climate change is a golden thread throughout all policies of the local plan. Monitoring arrangements are set out in part 5 of the plan.	Yes	12121, 12251, 12716, 12722, 12862, 12872, 12927, 12995, 13083, 12026, 12117, 12565, 12926, 12115
Overarching Strategic Policy 1 (OSP1): Tackling Climate Change	Respondents have concern that green spaces, wildlife sites and ecological networks are not adequately protected or enhanced, and that the policy does not set clear expectations for biodiversity recovery.	Strategic Policy SP8, sets out how the natural environment should be protected and enhanced. Policy SC10, now states the mitigation hierarchy in paragraph 3, which emphasises that that the first step is to avoid harm to biodiversity	Yes	12012, 12325, 12413, 12474, 12493, 12513, 12620, 12665, 12862, 12870, 12871, 12995, 13042, 13082, 13083, 13084, 13085, 13264, 12027, 12297

Policy (if applicable)	Main Issues raised	Council Response	Was the Local Plan changed as a result?	Respondents' unique comment ID
		before proceeding through the hierarchy.		
Overarching Strategic Policy 1 (OSP1): Tackling Climate Change	There is concern that the policy does not go far enough in committing to walking, cycling, public transport and accessible mobility, nor in reducing car use and addressing associated safety and equity issues.	There are several policies that set out our approach to sustainable and active travel, starting with strategic policy SP10, followed by policies SC1 and ID2.	Yes	12162, 12298, 12299, 12506, 12513, 12514, 12576, 12637, 12652, 12710, 12743, 12792, 13111, 13151, 13167, 12599, 12576, 12637, 12652, 12710, 12743, 12792, 13111, 13151, 13167
Overarching Strategic Policy 1 (OSP1): Tackling Climate Change	Respondents have concern that the policy does not strongly prioritise retrofitting over demolition, gives insufficient clarity on density and site coordination, and may allow inappropriate development on sensitive land.	New policy SC3, sets out a clear hierarchy for the redevelopment of existing premises which prioritises retrofit first and is only supportive of demolition if all other options have been exhausted. A revised approach to density is set out in SP1 and SP2. Indicative densities are provided within site policies under HA1.	Yes	11991, 12199, 12251, 12325, 12434, 12743, 13286, 12118, 12813, 13286
Overarching Strategic Policy 1 (OSP1): Tackling Climate Change	There is concern that the policy does not sufficiently involve or inform communities about climate related behaviour change, local food security, and equitable access to transport and infrastructure.	Behaviour changes and community engagement is covered through the council's climate change strategy and action plan.	Yes	12074, 12622, 12637, 12652, 12203

Policy (if applicable)	Main Issues raised	Council Response	Was the Local Plan changed as a result?	Respondents' unique comment ID
Strategic Policy 1 (SP1): Directing Growth. Now: Strategic Policy 1 (SP1): Directing Growth – A Spatial Strategy	Concern about protection of Hastings County Park as well as other green spaces such as Harrow Lane Playing field. Request to exclude all development from Hastings Country Park.	Within the Hastings Local Plan Draft Local Plan (Regulation 18) February 2026, SP1 continues to direct development away from areas that have been designated for their natural environmental quality, landscape character, sporting, recreation and amenity value, this includes Hastings County Park.	No	12013, 12172, 12768, 12751, 12494, 12516, 13043, 12179, 12248, 12258, 12866, 12874, 12875, 12876
Strategic Policy 1 (SP1): Directing Growth. Now: Strategic Policy 1 (SP1): Directing Growth – A Spatial Strategy	Call for the plan to have a stronger focus on 'greening' the economy.	The policies, SC3, E1, E2 all contribute to greening the economy. These are all new polices.	Yes	12122
Strategic Policy 1 (SP1): Directing Growth. Now: Strategic Policy 1 (SP1): Directing Growth – A Spatial Strategy	Request for more emphasis on sustainable transport and active travel.	Promoting sustainable transport is an important element of the plan to work towards its climate change objectives, whilst also ensuring that Hastings is an accessible place to live for its residents. An additional point has been added to SP1, 'Development proposals should be appropriately supported by existing	Yes	12254, 12257, 13152, 12599

Policy (if applicable)	Main Issues raised	Council Response	Was the Local Plan changed as a result?	Respondents' unique comment ID
		<p>or planned sustainable transport infrastructure and other services.'</p> <p>Policy SP10: Transport Infrastructure, has been updated to show how over the lifetime of the plan, new development will include the delivery of infrastructure and services, prioritising active travel and public transport.</p>		
<p>Strategic Policy 1 (SP1): Directing Growth. Now: Strategic Policy 1 (SP1): Directing Growth – A Spatial Strategy</p>	<p>Development skewed to commercially viable areas rather than areas with the greatest needs.</p>	<p>Development is directed to sites which are suitable available, and deliverable.</p>	<p>No</p>	<p>12425</p>
<p>Strategic Policy 1 (SP1): Directing Growth. Now: Strategic Policy 1 (SP1): Directing Growth – A Spatial Strategy</p>	<p>Preference for brownfield development over greenfield</p>	<p>The re-drafted SP1: Spatial Strategy, now includes a focus on prioritising development on Previously Developed Land (brownfield sites) within the urban area, through renewal, regeneration and densification and lastly through suitable greenfield site development to maximise the number of new homes which can be delivered.</p>	<p>Yes</p>	<p>12583, 12768, 12751, 12290, 12683, 12803, 12175, 12489</p>

Policy (if applicable)	Main Issues raised	Council Response	Was the Local Plan changed as a result?	Respondents' unique comment ID
Strategic Policy 1 (SP1): Directing Growth. Now: Strategic Policy 1 (SP1): Directing Growth – A Spatial Strategy	Request for greater recognition of tourism sector and holiday parks in Hastings.	Policies E5 and E6, support both the visitor economy and visitor accommodation.	Yes	12653, 12880
Strategic Policy 1 (SP1): Directing Growth. Now: Strategic Policy 1 (SP1): Directing Growth – A Spatial Strategy	Convert empty retail spaces to housing.	Policy E3 supports proposals to bring upper floors back into use, including for residential and office use.	Yes	12713, 13077, 13128, 12174
Strategic Policy 1 (SP1): Directing Growth. Now: Strategic Policy 1 (SP1): Directing Growth – A Spatial Strategy	Concerns about development with flood risk zones.	The re-drafted Policy SP9: Managing coastal erosion and flood risk, directs developments to areas of lesser flood risk.	Yes	12768, 12928, 12562, 12863
Strategic Policy 1 (SP1): Directing Growth. Now: Strategic Policy 1 (SP1): Directing Growth – A Spatial Strategy	Concern about the plan's impact on transport and traffic on and near A21.	A transport impact assessment has been undertaken as part of the evidence base for the local plan.	No	13139
Strategic Policy 2: New and Affordable Housing	Delivery and Viability of Affordable Housing. Concern that developers avoid obligations via viability assessments and site subdivision, requests for stronger enforcement	The re-drafted SP2 now addresses concerns around avoiding obligations and site subdivision.	Yes	11959, 12014, 12827, 12123, 12067, 12055, 12249, 12403, 12450, 12824, 12825, 13075,

Policy (if applicable)	Main Issues raised	Council Response	Was the Local Plan changed as a result?	Respondents' unique comment ID
	and affordable housing SPD and suggestions to apply affordable housing requirements to all developments.			13267, 11967, 11968, 11990, 12160, 12295
Strategic Policy 2: New and Affordable Housing	Housing Mix and Specialist Needs. Requests for more 4–5-bedroom homes and improved data use to meet family needs, calls for increased provision of sheltered and accessible housing for older people and those with disabilities, and suggestions to remove affordable housing requirements for specialist accommodation due to viability concerns.	The re-drafted SP2 now includes updated information around dwelling size and specialist accommodation for those with disabilities. SP2 also now links to new Policy H1 which is a detailed policy on specialist housing for older people. Policy SC2 has been refreshed with new data on need.	Yes	12588, 12019 12826, 12878, 12827
Strategic Policy 2: New and Affordable Housing	Opposition to development on greenfield land, support for prioritising brownfield and derelict sites, and concerns about environmental impact and infrastructure capacity.	The re-drafted SP1: Spatial Strategy, now includes a focus on prioritising development on Previously Developed Land (brownfield sites) within the urban area, through renewal, regeneration and densification and lastly through suitable greenfield site development to maximise the number of new homes which can be delivered. A mix of greenfield	Yes	12481, 12529, 12752, 12925, 12661,13122, 12155, 12483, 12559

Policy (if applicable)	Main Issues raised	Council Response	Was the Local Plan changed as a result?	Respondents' unique comment ID
		and brownfield sites is necessary to meet housing needs. Infrastructure capacity is evaluated through the infrastructure delivery plan.		
Strategic Policy 2: New and Affordable Housing	Housing Targets and Unmet Need. Disagreement with the housing target of 4,275 units, concerns about unmet housing need and lack of cooperation with neighbouring authorities, and suggestions to include a clear statement on unmet need and expectations for neighbouring LPAs.	The housing target has been updated using the latest standard methodology. The council has continued to seek assistance from neighbouring and other local authorities in terms of meeting unmet need, while continuing to explore ways of increasing housing delivery.	Yes	12822, 12823, 13142, 13266, 12259, 12663, 12669, 12877, 13110, 13284
Strategic Policy 2: New and Affordable Housing	Affordability and Local Access. Concerns that new housing is unaffordable for local residents, suggestions to prioritise local people in housing allocation, and criticism of shared ownership schemes.	Policy SP2 requires a mix of housing types and tenures reflecting the recommendations of supporting evidence. In relation to affordability, where affordable housing is required and secured local housing allowance rates are taken into account.	Yes	12511, 12925, 12575, 12365, 12073, 12867, 12714

Policy (if applicable)	Main Issues raised	Council Response	Was the Local Plan changed as a result?	Respondents' unique comment ID
Strategic Policy 2: New and Affordable Housing	Requests for more innovative and sustainable housing design, concerns about infrastructure, transport and service provision, and suggestions for better regulation of Airbnb and leasehold issues.	Design and sustainability are addressed through other new policies, in particular SC1, and SC3 which include requirements for sustainable housing design. Infrastructure capacity is evaluated through the infrastructure delivery plan, infrastructure requirements are detailed in policies SP10, ID1, ID2, and ID3. The new policy E5 sets out our position on short-term holiday letting such as 'Airbnb'.	Yes	12075, 12661, 13142, 12481, 12365, 13076, 12146, 13135, 13183, 13076, 12158, 12462, 12492
Strategic Policy 3: (SP3): Business Development – Office and Industrial	Green Infrastructure and Active Travel. Requests for mandatory green living walls and stronger integration of cycling, walking and scooting facilities, including safe parking, and concerns about insufficient provision for off-road active travel in out-of-town developments.	Green living walls cannot be mandated for all developments due to viability constraints. However, Policy SC13 introduces an Urban Greening Factor, requiring developers to incorporate green infrastructure such as green roofs, landscaping, and biodiversity features. For active travel, SP10 and site-specific policies (HS2, HS5, HS10, ES8–ES10) require walking and cycling links to community facilities and public transport. These measures align with the East Sussex LCWIP, ensuring	Yes	12076

Policy (if applicable)	Main Issues raised	Council Response	Was the Local Plan changed as a result?	Respondents' unique comment ID
		connectivity and reducing car dependency.		
Strategic Policy 3: (SP3): Business Development – Office and Industrial	Town Centre Development and Retail Mix. Calls for presumption against large supermarkets and big-box retailers to support independent businesses and reduce car use, and suggestions to repurpose vacant retail spaces for mixed-use such as arts, leisure and housing post-pandemic.	SP3 works alongside SP4, which prioritises small-scale, independent retail and mixed-use development in town centres. The Local Plan encourages adaptive reuse of vacant buildings, including upper floors, for residential or office use. This approach supports vitality, reduces vacancy rates, and aligns with national “town centre first” principles.	No	12124, 12036 12225, 13132, 11977, 12567, 12615, 12750
Strategic Policy 3: (SP3): Business Development – Office and Industrial	Waste Management and Sustainability/ Proposal for food waste collection and anaerobic digestion facilities, and interest in innovative waste management and renewable energy linked to Countryside Park.	SP3 does not directly address waste infrastructure, these ideas align with the sustainability objectives in SP5. The Council will explore opportunities for renewable energy and waste innovation through supplementary guidance and partnerships.	No	12225, 12879
Strategic Policy 3: (SP3): Business Development – Office and Industrial	Heritage and Place-Making. Desire for clearer emphasis on heritage-led regeneration and reuse of existing assets.	This is addressed through new policies SP7 and SC5 – 8.	Yes	12838, 12370

Policy (if applicable)	Main Issues raised	Council Response	Was the Local Plan changed as a result?	Respondents' unique comment ID
Strategic Policy 3: (SP3): Business Development – Office and Industrial	Ensure that workspaces have adequate parking for all users and that active travel is prioritised for employment sites.	The Local Plan promotes sustainable transport through SP10, which prioritises walking, cycling, and public transport. However, employment sites require some vehicle access for logistics and operational needs. Parking provision will be limited and designed to minimise car dependency, supported by improved public transport and active travel routes.	Yes	12793
Strategic Policy 3: (SP3): Business Development – Office and Industrial	Youth Employment and Skills. Suggestions for training schemes and modular courses to support tourism and green economy	Skills development is addressed through Policy E2, which requires proposals incorporating 1,000sqm or more gross new commercial floorspace and/or 40 dwellings or bed spaces should include local labour and procurement agreements. This creates scope for green apprenticeships and training linked to regeneration and tourism sectors, supporting economic resilience and inclusive growth.	No	12852, 11971, 11976, 12002, 12508, 12776

Policy (if applicable)	Main Issues raised	Council Response	Was the Local Plan changed as a result?	Respondents' unique comment ID
Strategic Policy 3: (SP3): Business Development – Office and Industrial	Respondents raised concerns about the impact of recent national changes to planning use classes (Class E), which increase permitted development flexibilities and could undermine employment protection and town centre policy. Calls for an Article 4 Direction to be considered.	Noted. Article 4 directions are independent of plan making.	No	11989, 12366, 13268, 13269
Strategic Policy 3: (SP3): Business Development – Office and Industrial	Respondents highlighted the acceleration of home working post-Covid and questioned the viability of new office space given existing vacancies. Calls to consider demand for smaller, flexible managed workspaces and live-work units.	Employment floor space needs identified in the plan consider current and future home working trends. The policies of the plan are supportive of a diversity of workspaces.	Yes	12149, 12691, 12873, 13182, 13189
Strategic Policy 3: (SP3): Business Development – Office and Industrial	Several respondents challenged the plan's prioritisation of manufacturing over tourism, leisure and retail, noting these sectors account for a larger share of local employment. Concerns about vacancy rates in industrial estates and calls for a more balanced economic approach.	New policies E5, E6, HS2, SP4 and R1 all present a positive policy approach to supporting the visitor and leisure economy.	Yes	11986, 11988, 12364, 12676, 12690, 12152, 12359, 12447, 12696
Strategic Policy 4: (SP4): Business Development – Retail and Leisure Uses. Now Strategic Policy 4: (SP4): Business	Decline in Retail Floorspace. Comments that the plan should address decline in retail floorspace and adapt to changing shopping habits	Policy SP4 expanded upon and incorporated the sequential and impact testing.	Yes	11992, 11957, 11987, 12048, 12194

Policy (if applicable)	Main Issues raised	Council Response	Was the Local Plan changed as a result?	Respondents' unique comment ID
Development – Town Centres				
Strategic Policy 4: (SP4): Business Development – Retail and Leisure Uses. Now Strategic Policy 4: (SP4): Business Development – Town Centres	Pedestrianisation and Connectivity. Requests for stronger vision, including pedestrianisation of the town centre, improved links between town centre and seafront, and planting along promenade.	Concerns noted, no changes made to SP4. These are covered in other policies, SP10 states that the council will work proactively to enable the delivery of infrastructure to support active travel and public transport.	No	12540, 12077, 12534
Strategic Policy 4: (SP4): Business Development – Retail and Leisure Uses. Now Strategic Policy 4: (SP4): Business Development – Town Centres	Historic Environment. Concern that SP4 does not explicitly reference the role of heritage in town centre vitality	No direct change to SP4. New policy SC8, deals with heritage assets and their contribution to town centre vitality	Yes	12839
Strategic Policy 4: (SP4): Business Development – Retail and Leisure Uses. Now Strategic Policy 4: (SP4): Business Development – Town Centres	Facilities for Children and Young People. Comments that the plan lacks focus on play facilities and youth engagement	New policy SC14, which requires protection and enhancement of equipped play facilities for children and young people and sets standards for provision in new developments. In addition, Policy ID3 requires developer contributions for play space in residential schemes of 10 or more.	Yes	12853

Policy (if applicable)	Main Issues raised	Council Response	Was the Local Plan changed as a result?	Respondents' unique comment ID
Strategic Policy 4: (SP4): Business Development – Retail and Leisure Uses. Now Strategic Policy 4: (SP4): Business Development – Town Centres	Tourism and Visitor Accommodation. Suggestion to include explicit support for investment in existing tourism sites and holiday parks	No direct change to SP4, new polices E5 and E6 provide guidance on tourism activities and tourism related accommodation.	Yes	12654, 12093, 12655, 12658
Strategic Policy 5: (SP5): Conserving and Enhancing the Natural Environment. Now Strategic Policy 8 (SP8): Conserving and Enhancing the Natural Environment.	Questions about ensuring landscape protection whilst still allocating greenfield sites, with strong calls for a brownfield first approach	The new policy SP8, updated. A planning judgment is required in relation to the release of greenfield in sensitive landscapes. Development is contingent upon landscape impact assessments, and addressing mitigation measures included therein. In addition, the re-drafted SP1: Spatial Strategy, now includes a focus on prioritising development on Previously Developed Land (brownfield sites) within the urban area, through renewal, regeneration and densification and lastly through suitable greenfield site development to maximise the number of new homes which can be delivered.	Yes	11950, 11997, 12209, 12250, 12337, 12719, 12291, 12736

Policy (if applicable)	Main Issues raised	Council Response	Was the Local Plan changed as a result?	Respondents' unique comment ID
Strategic Policy 5: (SP5): Conserving and Enhancing the Natural Environment. Now Strategic Policy 8 (SP8): Conserving and Enhancing the Natural Environment.	Calls for clearer Green and Blue Infrastructure framework, including mapped networks, baselines, and measurable targets. Stronger biodiversity protections were also sought, alongside explicit recognition of key sites.	The new policies, SC10 – SC13, now cover requirements in relation to green and blue infrastructure and biodiversity. SC12 also includes a mapped network.	Yes	11997, 12209, 12250, 12719, 12546
Strategic Policy 5: (SP5): Conserving and Enhancing the Natural Environment. Now Strategic Policy 8 (SP8): Conserving and Enhancing the Natural Environment.	Stakeholders raised the need for improved access and connectivity, including better wayfinding, new walking and cycling links. As well as enhanced urban greening	New policies SC14 and ID3 covers this.	Yes	11985, 12068, 12078, 12085, 12476, 12555,12625, 12795,12881, 12882, 12255, 12301, 12897, 12625, 12795,12881, 12882
Strategic Policy 5: (SP5): Conserving and Enhancing the Natural Environment. Now Strategic Policy 8 (SP8): Conserving and Enhancing the Natural Environment.	Comments expressing frustration that damage, unauthorised works, or poor practice have occurred in the past without consequences. Respondents want the Local Plan to be backed by clearer enforcement mechanisms, stronger monitoring, and proper follow-through.	No change, these are consent and post consent issues.	No	12016, 12532, 13129
Strategic Policy 5: (SP5): Conserving and Enhancing	Queries asking about protecting SSSI, LNR, ancient woodland, and other	Wording modified to SP7.	Yes	12003, 12016, 12180, 12209, 12672, 12700,

Policy (if applicable)	Main Issues raised	Council Response	Was the Local Plan changed as a result?	Respondents' unique comment ID
the Natural Environment. Now Strategic Policy 8 (SP8): Conserving and Enhancing the Natural Environment.	ecologically sensitive areas, asking for policies to be clearer, stricter, and more aligned with national requirements.			12711, 12766, 12769, 12929, 13044, 13051, 13087, 13194, 13281, 13016, 13086, 13102, 13044, 13051, 13087, 13194, 13281, 13078
Strategic Policy 5: (SP5): Conserving and Enhancing the Natural Environment. Now Strategic Policy 8 (SP8): Conserving and Enhancing the Natural Environment.	These comments focus on practical site management, e.g. maintenance, habitat care, path upkeep, and general stewardship. Respondents worry that existing spaces are not being cared for sufficiently, undermining policy ambitions.	Where relevant, SC policies including a monitoring and maintenance plan. Which requires ongoing stewardship.	Yes	11985, 12003, 12766, 12795, 12881, 12882, 12883, 12884, 13129
Strategic Policy 5: (SP5): Conserving and Enhancing the Natural Environment. Now Strategic Policy 8 (SP8): Conserving and Enhancing the Natural Environment.	These representations do not relate to enforcement "punishment" but rather to the need for clear, trackable delivery, so that the public and stakeholders can see what is happening and how progress is measured.	No change, these are consent and post consent issues.	No	12182, 12261, 12996, 12997, 12998, 13044, 13087

Policy (if applicable)	Main Issues raised	Council Response	Was the Local Plan changed as a result?	Respondents' unique comment ID
Strategic Policy 5: (SP5): Conserving and Enhancing the Natural Environment. Now Strategic Policy 8 (SP8): Conserving and Enhancing the Natural Environment.	Requests for stronger, more specific guidance for development within National Landscapes (formerly AONBs) so that decision-makers, applicants, and local communities all understand what is acceptable and how it will be enforced.	Modified wording in SP8 and new policy SC9.	Yes	12712, 12769, 12770, 12711, 13191, 12315
Strategic Policy 5: (SP5): Conserving and Enhancing the Natural Environment. Now Strategic Policy 8 (SP8): Conserving and Enhancing the Natural Environment.	Protection of specific green spaces	Green spaces which are important from a landscape perspective are covered in policy SP8. The level of protection afforded to them is commensurate to their status. Preventing and managing the loss of green spaces including public open spaces and allotments and playing pitches is covered in SC14.	Yes	11961, 11985, 12003, 12087, 12180, 12181, 12337, 12476, 12884, 12063, 12065, 12161, 12469, 12470, 12471, 12472, 12473, 12475, 12579, 12617
Strategic Policy 5: (SP5): Conserving and Enhancing the Natural Environment. Now Strategic Policy 8 (SP8): Conserving and Enhancing the Natural Environment.	Request for additional allotment provision as part of new housing developments.	No change	No	12058

Policy (if applicable)	Main Issues raised	Council Response	Was the Local Plan changed as a result?	Respondents' unique comment ID
Strategic Policy 6 (SP6): Enhancing the Historic Environment now Strategic Policy 7 (SP7): Protecting and enhancing the historic Environment.	Lack of enforcement on protecting historic assets	The Local Plan sets the policy framework for protecting heritage assets. Enforcement and priority projects are managed outside the Plan making process.	No	12011, 12183, 12082, 12756
Strategic Policy 6 (SP6): Enhancing the Historic Environment now Strategic Policy 7 (SP7): Protecting and enhancing the historic Environment.	Lack of specific plans for heritage sites	The purpose of the Plan is to set the policy framework for protecting the historic environment. This signals to developers and owners what is required in terms of protecting heritage assets when development proposals come forward. A heritage strategy and action plan has also been developed as part of the local plan evidence base; this includes actions related to specific heritage assets.	No	12023, 12268, 12837, 12840, 12125, 13195
Strategic Policy 6 (SP6): Enhancing the Historic Environment now Strategic Policy 7 (SP7): Protecting and enhancing the historic Environment.	Archaeological potential/notification should be shown on mapping	Archaeological notifications will be shown on the Policies Map	Yes	12264, 12885

Policy (if applicable)	Main Issues raised	Council Response	Was the Local Plan changed as a result?	Respondents' unique comment ID
Strategic Policy 6 (SP6): Enhancing the Historic Environment now Strategic Policy 7 (SP7): Protecting and enhancing the historic Environment.	Request for a new seafront strategy, as well as concerns that traffic impacts on historic views	Noted however these matters are addressed in other strategic and design policies.	No	12302, 12796
Strategic policy 7 (SP7): Managing Coastal Erosion and Flood risk. Now Strategic Policy 9: (SP9): Managing Coastal Erosion and Flood Risk	Use natural flood management and SuDS instead of engineered solutions	Revised Policy SP9 now includes natural flood management for fluvial flooding. Policy SC16 provides detailed guidance on SuDS, emphasizing integration into landscape design and links to Urban Greening Factor (SC13). These measures aim to deliver multifunctional benefits for biodiversity and climate resilience.	Yes	11949, 12496, 12674, 12887, 13088, 13000, 13001
Strategic policy 7 (SP7): Managing Coastal Erosion and Flood risk. Now Strategic Policy 9: (SP9): Managing Coastal Erosion and Flood Risk	Areas identified as at particular risk of surface water flooding - Other locations in the Borough, including Bulverhythe, should be identified within this criterion	Policy SP9 has been re-drafted to better reflect the interactions of geographies identified as at particular risk of surface water flooding with other watercourses, geographies, and infrastructure.	Yes	12886, 12999
Strategic policy 7 (SP7): Managing Coastal Erosion	Development should not occur within floodplains or areas at risk of flooding	Policy SP9 (Flood Risk and Coastal Change) directs major growth and	Yes	11958, 12128, 12184, 12496, 12708, 13172

Policy (if applicable)	Main Issues raised	Council Response	Was the Local Plan changed as a result?	Respondents' unique comment ID
<p>and Flood risk. Now Strategic Policy 9: (SP9): Managing Coastal Erosion and Flood Risk</p>	<p>now and in the future, considering climate change</p>	<p>change away from areas with the highest flood risk, in line with the NPPF and considering flood risk compatibility as set out in NPPF Annex 3 and Table 2 of the Flood Risk and Coastal Change Planning Practice Guidance (PPG). Development in the Coastal Change Management Area (CCMA) has further compatibility measures imposed through Policy SP9 (Flood Risk and Coastal Change) and non-strategic Policy SC17 (Coastal Change Management) in the Regulation 19 Draft Local Plan.</p> <p>The necessary inclusion of a climate change allowance when assessing flood risk is set out in the PPG on Flood Risk and Coastal Change, the Environment Agency's Standing Advice on Flood Risk Assessments and non-strategic policy SC16 (Flood Risk) of the Regulation 19 Draft Local Plan.</p>		
<p>Strategic policy 7 (SP7): Managing Coastal Erosion</p>	<p>Request for identification of tidal flood interventions, ensuring flood</p>	<p>Large-scale interventions will be addressed in the Infrastructure</p>	<p>No</p>	<p>12128, 12886, 13045, 13271</p>

Policy (if applicable)	Main Issues raised	Council Response	Was the Local Plan changed as a result?	Respondents' unique comment ID
and Flood risk. Now Strategic Policy 9: (SP9): Managing Coastal Erosion and Flood Risk	defences do not increase risk elsewhere, and consultation with Natural England on environmental impacts	Delivery Plan, updated annually. Policies SC16 and SC17 require early engagement with relevant bodies for flood and coastal defence proposals. NPPF and PPG mandate that flood risk is not increased elsewhere, and SC16 reinforces this principle.		
Strategic policy 7 (SP7): Managing Coastal Erosion and Flood risk. Now Strategic Policy 9: (SP9): Managing Coastal Erosion and Flood Risk	The policy should protect the seafront's economic, cultural, and environmental value, avoid harming the visitor economy, and enhance the visitor experience. Respondents also seek clarity on CCMA guidance, environmental designations, and mitigation strategies for coastal squeeze	Policy SC17 addresses the importance of the seafront and integrates CCMA with visitor economy objectives in Policy E5. Updated maps include environmental designations, and proposals within CCMA require vulnerability assessments and ecological evidence under SC10. Development is directed away from high-risk areas, and mitigation strategies must prevent harm to adjacent coastlines.	Yes	12267, 12591, 12864, 12931, 13045, 13052, 13088, 12157, 12596
Strategic Policy 8 (SP8): Transport Infrastructure. Now Strategic Policy 10 (SP10): Transport Infrastructure	A desire for safer, more accessible walking and cycling routes, including delivery of the Greenway, wider pavements, safer crossings, and 20mph streets. Respondents	The re-drafted SP10 has been updated to show how over the lifetime of the plan, new development will include the delivery of transport infrastructure,	Yes	12004, 12021, 12022, 12269, 12273, 12278, 12304, 12477, 12497, 12526, 12627, 12631, 12677, 12723, 12724,

Policy (if applicable)	Main Issues raised	Council Response	Was the Local Plan changed as a result?	Respondents' unique comment ID
	consistently ask for a rebalancing of road space away from cars to create healthier neighbourhoods and a clear, connected network for all non-motorised users.	including prioritising active travel and public transport.		12738, 12952, 12954, 12957, 12958, 12959, 12960, 13046, 11955, 12000, 12126, 12285, 12545, 12717, 13150, 12779, 12783, 12784, 12786, 12787, 12788, 12789, 12790, 12791, 13181
Strategic Policy 8 (SP8): Transport Infrastructure. Now Strategic Policy 10 (SP10): Transport Infrastructure	Respondents emphasise the need for more reliable, more frequent and more affordable bus services supported by bus priority corridors and high-quality passenger facilities.	The re-drafted policy SP1 directs growth in the first instance is to locations which are well supported by existing or planned sustainable transport infrastructure and other services. This increased demand from new occupants can help bolster local shops and services and may help justify greater investment in infrastructure such as increased bus services and other sustainable transport initiatives.	Yes	12142, 12185, 12210, 12212, 12278, 12557, 12952, 12960, 13168, 12774, 12782, 12794
Strategic Policy 8 (SP8): Transport Infrastructure. Now Strategic Policy 10 (SP10): Transport Infrastructure	Many respondents support improving rail capacity, electrification, station accessibility and better integration with walking, cycling and bus networks. Several raise the idea of additional stations	Rail capacity and rail improvements are covered in the re-drafted SP10.	Yes	12004, 12163, 12170, 12278, 12563, 12797, 12888, 12952, 12958, 13113, 13114, 13123, 13136, 13154, 13185,

Policy (if applicable)	Main Issues raised	Council Response	Was the Local Plan changed as a result?	Respondents' unique comment ID
	while emphasising the importance of maintaining local Marshlink services alongside high-speed ambitions.			13107, 13109, 13112, 11974, 13118, 13119
Strategic Policy 8 (SP8): Transport Infrastructure. Now Strategic Policy 10 (SP10): Transport Infrastructure	Concerns were raised on how the plan intends to reduce car use, with calls for wider car club provision, EV charging, promotion of electric bikes, and careful consideration of parking reductions. Alternatives, such as a park and ride are needed before restricting car access or parking.	The draft plan is not aimed at reducing car ownership, rather it is aimed at reducing car use. The new policy ID2, covers travel and transport infrastructure.	Yes	11993, 12020, 12090, 12127, 12142, 12185, 12212, 12797, 12888, 12953, 12539, 12593, 13153, 13155, 12785, 12604
Strategic Policy 8 (SP8): Transport Infrastructure. Now Strategic Policy 10 (SP10): Transport Infrastructure	Respondents raise concerns about safety and congestion on key local junctions and strategic routes such as the A21, A259 and Queensway Gateway, as well as the cumulative impact of new development. Many emphasise the need for cross boundary coordination, transport modelling and mitigation with National Highways and neighbouring authorities.	The new policy ID2, covers travel and transport infrastructure, including promoting modal shift, using a wide range of interventions and active travel initiatives that help to mitigate the impact of Local Plan development. However, it is acknowledged that the development sites proposed within the Local Plan could add pressure and exacerbate queues and delays at identified junctions. Consequently, junction mitigations are demonstrated as likely to be needed on the A21, A259 and	Yes	12031, 12052, 12053, 12343, 12497, 12797, 12922, 12954, 13089, 13143, 13270, 12517, 13144

Policy (if applicable)	Main Issues raised	Council Response	Was the Local Plan changed as a result?	Respondents' unique comment ID
		B2093 corridors within the Hastings Borough area which, with reasonable local improvements could be implemented to improve capacity at a junction level. In addition, a transport impact assessment has been undertaken as part of the evidence base for the local plan.		
Strategic Policy 8 (SP8): Transport Infrastructure. Now Strategic Policy 10 (SP10): Transport Infrastructure	Several respondents called for low traffic neighbourhood measures to address parking and through-traffic problems on residential streets. Requests to include powered two wheelers (motorcycles, e-scooters) in transport policies as a sustainable alternative to cars.	The re-drafted SP10 and ID2, seek to reduce private car use through the promotion of public transport, active travel and car clubs.	Yes	12089, 13124, 13127
Strategic Policy 9: Renewable and Low Carbon Technologies. Now Strategic policy 5 (SP5): Meeting the challenge of climate change and Strategic Policy 6 (SP6): Renewable and low carbon technologies	Respondents are concerned about where renewables, particularly on-shore wind, might be located, citing potential harm to protected landscapes and designated sites. There are also calls to consider impacts on homes and local ground conditions when assessing feasibility.	There are no proposed site allocations for wind turbines, that would require planning permission. The draft plan aims to direct renewable energy generation away from sensitive locations. Instead, the plan directs renewable energy generation to industrial and commercial locations through the relevant site allocations policies.	Yes	12017, 12289, 12376, 12703, 12889, 13002, 13003, 13047, 13090, 13192, 12245, 12288

Policy (if applicable)	Main Issues raised	Council Response	Was the Local Plan changed as a result?	Respondents' unique comment ID
		New policy SC3, introduces a hierarchy about on-site renewable energy regeneration.		
Strategic Policy 9: Renewable and Low Carbon Technologies. Now Strategic policy 5 (SP5): Meeting the challenge of climate change and Strategic Policy 6 (SP6): Renewable and low carbon technologies	Several respondents stress that low carbon heating only works if homes are energy efficient first, urging an explicit "insulate, ventilate, then decarbonise heat" approach and stronger efficiency standards for new build and retrofit. Others want the policy to acknowledge fuel poverty and increasing heat stress.	New Policy SC3 includes requirements for a fabric first approach and also includes a retrofit hierarchy, where a change of use is proposed.	Yes	12079, 12296, 12116, 12244, 12560, 12578
Strategic Policy 9: Renewable and Low Carbon Technologies. Now Strategic policy 5 (SP5): Meeting the challenge of climate change and Strategic Policy 6 (SP6): Renewable and low carbon technologies	There is strong support for community owned schemes and for the Council to work proactively with groups to accelerate delivery, including neighbourhood energy clubs and clearer partnership commitments.	Re-drafted SP6 now includes support for community led initiatives.	Yes	12558, 12725, 12740, 12798, 12923, 12693
Strategic Policy 9: Renewable and Low Carbon Technologies. Now Strategic policy 5 (SP5): Meeting the challenge of	Respondents ask for clearer guidance on 'appropriate areas' for Local Development Orders, who benefits from them, and how they would go beyond existing permitted	This is a post adoption implementation action for the plan and will be subject to its own consultation process.	No	12223, 12289, 12889, 12890

Policy (if applicable)	Main Issues raised	Council Response	Was the Local Plan changed as a result?	Respondents' unique comment ID
climate change and Strategic Policy 6 (SP6): Renewable and low carbon technologies	development rights while respecting townscape and heritage.			
Strategic Policy 9: Renewable and Low Carbon Technologies. Now Strategic policy 5 (SP5): Meeting the challenge of climate change and Strategic Policy 6 (SP6): Renewable and low carbon technologies	Requests to identify more suitable sites and move faster on the number of roof mounted solar for both new and existing buildings. Additionally want hydrogen to be acknowledged as an emerging option and question the role of small onshore wind versus larger offshore generation.	Our approach to renewable energy generation is set out in re-drafted SP6 and new policy SC3.	Yes	12296, 12527, 12558, 12594, 13003, 12177, 12814
Strategic Policy 10 (SP10): Community Facilities and Digital Infrastructure Now Policy SC20: Community Facilities	Respondents highlight strong concern about the condition, sufficiency and long-term planning of community facilities, including the need for modernised sports/leisure provision, protection of existing assets, and ensuring new development does not overburden schools, parks, sports pitches and health facilities. Request for an up-to-date Playing Pitch Strategy and stronger commitments to safeguarding and enhancing community infrastructure.	The new policy SC20 sets out our approach to community facilities. The protection and enhancement of sports and recreation facilities is set out in policies SC14 and ID3.	Yes	11966, 12303, 12498, 12530, 12629, 12660, 12891, 12892, 12907

Policy (if applicable)	Main Issues raised	Council Response	Was the Local Plan changed as a result?	Respondents' unique comment ID
Strategic Policy 10 (SP10): Community Facilities and Digital Infrastructure Now Policy SC20: Community Facilities	Concern about gaps in the policy relating to modern digital infrastructure, specifically the need to reference full-fibre networks and 5G as essential baseline requirements for future development.	This is covered by the National Planning Policy Framework (NPPF) and no specific local plan policy is therefore required.	No	12129, 12229, 12600, 11973, 12028, 12145, 12698
Strategic Policy 10 (SP10): Community Facilities and Digital Infrastructure Now Policy SC20: Community Facilities	Respondents highlighted the loss of pubs and community social spaces, particularly in the West Hill area, and called for the council to adopt a policy protecting pubs and community facilities from change of use, consistent with policies adopted by other councils.	The loss of commercial community facilities, such as pubs, is covered in the new policy SC20.	Yes	12294
Section 4: Development Focus Areas				
Focus Area Policy 1 (FA1): Hastings Central	Queries on the overall role, vision and purpose of the Focus Area (FA). Does the Focus Area approach adequately reflects the wider town, including whether the FA boundaries are correct, and whether the vision is sufficiently ambitious, future facing, or fair across neighbourhoods.	FA areas and boundaries have been superseded. The Hastings Central area is now covered in new policy R1 Hastings Central Regeneration Area.	Yes	12484, 12500, 12893, 12442, 11963, 12430, 12330, 12326, 12503, 13272, 12525, 12561, 12986, 12987

Policy (if applicable)	Main Issues raised	Council Response	Was the Local Plan changed as a result?	Respondents' unique comment ID
Focus Area Policy 1 (FA1): Hastings Central	Concern about safeguarding historic character of the focus areas, Requests to resist harmful tall buildings, safeguard strategic views, and prioritising renovation over demolition. They also call for early engagement with Historic England, clearer town-centre and shopfront design guidance, tighter lighting and signage controls, and conservation-led regeneration of key heritage sites.	There is a suite of heritage policies, starting with strategic policy SP7, followed by policies SC5-8. These are designed to safeguard and enhance built heritage.	Yes	12405, 12482, 12330, 12548, 12309, 12305, 12841, 13134, 12842, 12843, 12844, 12845, 12350
Focus Area Policy 1 (FA1): Hastings Central	Respondents call for the Focus area to prioritise sustainable movement, with safe, inclusive walking and cycling, clear wayfinding, better seating, strong pedestrian safety, and effective enforcement against anti-social behaviour. They also support reducing car dominance through street greening, bus priority, improved public transport and park-and-ride, safer segregated routes, and coordinated work with ESCC to improve street conditions and enable modal shift.	There are several policies that set out our approach to sustainable and active travel, starting with strategic policy SP10, followed by policies SC1 and ID2.	Yes	12521, 12799, 12800, 12033, 12037, 12060, 12164, 12208, 12641, 12801, 12006, 12569, 12649, 12802, 13131, 13133, 13156, 13186, 12775

Policy (if applicable)	Main Issues raised	Council Response	Was the Local Plan changed as a result?	Respondents' unique comment ID
Focus Area Policy 1 (FA1): Hastings Central	Respondents broadly support mixed-use regeneration that brings together housing, workspace, cultural uses, and the reuse of large vacant units to create a lively and adaptable town centre. They also emphasise greener, people-focused places with new public spaces, planting, reduced car-parking dominance, and flexible uses that respond to long-term economic change, 24-hour activity, and community resilience.	Revised policies, R1, SP4, SP3, ID2, E3, E4, E5, SC13 and SC16 build on our approach to regeneration in this spatial area.	Yes	12006, 12033, 12059, 12306, 12533, 12566, 12580, 12510, 12809, 13025, 13116, 13131, 13133, 13134, 13186
Focus Area Policy 2 (FA2)	Many respondents strongly object to development on existing parks, woodland, green corridors and open land in Bohemia/White Rock. Concerns focus on loss of biodiversity, mature trees, ecological networks, landscape character and the wider environmental value of central green spaces.	Policy FA2 removed from the plan.	Yes	12217, 12307, 12319, 12726, 12349, 12504, 12131, 12187, 12214, 12352, 12538, 12767, 12810, 12522, 12541, 12642
Focus Area Policy 2 (FA2)	Fear that redeveloping Horntye, the Oval and related sports areas will undermine local cricket, hockey, football, bowls, swimming and youth recreation. Many comments support	Policy FA2 removed from the plan.	Yes	12034, 12032, 12041, 12042, 12319, 12726, 12755, 12043, 12501, 12804, 12030, 12035, 12040, 12044, 12045,

Policy (if applicable)	Main Issues raised	Council Response	Was the Local Plan changed as a result?	Respondents' unique comment ID
	replacements only if they are equal or better, accessible, and delivered before existing facilities are lost.			12046, 12047, 12057, 12062, 12070, 12084, 12195, 12205, 12206, 12609, 12632, 12141
Focus Area Policy 2 (FA2)	Some believe FA2 concentrates too much housing in a sensitive and heavily-used location. They fear that the massing, density or scale of new development will erode character, overwhelm local spaces and compromise the quality of life in surrounding neighbourhoods.	Policy FA2 removed from the plan.	Yes	12349, 12352, 12810, 12050
Focus Area Policy 2 (FA2)	Concerns include narrow pavements, lack of cycle routes, safety, traffic pressures, vulnerability to street obstruction and loss of existing routes (such as Schwerte Way). Others call for improved pedestrian links, better cycling networks, redesigned streets and enhanced connectivity to rail stations and town centres.	Policy FA2 removed from the plan.	Yes	12310, 12038, 12804, 13117, 12213, 12072
Focus Area Policy 2 (FA2)	Demand for much higher environmental standards, including carbon neutral building, nature-	Policy FA2 removed from the plan.	Yes	13091, 12726, 12504, 12536, 12804, 12810, 12584

Policy (if applicable)	Main Issues raised	Council Response	Was the Local Plan changed as a result?	Respondents' unique comment ID
	based design, green infrastructure networks and a landscape led masterplan. They view FA2 as an opportunity to set a benchmark for climate resilient regeneration.			
Focus Area Policy 2 (FA2)	Support for new housing at Horntye/Bohemia, arguing it will provide much needed dwellings, modernise an underused area and help finance improved sports facilities. These comments encourage high quality, accessible and well-located residential development.	Policy FA2 removed from the plan.	Yes	12143, 12042, 12035, 12040, 12044, 12057, 12046, 12584
Focus Area Policy 2 (FA2)	Several comments express scepticism about how FA2 was chosen, whether other areas are being neglected and whether previous consultation feedback (e.g., the 700 White Rock comments) has been properly considered. Others question the balance of development across neighbourhoods or call for clearer mapping and evidence.	Policy FA2 removed from the plan.	Yes	12270, 12628, 12755
Focus Area Policy 3 (FA3)	Objections to development on Harrow Lane Playing Fields, Little Ridge green spaces, woodland	FA3 removed from the plan, associated sites all completed.	Yes	12217, 12531, 12626, 12602, 12355, 12587, 12806, 12284

Policy (if applicable)	Main Issues raised	Council Response	Was the Local Plan changed as a result?	Respondents' unique comment ID
	remnants, and other open areas. Respondents emphasise the ecological value, visual amenity and community use of these landscapes, and express concern over cumulative loss.			
Focus Area Policy 3 (FA3)	Comments on the need to safeguard existing sports grounds, retain formal recreation areas, or ensure any loss is offset by equal or better facilities. Some expressly oppose allocation of playing fields, while others highlight the importance of accessible exercise spaces for community wellbeing.	FA3 removed from the plan, associated sites all completed.	Yes	12531, 12626, 12602, 12634, 12646, 12651
Focus Area Policy 3 (FA3)	Respondents describe long-standing problems on The Ridge, Harrow Lane and surrounding junctions. Concerns include safety, gridlock, pollution, emergency vehicle delays, supermarket traffic, and lack of capacity for additional housing growth, and potential impact on the strategic road network (A21).	FA3 removed from the plan, associated sites all completed.	Yes	12056, 12601, 11964, 12607, 13140, 12308, 12311, 12505, 12678

Policy (if applicable)	Main Issues raised	Council Response	Was the Local Plan changed as a result?	Respondents' unique comment ID
Focus Area Policy 3 (FA3)	Residents and groups call for improved cycling routes, safer pedestrian networks, e-mobility, public transport enhancement, and reduced car dependency. Some support prioritising active travel, while others oppose shared pedestrian/cycle paths or kerb removal.	FA3 removed from the plan, associated sites all completed.	Yes	12805, 12308, 12311, 12039, 12806, 12038, 12643, 12811, 12568
Focus Area Policy 3 (FA3)	Comments urge the council to ensure FA3 delivers strong climate outcomes: carbon neutral development, green infrastructure networks, nature-based design, drainage resilience, and high quality placemaking. Several view FA3 as an opportunity for adaptive, futureproof, environmentally responsible growth.	FA3 removed from the plan, associated sites all completed.	Yes	12587, 12568, 12806, 12805, 12811, 13173
Focus Area Policy 3 (FA3)	This theme covers wider strategic issues: whether FA3 appropriately distributes growth, whether Ashdown House is a sustainable brownfield site, whether the approach disadvantages certain	FA3 removed from the plan, associated sites all completed.	Yes	13285, 12568, 13289, 12626, 12602, 13274, 13273, 13287, 13288

Policy (if applicable)	Main Issues raised	Council Response	Was the Local Plan changed as a result?	Respondents' unique comment ID
	neighbourhoods, and whether development should shift away from greenfield sites. Includes both supportive and critical perspectives.			
Focus Area Policy 4 (FA4)	Respondents oppose residential development on the old bathing pool site, HL115.	The policy for HL115 has been updated and is now HS5 in the draft local plan.	Yes	12005, 12130, 12324, 12507, 12018, 12054, 12071, 12132, 12186, 12191, 12192, 12263, 12265, 12764, 12812, 12061, 12007, 12517, 12265, 12764, 12812, 12061
Focus Area Policy 4 (FA4)	Respondents oppose development of HL115 and other residential developments on green spaces due to their ecological importance, biodiversity value, flood risk, and role as a natural green buffer between St Leonards and Bexhill.	The policy for HL115 has been updated and is now HS5 in the draft local plan. Strategic Policy SP8, sets out how the natural environment should be protected and enhanced.	Yes	12193, 12313, 12812, 12635, 12749, 12808, 11962, 12624
Focus Area Policy 4 (FA4)	Concern that FA4 lies in a high-risk flood zone (including Bulverhythe), with insufficient evidence, mitigation or strategy. Respondents question why housing is proposed in an area with tidal, fluvial and groundwater	Policy SP9 and SC16 set out a detailed approach to flood risk mitigation, adaptation, sea defences and flood defences. These policies also set out approaches to the management of surface water	Yes	12807, 12894, 12132, 12624, 13004, 13005, 13006, 13007

Policy (if applicable)	Main Issues raised	Council Response	Was the Local Plan changed as a result?	Respondents' unique comment ID
	risk, and request a comprehensive flood defence plan before any development proceeds.	and the protection and management of ground water.		
Focus Area Policy 4 (FA4)	Many residents want the West St Leonards seafront to become a leisure and cultural destination rather than a housing heavy redevelopment. Suggestions include lidos, outdoor recreation, cafés, performance spaces, play areas, wildlife led parkland, and reuse of derelict sites (e.g., West Hill Road), not tall residential blocks.	HL9, Seaside Road west St Leonards, is covered in modified policy HS2. Former Malmesbury House, 123 – 125 West hill road (HL12) is covered by modified policy HS4.	Yes	12034, 12807, 12005, 12130, 12018, 12054, 12263, 12265, 12589, 12812, 12186, 12191, 12764, 11962, 11981, 12083, 12486, 12730, 12732
Focus Area Policy 4 (FA4)	Comments note heavy traffic through West St Leonards, inadequate public transport, poor walking/cycling connections, and the importance of improving station access. Some oppose shared pedestrian/cycle paths, while others call for stronger active travel and public realm improvements.	Policy SP10 and ID 2 set out the approach to transport and access.	Yes	13115, 12924, 12312, 12647, 12165, 12807, 11994
Focus Area Policy 4 (FA4)	Respondents raise concerns about school capacity, early years provision, drainage constraints, Southern Water	HL9, Seaside Road west St Leonards, is covered in modified policy HS2. Infrastructure needs are	Yes	12924, 12324, 12197, 12389, 13173, 13275, 13174

Policy (if applicable)	Main Issues raised	Council Response	Was the Local Plan changed as a result?	Respondents' unique comment ID
	asset conflicts, surface water issues, and viability of proposed housing numbers on constrained, coastal sites. Some question the evidence behind unit numbers and master planning.	identified through the infrastructure delivery planning process which is reflected in relevant policies of the draft local plan.		
Focus Area Policy 4 (FA4)	Some comments argue the FA4 strategy is driven by developer interests, lacks a long-term vision, or ignores community views (particularly on HL9). Others call for restricting second homes, focusing on brownfield first, and ensuring development meets local needs.	HL9, Seaside Road west St Leonards, is covered in modified policy HS2. Policy HS2 includes a requirement for affordable housing.	Yes	12662, 12507, 12745, 12520, 12555, 12328
General Comments on FA polices	Feedback saying that the focus area unfairly favours higher value sites and should shift toward smaller sites in more deprived neighbourhoods, especially Ore, to better meet community needs and should shift toward smaller sites in more deprived neighbourhoods	Focus area polices have been removed.	Yes	12430, 12361, 12488, 12619
Section 5: Development Policies				

Policy (if applicable)	Main Issues raised	Council Response	Was the Local Plan changed as a result?	Respondents' unique comment ID
Development Policy 1 (DP1): Design – Key Principles	Calls for higher environmental standards, such as improved air quality, climate resilient design, measurable biodiversity net gain, and well integrated green infrastructure to support health, wellbeing, and nature.	New policies SC10 and SC12 now has wording on Biodiversity Net Gain (BNG) and the green and blue infrastructure network to support health wellbeing and nature. New policy SC17 has policies to minimise and mitigate pollution and hazard and improve air quality.	Yes	12008, 12134, 12377, 12383, 12549, 12595, 12630, 12679, 12868, 12898, 12119, 12287, 12543, 12590
Development Policy 1 (DP1): Design – Key Principles	Respondents want stronger, clearer design guidance covering townscape character, heritage, materials, lighting and visual impact. Several comments highlight a need for supplementary design codes, townscape assessments and heritage clarity.	The policies in the draft local plan set out detailed guidance on design matters, within policies SC1 – SC19.	Yes	12316, 12383, 12815, 12850, 12898, 12300, 12314
Development Policy 1 (DP1): Design – Key Principles	Respondents want design that prioritises accessibility, safety and wellbeing. Many seek stronger requirements for active travel, inclusive mobility, and crime reduction focused design.	The policies in the draft local plan set out detailed guidance on accessibility and transport, within policies SP10 and ID2.	Yes	12008, 12188, 12630, 12908, 12120, 12196, 12544, 12961, 13120
Development Policy 2 (DP2): Design – Space and Accessibility Standards	Respondents question whether the Council has provided sufficient evidence to justify adopting the Nationally Described Space Standards	New policy SC2 is supported by a topic paper that sets out a detailed local justification for the use and	No	12198, 12667, 12828, 12829, 12215

Policy (if applicable)	Main Issues raised	Council Response	Was the Local Plan changed as a result?	Respondents' unique comment ID
	(NDSS) and whether these should apply automatically to all new development. Concerns include whether strict adherence affects housing mix or occupancy, whether larger than standard homes should be encouraged, and whether setting internal dimensions for home offices is justified within national policy.	adoption of nationally described space standards.		
Development Policy 2 (DP2): Design – Space and Accessibility Standards	Comments request clearer reference to disability related grants and emphasise the need for homes to meet high accessibility and adaptability expectations.	The re-drafted SC2 policy has wording on new homes meeting M4(2) Accessible and Adaptable standards. Where there is an identified need on the Council Housing Register, sites that provide affordable housing in line with Strategic Policy SP2 will, as part of the affordable housing requirement, need to provide 10% of the total housing requirement to meet M4(3): Category 3 - Wheelchair Accessible Dwellings.	Yes	12603, 12574
Development Policy 2 (DP2): Design – Space and Accessibility Standards	Respondents stress that new or renovated homes should achieve the highest possible energy efficiency standards, including insulation, heat	The new policy SC3 covers these elements.	Yes	12869

Policy (if applicable)	Main Issues raised	Council Response	Was the Local Plan changed as a result?	Respondents' unique comment ID
	pumps, and rooftop solar wherever feasible.			
Development Policy 3 (DP3): Sustainable Design	Respondents call for stronger, clearer and more ambitious sustainable design requirements, including mandatory approaches rather than advisory guidance, integration of solar on all new builds, phasing out gas boilers, and embedding circular economy principles such as reuse of materials.	The new policy SC3 covers these elements. SC10 – SC13, now cover requirements in relation to green and blue infrastructure and biodiversity.	Yes	11995, 12135, 12201, 12252, 12379, 12384, 12528, 12633, 12680, 12685, 12830, 12831, 12832, 12833, 12851, 12932, 13092, 13170, 12499, 12621, 12623
Development Policy 3 (DP3): Sustainable Design	Comments question whether the policy is sufficiently clear, enforceable and aligned with national policy, including concerns about tick-box energy statements, how standards will be monitored, and whether requirements exceed the Government's Future Homes Standard.	New Policy SC3 includes guidance on the design of energy efficient buildings, to reflect local circumstances related to the mitigation of and adaptation to effects of climate change. Enforcement is a consent and post consent issue.	Yes	12135, 12379, 12384, 12528, 12670, 12830, 12831, 12832, 12833, 12899, 12851, 12363, 12375
Development Policy 4 (DP4): Flood Risk and Water Quality. Now Policy SC16: Flood Risk and Drainage	Concerns were raised about permitting development in areas of flood risk, with requests that development along the affected area be directed elsewhere. It was	Policy DP4 is supportive of compatible development in the coastal strip, in line with Annex 3 of NPPF (2024) which also sets out where exception testing will be	Yes	12136, 12387, 12387, 13175

Policy (if applicable)	Main Issues raised	Council Response	Was the Local Plan changed as a result?	Respondents' unique comment ID
	<p>suggested that the policy wording be amended to require exception tests where necessary and to ensure that development proposals are agreed with relevant infrastructure providers. Further changes were proposed to criterion 2 on flood risk assessments, including revisions to existing limbs and the addition of a new limb to strengthen flood risk considerations.</p>	<p>required. This has been carried forward into policy SC16 (Flood Risk and Drainage) of the regulation 18 Draft Plan. Development in the Coastal Change Management Area (CCMA) has further compatibility measures imposed by Policy SC17 (Coastal Change Management) in the Regulation 19 Draft Local Plan. Policy SC16 (Flood Risk) further clarifies that developer proposals are subject to agreement from infrastructure providers.</p> <p>Criterion 2 has been amended, with alterations and additions as proposed.</p>		
<p>Development Policy 4 (DP4): Flood Risk and Water Quality. Now Policy SC16: Flood Risk and Drainage</p>	<p>Concerns were raised that the policy is not sufficiently restrictive or specific. It was suggested that the policy should explicitly refer to natural flood management measures and that the criteria be re-ordered, with criterion 6 placed directly after criterion 3.</p>	<p>Policy SC16 (Flood Risk) of the Regulation 18 Plan re-orders policy criteria so that the discharge hierarchy is now directly followed by our expectations regarding hydrological and hydrogeological assessments. Natural Flood</p>	<p>Yes</p>	<p>12933, 13177, 13171, 13172, 13177</p>

Policy (if applicable)	Main Issues raised	Council Response	Was the Local Plan changed as a result?	Respondents' unique comment ID
		Management Measures are specifically referred to in this policy, both as a preferred practice and in the context of resisting loss.		
Development Policy 4 (DP4): Flood Risk and Water Quality. Now Policy SC16: Flood Risk and Drainage	Issues were raised regarding surface water management, including concerns about directing surface water runoff to the public sewer due to the age of the system. It was suggested that the policy incorporate a SuDS hierarchy prioritising natural solutions over engineered measures, and include references to infiltration testing and monitoring, and recognise concerns about the suitability of infiltration-based SuDS in Hastings.	The surface water discharge hierarchy is in line with that set out in the NPPF. Infrastructure providers are supportive of discharge into public sewers subject to approval. Policy SC16 (Flood Risk) of the Regulation 18 Local Plan provides more detail on the preferred approach to SuDS including integration into landscape design and relationship to Urban Greening Factor (Policy SC13). Policy SC16 (Flood Risk) of the Regulation 18 Local Plan sets out detailed guidance on infiltration testing and demotes infiltration within the hierarchy to a position of last resort subject to testing and monitoring.	Yes	13176, 13177, 13176, 12729, 12900, 12930
Development Policy 4 (DP4): Flood Risk and	It was suggested that flood risk and water quality be addressed through	In the Regulation 18 draft version of the plan, Flood Risk now stands	Yes	13175, 12933, 13175

Policy (if applicable)	Main Issues raised	Council Response	Was the Local Plan changed as a result?	Respondents' unique comment ID
Water Quality. Now Policy SC16: Flood Riak and Drainage	separate stand-alone policies. Concerns were also raised that water quality matters should be covered in greater depth, particularly given the presence of water-quality-sensitive designated sites and habitats.	alone as Policy SC16 (Flood Risk) and a more detailed policy directive on Water Quality sits within Policy SC18 (Pollution and Hazards).		
Development Policy 4 (DP4): Flood Risk and Water Quality. Now Policy SC16: Flood Riak and Drainage	It was suggested that flood risk assessments should be publicly available and agreed with all relevant bodies prior to sign-off, that the policy should clarify the extent to which developers are responsible for improving or maintaining sea defences, and that clearer mechanisms are needed to identify and monitor mitigation strategies to prevent the acceleration of coastal change.	<p>Flood Risk Assessments submitted as part of a development proposal are available to view on the public access system.</p> <p>The maintenance, improvement and management of sea defences will be a site-specific issue in all cases, and would require consultation with relevant organisations. Policy DP4 sets out our expectation that this will take places for all relevant proposals. This expectation has been carried forward in Policy SC16 (Flood Risk).</p> <p>The development and monitoring of mitigation strategies to prevent the</p>	No	12901, 12901, 12900

Policy (if applicable)	Main Issues raised	Council Response	Was the Local Plan changed as a result?	Respondents' unique comment ID
		hastening of coastal change will be a site-specific issue and set out in a supporting vulnerability assessment as part of any proposal within the CCMA. This is required by Policy SC17 (Coastal Change Management) in the Regulation 18 Draft Local Plan.		
Development Policy 5 (DP5): Biodiversity.	Highlighted the need for clearer and stronger policy wording on the mitigation hierarchy, with explicit emphasis on avoiding and mitigating harm before any tightly controlled compensation is considered.	Policy SC10, now states the mitigation hierarchy in policy 3, which emphasises that that the first step is to avoid harm to biodiversity before proceeding through the hierarchy.	Yes	12317, 12550, 12682, 12686, 12934, 13049, 13093, 12896, 13102
Development Policy 5 (DP5): Biodiversity.	Some questioned whether the proposed BNG approach was sufficiently ambitious, with strong local support for a 20% target in light of fragmented habitats. Emphasis was placed on delivering biodiversity gains on site wherever possible, with off-site provision or financial contributions only used where clearly justified and aligned with local priorities.	The updated policy SC10, sets out a clear hierarchy starting with BNG delivered on-site.	Yes	12682, 12686, 12934, 12935, 12936, 13008, 13009, 13093, 12686, 13277, 12905

Policy (if applicable)	Main Issues raised	Council Response	Was the Local Plan changed as a result?	Respondents' unique comment ID
Development Policy 5 (DP5): Biodiversity.	Several stressed that biodiversity gains should be strategically targeted to strengthen ecological networks and the Nature Recovery Network, informed by up-to-date evidence on habitats, species, connectivity, and fragmentation. Particular emphasis was placed on protecting and enhancing wildlife corridors and addressing place-specific priorities such as Speckled Wood, Combe Valley SSSI, Bulverhythe, and the Countryside Park.	New policy SC12 details how the local plan will retain, restore, protect and enhance existing green and blue infrastructure, as informed by the new green and blue infrastructure and biodiversity net gain strategy (2023).	Yes	12166, 12189, 12390, 12478, 12902, 12935, 13008, 13009, 13093, 13048, 13062
Development Policy 6 (DP6): Green Infrastructure	Respondents call for clearer, stronger and more comprehensive Green Infrastructure (GI) requirements, stressing the importance of protecting existing green assets, strengthening ecological corridors, and ensuring new development delivers meaningful GI rather than token measures.	New policy SC12 provides clearer guidance for the delivery of green and blue infrastructure.	Yes	12069, 12167, 12202, 12318, 12380, 12392, 12479, 12535, 12547, 12687, 12701, 12733, 12903, 13010, 13011, 13050, 13094, 13193, 13196, 13278, 12282, 12495
Development Policy 6 (DP6): Green Infrastructure	Many respondents raise concerns about how reliably the Council will implement, enforce and uphold GI	Enforcement is a consent and post consent issue.	No	12009, 12024, 12081, 12253, 12656, 12671,

Policy (if applicable)	Main Issues raised	Council Response	Was the Local Plan changed as a result?	Respondents' unique comment ID
	protections, Others highlight the need for clarity around how decisions are made, while some ask for flexibility where GI requirements may not be achievable on all sites.			12816, 13094, 13278, 12523
Development Policy 7 (DP7): Access, Servicing and Parking	Respondents contest low car and 1 space standards, warn about displacement onto neighbouring streets, and advocate more (or relocated) town centre/seafront parking or park and ride.	New policy ID2 deals with displacement issues. Park and ride is not a viable option other than for specific events, at the discretion of the operator.	Yes	11996, 12080, 12098, 12137, 12200, 12271, 12320, 12385, 12551, 13125, 13126, 12211, 12606, 12817
Development Policy 7 (DP7): Access, Servicing and Parking	Respondents want clear EV charging requirements, support car clubs, query provision at stations and commercial sites, and ask that powered two wheelers be explicitly accommodated.	New policy ID2 covers these elements.	Yes	11965, 11996, 12091, 12320, 12834, 12835, 12168, 12154, 12327
Development Policy 7 (DP7): Access, Servicing and Parking	There is strong support for prioritising pedestrians, cyclists and public transport, with calls for safer crossings, traffic calming, secure cycle storage, and better station approaches. Request for explicit accessibility to public transport standards and upgraded bus stop	The re-drafted policy SC1 sets out a clear hierarchy for streets. Travel related infrastructure requirements are set out in site allocations policies where appropriate and in ID1.	Yes	12010, 12137, 12168, 12582, 12605, 12688, 12955, 12956, 12962, 13164, 13165, 13166

Policy (if applicable)	Main Issues raised	Council Response	Was the Local Plan changed as a result?	Respondents' unique comment ID
	infrastructure stronger travel planning, and explicit emergency services access.			
Development Policy 8 (DP8): Planning Obligations/section 106	Respondents express concern about how S106 obligations are negotiated, enforced, monitored, and whether they create uncertainty or hinder development. As well as concerns about how obligations apply to different development types, including holiday accommodation.	Policy ID1 sets out thresholds for developer contributions.	Yes	11997, 12138, 12321, 12386, 12441, 12552, 12657, 12904, 12910, 12911, 12912, 13121, 13187, 13188, 12133, 12367
Development Policy 8 (DP8): Planning Obligations/section 106	Questions on why Hastings does not operate a CIL	The potential for introducing CIL is assessed through the whole plan viability assessment, a supporting study required by the local plan process. At this time CIL remains unviable.	No	12025, 13146, 13147, 13279
Development Policy 8 (DP8): Planning Obligations/section 106	Respondents highlight that S106 should support wider infrastructure needs: public transport revenue support, construction safety (CLOCS), biodiversity enhancements led by qualified ecologists, library services, education, and strategic GI/Biodiversity Net Gain frameworks.	Policy ID1 sets out thresholds for developer contributions.	Yes	12138, 12321, 12689, 12904, 12910, 13121, 13146, 13147, 13187, 13188, 13279, 13145

Policy (if applicable)	Main Issues raised	Council Response	Was the Local Plan changed as a result?	Respondents' unique comment ID
	ESCC emphasises the need for local contributions to unlock external funding and for obligations to support accessible, resilient services (libraries, education, transport). Railfuture supports inclusion of public transport contributions.			
Other Planning Policies				
Traveller Accommodation Needs	Respondents emphasise the importance of meeting Gypsy and Traveller accommodation needs, urging high-quality, need-led provision with ecological input, and the other supporting collaborative cross-authority work to plan for accommodation, environmental issues, and shared policy development.	Policy SP2 and, H5, H7 set out our approach to delivering a sufficient supply of traveler sites.	Yes	12692, 12820, 12971, 13280
Pollution and hazards	Respondents broadly support developing strong local plan policies to manage pollution, hazards, water quality, and necessary water/wastewater infrastructure, while also calling for tighter controls on noise, better protection of heritage assets, and coordinated	New policy SC18, sets out criteria for the mitigation and avoidance of pollution and hazards. New policy SC19, sets out criteria to protect people and wildlife from environmental nuisance. Protection of heritage assets is covered under the suite of	Yes	12391, 12459, 12325, 12937, 12224, 12865, 12909,

Policy (if applicable)	Main Issues raised	Council Response	Was the Local Plan changed as a result?	Respondents' unique comment ID
	approaches to biodiversity, renewable energy, and wildlife corridors.	heritage policies. In relation to biodiversity and wildlife corridors see SC10 – SC13. Renewable energy is covered by SP6.		
Land Stability	Rother District Council would like to address land stability as a potential cross boundary matter.	Land stability has been considered for all cross-boundary sites. This co-operation is reflected in the policies found in HA1 and EA1.	Yes	12971, 13280
Managing the impact of short-term visitor accommodation	The responses express concerns that planning policies for short-term visitor accommodation are unclear, lack enforceability, and may create practical issues for homeowners—prompting calls for alternative approaches such as licensing, clearer regulation, and stronger enforcement mechanisms.	See new policy E5.	Yes	11951, 11969, 12458, 12553, 13076, 12292
Managing built heritage	Request for a policy on this which strengthens strategic heritage protection, clearer direction, and more robust policy coverage.	See updated policy SP7 and follow on suite of policies SC5 – SC8, policy R2 and the site allocation policies set out in HA1.	Yes	12325, 12846, 12847, 12848, 12262
Managing built heritage	Highlighting particular locations where heritage protection needs to be explicitly recognised or strengthened.	See new policy R1.	Yes	12994

Policy (if applicable)	Main Issues raised	Council Response	Was the Local Plan changed as a result?	Respondents' unique comment ID
Managing built heritage	Respondents called for specific attention to the deteriorating condition of Hastings Castle and its setting, arguing it represents an undervalued heritage asset and tourism opportunity. Calls for the plan to actively support the restoration of high-profile historic assets.	In support of draft local plan policies, a heritage and action plan has been produced. This is viewable in the draft local plan evidence base area.	Yes	13130, 12748
Site allocations for renewable energy production	Rother District Council would like to address renewable energy as a potential cross boundary matter.	Renewable energy will be covered in a forthcoming statement of common grounds between the authorities.	Yes	12971
General comments on new polices	Request for a policy on biodiversity net gain and urban greening.	See policies SC10 and SC13.	Yes	13095, 13012, 12323, 12393, 12695, 12739, 12659, 12697, 12699
General comments on new polices	Rother District Council, Wealden District Council and ESCC raised cross-boundary issues including the Housing Market Area definition, unmet housing need, strategic transport, coastal flood risk, and the need for ongoing collaboration on sites and policies of cross-boundary significance.	We have continued to discuss the potential to accommodate our unmet need at east Sussex County wide level. We are working jointly on transport and have utilised the county wide transport model. We have convened a cross-boundary group in relation to coastal flood risk on an east Sussex wide basis.	Yes	12818, 12819, 12821, 13148, 13160, 13169, 13204, 13260, 13261, 13262, 13263, 13265

Policy (if applicable)	Main Issues raised	Council Response	Was the Local Plan changed as a result?	Respondents' unique comment ID
		We continue to work on cross boundary site policies. For more information on cross boundary working see the interim duty to cooperate statement, on the draft local plan evidence page.		
	Request for policy on High Weald AONB	This is now covered in the re-drafted policy SP8 and the new policy SC9.	Yes	13038, 13039
General comments on new polices	Request for a specific policy to protect existing playing fields	This is covered in new policy SC14.	Yes	12636
General comments on new polices	Respondents called for the council to take a stronger stance against land banking, including use of compulsory purchase powers to unlock development sites. Concerns that reliance on the market is insufficient to deliver the plan's housing and regeneration ambitions.	Noted.	No	12148, 12988
Section 6: Monitoring and Review				
Monitoring and Review. Now 8.1 Monitoring Criteria for the local plan	Respondents highlighted the absence of baseline data and clear targets for monitoring	The monitoring targets have been updated.	Yes	12190, 12396, 12556, 12139, 12480, 12694

Policy (if applicable)	Main Issues raised	Council Response	Was the Local Plan changed as a result?	Respondents' unique comment ID
Monitoring and Review. Now 8.1 Monitoring Criteria for the local plan	Missing targets for biodiversity and natural environment noted by several respondents, include specific request for biodiversity net gain target.	The monitoring targets have been updated.	Yes	13053, 12613, 12537, 12398, 12906
Definition of Key Terms	Query on why the existing local plan glossary is more extensive	The glossary has been updated and will continue to be so until submission.	Yes	12399
Appendix 1: Site Allocation Schedule				
General Comments on allocations	Comments emphasise that allocation choices must be informed by an up to date, robust heritage evidence base, with clear method steps covering designated and non-designated assets, settings, archaeology, historic/townscape character, and (where appropriate) sifting out sites with unacceptable heritage impacts; Historic England's advice note on site allocations is cited.	Hastings Heritage Strategy and Action plan is now completed to support the local plan.	Yes	12482, 12842, 12843, 12844, 12845, 12849, 13247, 13251, 11982, 12744
General Comments on allocations	Respondents want allocation wording to consistently require avoidance of harm first, then mitigation/compensation, and to protect and enhance biodiversity, particularly where sites adjoin	Individual site allocation policy wording has been updated to ensure all relevant mitigation hierarchies are referenced where this is not covered by other policies of the plan.	Yes	12938, 13013, 13040, 13073, 13096

Policy (if applicable)	Main Issues raised	Council Response	Was the Local Plan changed as a result?	Respondents' unique comment ID
	LWS/LNR/ancient woodland—and to acknowledge priority habitats explicitly. Several comments also stress applying SFRA evidence, the sequential/exception tests, and avoiding development on green spaces and floodplains wherever possible.			
General Comments on allocations	There's a call for robust cumulative transport modelling of allocations, with particular attention to areas near the SRN (A21/Queensway Gateway); National Highways highlights FA3 as a case in point. Cross-boundary partners (notably Rother DC) flag general comments on allocation content/layout and the need to align with neighbouring growth.	A transport assessment has been produced to support the development of the local plan, this will be updated again before the next version of the plan as set out in the transport position statement. Relevant site allocation policies have been developed cooperatively.	Yes	13141, 12968, 12969, 12970, 13276, 13190
General Comments on allocations	Some representations propose additional or alternative sites and raise deliverability and phasing questions for specific locations.	Suite of proposed site allocations updated. Refer to HA1, EA1 and linked allocations.	Yes	12405, 12456, 12614, 12664, 12457, 12465
HL1 Site		The site has been completed.	No	12095, 12241, 12429, 12467, 12608, 12702,

Policy (if applicable)	Main Issues raised	Council Response	Was the Local Plan changed as a result?	Respondents' unique comment ID
				12762, 12939, 12972, 13014, 13055, 13097, 13161, 13243
HL2 Site		The site has been completed.	No	12103, 12372, 12421, 12439, 12610, 12640, 12973, 13057, 13162
HL3 Site		The site has been completed.	No	12449, 12611, 12974, 12109, 12346, 12431, 12464, 12650, 12715, 12918, 12942, 13018, 13063, 13222
HL4 Site	The site has a public right of way through the site which is not mentioned.	There is no recorded public right of way within the boundary.	Yes	13065
HL4 Site	The bus route serving Bodiam Drive offers a frequent service to Hastings town centre, via Hollington and Silverhill.	Comment noted	No	13225
HL7 Site		The site is under construction.	No	12086, 12104, 12341, 12422, 12440, 12644, 12913, 13058, 13100, 13138, 13213
HL9	There is concern that the site's location in Flood Zone 3 and	Site allocation policy updated (Policy HS2)	Yes	12914, 12943, 13015, 13101

Policy (if applicable)	Main Issues raised	Council Response	Was the Local Plan changed as a result?	Respondents' unique comment ID
	exposure to tidal conditions make the allocation risky and potentially undeliverable without significant mitigation			
HL9	There is concern that limited public transport, difficult access arrangements and existing parking pressures make the site challenging to serve sustainably.	Site allocation policy updated (Policy HS2)	Yes	12344, 12915, 13216
HL9	Respondents have concern that the proposed dense, housing led approach is inappropriate for a leisure-oriented site and may result in second homes or properties that do not meet local needs.	Site allocation policy updated (Policy HS2)	Yes	12707, 12914, 12915
HL9	There is concern that Southern Water infrastructure constraints and the need for coordinated planning with HL11 and FA4 complicate effective and deliverable site development.	Site allocation policy updated (Policy HS2)	Yes	12445, 12424, 13216, 12344
HL9	Respondents have concerns that development may adversely affect nearby protected sites (SPA/MCZ)	Site allocation policy updated (Policy HS2)	Yes	13060, 13101, 13015, 12099

Policy (if applicable)	Main Issues raised	Council Response	Was the Local Plan changed as a result?	Respondents' unique comment ID
	and undermine environmental or climate related commitments.			
HL9	Respondents raised concerns about the proposed use of leasehold tenure for houses on the HL9 Seaside Road site.	Site allocation policy updated (Policy HS2)	Yes	11984
HL11	Respondents raise significant concern about the site's location in Flood Zones 2 and 3, sea-level rise, storm surges, flood depth projections (up to 1–2m), and whether robust protection can realistically be achieved, questioning deliverability.	Site allocation policy updated (Policy HS11)	Yes	12381, 12919, 12941, 13019, 13104
HL11	Comments highlighting the site's proximity to key habitats, including the Beachy Head East Marine Conservation Zone and Dungeness/Romney Marsh/Rye Bay SPA, and request clearer assessment of ecological impacts.	Site allocation policy updated (Policy HS11)	Yes	13019, 13067, 13104
HL11	Respondents cite concerns about difficult road access near Bexhill Road/Filsham Road, and request improved station approaches, secure	Site allocation policy updated (Policy HS11)	Yes	12348, 12168, 13217

Policy (if applicable)	Main Issues raised	Council Response	Was the Local Plan changed as a result?	Respondents' unique comment ID
	cycle parking, and better public transport integration.			
HL11	Comments query why proposed housing numbers are low, seek clarity on the reduced site footprint, and emphasise that HL11 must be coordinated with HL9 and Area FA4.	Site allocation policy updated (Policy HS11)	Yes	12434, 12919, 13217
HL11	Respondents question suitability of mixed-use development in a constrained flood-risk area and ask for more clarity about acceptable uses and design expectations.	Site allocation policy updated (Policy HS11)	Yes	12434, 12941
HL11	Emphasise the need for safe, accessible pedestrian routes to the A259 bus corridor, and request infrastructure suitable for high-quality bus use.	Site allocation policy updated (Policy HS11)	Yes	13217
HL12	Respondents question whether the HL12 site can be safely developed due to unstable cliffs, historic structural issues, and doubts about achieving the originally suggested housing numbers.	Site allocation policy updated (Policy HS4)	Yes	12427, 12916

Policy (if applicable)	Main Issues raised	Council Response	Was the Local Plan changed as a result?	Respondents' unique comment ID
HL12	Respondents object to HL12 because the site lies entirely within the Caves Road Cliffs Local Wildlife Site, raising concerns about biodiversity loss and conflict with ecological policies.	Site allocation policy updated (Policy HS4)	Yes	13017, 13103
HL12	Some respondents argue HL12 should not be allocated until there is a comprehensive plan addressing wider flood risk and coastal erosion issues in Development Focus Area 4.	Site allocation policy updated (Policy HS4)	Yes	13017
HL12	Concerns were raised that the historic 117-unit permission is no longer valid and that the site cannot realistically accommodate such density, supporting the reduction to 30 units.	Site allocation policy updated (Policy HS4)	Yes	12427, 12916
HL12	Southern Water advises removing site-specific criteria because no sewer infrastructure crosses the site and there are no network capacity issues associated with HL12.	Site allocation policy updated (Policy HS4)	Yes	12448
HL12	Respondents note positive proximity to West St Leonards Station and bus routes but highlight that disabled	Site allocation policy updated (Policy HS4)	Yes	13219

Policy (if applicable)	Main Issues raised	Council Response	Was the Local Plan changed as a result?	Respondents' unique comment ID
	access to the station requires further consideration.			
HL14	The respondent accepts the principle of developing HL14 but raises concerns about relocating existing employment uses, uncertainties around creating acceptable site access, and suggests widening the Bexhill Road footway for better access to the Countryside Park.	Site allocation policy updated (Policy HS15)	Yes	12433
HL14	The respondent notes HL14 benefits from strong bus connectivity via the A259 but acknowledges that the site is no longer considered available for allocation.	Site allocation policy updated (Policy HS15)	Yes	13226
HL140 (Previously HL19)	Concerns about loss of green space, impacts on natural assets, wildlife, woodland, conservation areas, and alignment with climate goals.	Site allocation policy updated (Policy HS1)	Yes	12106, 12110, 12342, 13059
HL140 (Previously HL19)	Concerns about congestion, road safety, turning difficulties, emergency service delays, access challenges, and cross boundary traffic impact.	Site allocation policy updated (Policy HS1)	Yes	12110, 12374, 12977, 13215

Policy (if applicable)	Main Issues raised	Council Response	Was the Local Plan changed as a result?	Respondents' unique comment ID
HL140 (Previously HL19)	Comments questioning whether the site aligns with policy goals, whether it's sustainable, and whether amenities or infrastructure support development.	Site allocation policy updated (Policy HS1)	Yes	12342, 12374, 12977
HL140 (Previously HL19)	Comments specifically about water infrastructure, sewer capacity, and constraints imposed by utility infrastructure.	Site allocation policy updated (Policy HS1)	Yes	12444
HL21		Not taken forward	Yes	12092, 12101, 12111, 12143, 12339, 12369, 12418, 12466, 12638, 12763, 13056, 13098, 13211, 13244, 12426, 13218
HL22	Concerns about contamination, ground conditions, viability of housing numbers, and issues affecting deliverability.	Allocation reference HSS8, to be brought forward in accordance with the policies of the plan as set out in policy HA1.	Yes	12395
HL22	Comments relating to tree belts, environmental retention, and the limits of control over vegetation adjoining the site.	Allocation reference HSS8, to be brought forward in accordance with the policies of the plan as set out in policy HA1.	Yes	12396

Policy (if applicable)	Main Issues raised	Council Response	Was the Local Plan changed as a result?	Respondents' unique comment ID
HL22	Comments on pedestrian access, bus stops, safe crossings, and public transport connectivity.	Allocation reference HSS8, to be brought forward in accordance with the policies of the plan as set out in policy HA1.	Yes	13228
HL23 now HS16	The site is within 400 metres of Hastings bus station and the adjoining bus interchange, so offers excellent public transport connectivity subject to the provision of safe pedestrian crossing on Braybrooke Road.	Site allocation policy updated (Policy HS16)	<u>Yes</u>	13230
HL33 now HL159	Located next to St Leonard's Station, the site offers excellent public transport connectivity. Very frequent bus routes serve London Road, within 400 metres, running to key destinations.	Identified as an opportunity site in R3.	Yes	13227
HL35		The site has been completed.	Yes	12242, 12428, 12964, 13137, 13221, 13250
HL39	Advises adding a criterion to the site-specific development considerations due to sewer network capacity.	Site allocation policy updated (Policy HS6)	Yes	12453
HL39	Supports inclusion of cycle network links and asks the site brief to note	Site allocation policy updated (Policy HS6)	Yes	12963

Policy (if applicable)	Main Issues raised	Council Response	Was the Local Plan changed as a result?	Respondents' unique comment ID
	that a strategic walking & cycling route runs within the site and along the south boundary, with a requirement for development to contribute to its creation and management.			
HL39	Highlights that deciduous woodland priority habitat constitutes a large part of the site, indicating significant environmental constraints	Site allocation policy updated (Policy HS6)	Yes	13064
HL39	Notes potential for good pedestrian links to Ore railway station and outlines access to bus stops on Parker Road via Firtree Road and Fellows Road, with frequent services to Hastings town centre.	Site allocation policy updated (Policy HS6)	Yes	13224
HL40		The site is under construction	Yes	12451, 12612, 12965, 13223
HL55		Not taken forward	Yes	12102, 12371, 12419, 12432, 12639, 12765, 12967, 13099, 13212, 13245

Policy (if applicable)	Main Issues raised	Council Response	Was the Local Plan changed as a result?	Respondents' unique comment ID
HL63	Comments raise concerns that the site's location within the High Weald AONB would lead to significant landscape, biodiversity, and environmental impacts that must be fully considered.	Site allocation policy updated (Policy HS10)	Yes	12347, 13066
HL63	Highlight issues with walkability to local amenities while also noting the availability of nearby frequent bus services.	Site allocation policy updated (Policy HS10)	Yes	12347, 13229
HL63	Comments supporting development	Site allocation policy updated (Policy HS10)	Yes	12675
HL63	Comments from neighbouring authorities providing additional notes or pointing to attached details.	Site allocation policy updated (Policy HS10)	Yes	12978
HL80		The site has been completed	Yes	12340, 12420, 12437, 12975, 13163, 13246, 13290, 13291
HL84		Site not taken forward	Yes	12446, 13100
HL101 (Now TC15)	The respondent objects to any increase in building height on the HL101 site, welcomes improvements to roof appearance when viewed from West Hill, and states it is not	Identified as an opportunity site in R1.	Yes	12378

Policy (if applicable)	Main Issues raised	Council Response	Was the Local Plan changed as a result?	Respondents' unique comment ID
	the right time to reduce town-centre parking.			
HL63	The respondent raises concerns that HL101 lacks a Level 2 SFRA assessment, requires correct flood-risk statements, and should include references to flood zones and mitigation measures in line with national policy.	Identified as an opportunity site in R1.	Yes	12940
HL111	Respondents broadly support reusing the existing building on the HL111 site but raise concerns about the low number of units proposed, long-term site neglect, cliff stability, the inappropriateness of allowing demolition, and the need to address accessibility issues despite the site's strong public transport connections.	Site allocation policy updated (Policy HS12)	Yes	12435, 12921, 13231
HL113 (Now HL10 and HL13)	Respondents raise concerns over the loss of green space and playing fields, protection of mature and historic trees, heritage sensitivity, environmental constraints, and the site's poor public transport accessibility, arguing that	HL13 has been completed. HL10 has been taken forward as policy HS3.	Yes	12108, 12345, 12463, 12917, 13061, 13220, 13249

Policy (if applicable)	Main Issues raised	Council Response	Was the Local Plan changed as a result?	Respondents' unique comment ID
	development could damage local character, biodiversity, and sustainable movement.			
HL122		The site has been completed	Yes	12105, 12373, 12443, 12645, 12976, 13214
SIEA1	Respondents highlight major ecological concerns, including ancient woodland loss, impacts on LWS/SSSI sites, SSSI Impact Risk Zones, biodiversity protection, and the need for robust ecological assessment and mitigation.	Strategic areas have been carried forward into the new draft local plan. SIEA1 now includes 8 employment site allocations with individual policies in addition to the overarching approach to SIEA1 as a whole set out in policy EA1.	Yes	12096, 12704, 13020, 13054, 13068, 13105, 13178
SIEA1	Comments supporting employment allocations, transport/active travel improvements, cycle links, boundary/impact considerations, and funding/mitigation needs.	Strategic areas have been carried forward into the new draft local plan. SIEA1 now includes 8 employment site allocations with individual policies in addition to the overarching approach to SIEA1 as a whole set out in policy EA1.	Yes	12388, 12668, 12979, 13232
SIEA2	Comments concerning AONB impacts, woodland/ancient woodland, environmental constraints, biodiversity concerns, and ecological protections.	Strategic areas have been carried forward into the new draft local plan. SIEA2 now includes 3 employment site allocations with individual policies in addition to the	Yes	12357, 12980, 13069

Policy (if applicable)	Main Issues raised	Council Response	Was the Local Plan changed as a result?	Respondents' unique comment ID
		overarching approach to SIEA2 as a whole set out in policy EA1.		
SIEA2	Comments about traffic management, transport infrastructure, screening requirements, pollution protection, network capacity, public transport limitations, and development mitigation.	Strategic areas have been carried forward into the new draft local plan. SIEA2 now includes 3 employment site allocations with individual policies in addition to the overarching approach to SIEA2 as a whole set out in policy EA1.	Yes	12220, 12351, 12455, 13233
SIEA3	Comments concerning ancient woodland, LWS/LNR constraints, SSSI IRZ triggers, biodiversity protection, landfill risk, watercourses, catchment issues, and ecological safeguards.	Strategic areas have been carried forward into the new draft local plan. The overarching approach to SIEA3 as a whole set out in policy EA1.	Yes	12705, 12949, 13021, 13070, 13106, 13179
SIEA3	Comments relating to HGV management, traffic policy, public transport access, sustainable travel, and movement-related mitigation.	Strategic areas have been carried forward into the new draft local plan. The overarching approach to SIEA3 as a whole set out in policy EA1.	Yes	12088, 13234
SIEA4	Comments about land-use suitability, need for flood mitigation, shoreline/erosion concerns, SSSI/IRZ triggers, habitat risks, and environmental assessments.	Strategic areas have been carried forward into the new draft local plan. The overarching approach to SIEA4 as a whole set out in policy EA1.	Yes	12153, 12947, 13022, 13071

Policy (if applicable)	Main Issues raised	Council Response	Was the Local Plan changed as a result?	Respondents' unique comment ID
SIEA4	Comments supporting continued commercial/industrial use, local job creation, access improvements, bus/cycle/pedestrian connectivity, and site-tidying or redevelopment suggestions.	Strategic areas have been carried forward into the new draft local plan. The overarching approach to SIEA4 as a whole set out in policy EA1.	Yes	12436, 12895, 12920, 13202, 13235
SIEA5	Comments regarding contamination from previous use, SSSI IRZ triggers, and environmental constraints.	Strategic areas have been carried forward into the new draft local plan. The overarching approach to SIEA5 as a whole set out in policy EA1.	Yes	12950, 13072
SIEA5	Comments about access arrangements, sustainable travel improvements, strategic importance as a bus depot, and related infrastructure issues.	Strategic areas have been carried forward into the new draft local plan. The overarching approach to SIEA5 as a whole set out in policy EA1.	Yes	13203, 13236
HL58	Concerns that the site's proposed unit count is too high with difficult vehicular egress and some archaeological potential nearby.	Noted	No	12382, 13256
HL88	Respondent notes that HL88 has not been included as a proposed allocation site.	Noted	No	12438

Policy (if applicable)	Main Issues raised	Council Response	Was the Local Plan changed as a result?	Respondents' unique comment ID
HL30	Proposed capacity is viewed as unrealistic, and the site is of historic interest	Site allocation policy (HS20) updated.	Yes	12438
HL66	Noted as already having planning consent (with archaeological conditions) and should be clearly identified as such.	The site has been completed.	Yes	12948, 13258
HL81	Identified as having extant planning consent that should be clearly referenced to avoid confusion	The site is under construction.	Yes	12948
HL73	Has existing planning permission; site includes alluvial deposits and a 19th-century structure	Site allocation policy (HS53) updated.	Yes	12948, 13257
HL44	Contains a historic landfill and should explicitly require appropriate contamination mitigation.	The site is under construction.	Yes	12951
HL42	Comment saying small site near Ivyhouse Lane employment area with no expected cross-boundary impacts	Site allocation policy updated, now HS19.	Yes	12981
HL61	Previously permitted for 14 flats with a minor boundary mapping quirk; no major cross-boundary implications and general heritage notes provided.	Site not taken forward.	Yes	12982, 13248

Policy (if applicable)	Main Issues raised	Council Response	Was the Local Plan changed as a result?	Respondents' unique comment ID
HL78	No heritage constraints identified and below archaeological consultation thresholds	Site completed outside of plan period.	Yes	13252
HL104	Adjacent to a medieval area of archaeological note but too small to trigger consultation.	Site not taken forward.	Yes	13253
HL75	Near an 18th-century farmstead/trackway yet below archaeological consultation threshold.	Site completed outside of plan period.	Yes	13254
HL70	Adjacent to post-medieval settlement remains but does not currently meet archaeological consultation thresholds.	Site completed outside of plan period.	Yes	13255
HL111	Two 19th-century hospital buildings on site with possible caves beneath, but no designation requiring archaeological consultation.	Site allocation policy (HS12) updated.	Yes	13259
TC4	Includes comments about viability, flexibility in use mix, heritage considerations, building condition, design requirements, flood risk/SFRA	This site has not been taken forward as an opportunity site. Any future proposals for this site	Yes	12400, 12509, 12573, 12746, 12944, 13023, 13024, 13026, 13027, 13028, 13029, 13030,

Policy (if applicable)	Main Issues raised	Council Response	Was the Local Plan changed as a result?	Respondents' unique comment ID
	issues, and overall redevelopment approach.	would need to have regard to new Policy R1.		13031, 13032, 13033, 13034, 13035, 13157, 13237
TC4	Objections, and comments about transport, access, car-free requirements, cycle storage, car-club needs, and loading/servicing issues.	This site has not been taken forward as an opportunity site. Any future proposals for this site would need to have regard to new Policy R1	Yes	12409, 13197
TC5	Comments about townscape impact, height concerns, façade retention, and suggestions for residential reuse.	This site has not been taken forward as an opportunity site. Any future proposals for this site would need to have regard to new Policy R1	Yes	12411, 12577
TC5	Comments on access and deliveries (including alley use), pedestrian movement, and heritage/archaeological context.	This site has not been taken forward as an opportunity site. Any future proposals for this site would need to have regard to new Policy R1	Yes	12753, 13238
TC6	Comments focused on retaining the 1930s Post Office building, preserving attractive architectural features, and protecting items of historic importance (e.g., war memorial).	This site is now covered by policy HS7.	Yes	12362, 12468, 12758, 12454
TC6	Comments about pedestrian permeability, active travel, site	This site is now covered by policy HS7.	Yes	12334, 12406, 12414, 13207

Policy (if applicable)	Main Issues raised	Council Response	Was the Local Plan changed as a result?	Respondents' unique comment ID
	security, potential future uses (e.g., boutique hotel / conference centre), and Southern Water infrastructure considerations.			
TC7		This opportunity site is not being taken forward.	Yes	11998, 12049, 12100, 12235, 12329, 12358, 12487, 12490, 12754, 12280, 12015, 12706, 12401, 12966, 13208, 13239
TC9	Comments calling for reinstating/retaining public conveniences, creating green space instead of development, improving the town-sea connection, design quality expectations, and general concerns about the site's central role and character.	This site has not been taken forward as an opportunity site. Any future proposals for this site would need to have regard to new Policy R1	Yes	12094, 12233, 12335, 12415, 12759, 11960
	Comments relating to Southern Water infrastructure, flood risk requirements, blue-badge and loading access, pedestrian movement improvements, and archaeological/ANA context.	This site has not been taken forward as an opportunity site. Any future proposals for this site would need to have regard to new Policy R1	Yes	12423, 12946, 13158, 13199, 13241

Policy (if applicable)	Main Issues raised	Council Response	Was the Local Plan changed as a result?	Respondents' unique comment ID
TC10		This site has been developed.	Yes	12051, 12240, 12416, 12515, 12760, 12336, 13200, 13209
TC1	Comments about housing delivery, affordability, parking, and objections related to development scale or impacts.	This opportunity site is covered in new regeneration policy R1.	Yes	12228, 12407, 12512
TC1	Comments about transport, pedestrian routes, traffic flow, utilities, and general site design considerations.	This opportunity site is covered in new regeneration policy R1.	Yes	12228, 12331, 12394, 13206
TC2	Comments about the "town square," visual impact, landscaping, greening, masking views, and overall redesign needs.	This opportunity site is covered in new regeneration policy R1.	Yes	12169, 12230, 12408, 12742
TC2	Comments about bus/rail interchange, pedestrian safety, wayfinding, cycle/pedestrian routes, and service-related infrastructure.	This opportunity site is covered in new regeneration policy R1.	Yes	12397, 13205
TC3	Request to focus on redesigning the gateway area, improving the arrival	This opportunity site is covered in regeneration policy R1	Yes	12231, 12332, 12356, 12502, 12747

Policy (if applicable)	Main Issues raised	Council Response	Was the Local Plan changed as a result?	Respondents' unique comment ID
	experience, demolition/rebuild suggestions, height/scale concerns.			
TC3	Comment that express objection	This opportunity site is covered in regeneration policy R1	Yes	12410
TC8	Comments about preserving historic assets (Queen's Arcade, cinema façade), improving townscape, integrating with Wellington Square, managing height, and general design/form considerations.	This opportunity site is covered in regeneration policy R1	Yes	12140, 12236, 12333, 12360, 12412, 12757, 13240, 12338
TC8	Comments relating to water utility constraints, parking and access, pedestrian movement, flooding requirements, transport planning, plus general objections.	This opportunity site is covered in regeneration policy R1	Yes	12404, 12452, 12945, 13159, 13198
TC11	Comments about the future role of the site, including visitor information needs and questions about relocation of council functions.	This opportunity site is covered in regeneration policy R1	Yes	12368, 12761
TC11	Comments relating to parking, public transport accessibility, travel planning, car clubs, cycle parking, and environmental/heritage context.	This opportunity site is covered in regeneration policy R1	Yes	13201, 13210, 13242

Table 2: Table showing the matters raised on the Sustainability Appraisal

Matters raised	Council response	Respondents' unique comment ID
The comment supports the favourable SA scoring of Site HL59 and argues it should be allocated in the Local Plan due to its availability, suitability, and deliverability.	Noted, the updated SA has been made available for consultation, during the hastings local plan preferred options regulation 18 consultation 2026.	12460
The comment states that the SA options lack meaningful public input, limiting their usefulness, and suggests that clearer, consultation-based options are needed for a more effective assessment.	Noted, the updated SA has been made available for consultation, during the hastings local plan preferred options regulation 18 consultation 2026.	12648
The comment argues the SA is fundamentally flawed because it fails to identify reasonable alternatives, contradicts national guidance, and negatively affects development prospects in disadvantaged areas.	Noted, the updated SA has been made available for consultation, during the hastings local plan preferred options regulation 18 consultation 2026.	12709
The comment explains that a joint SA/SEA framework has been agreed between councils, providing consistent evidence and methodology for assessing sustainability impacts across both emerging Local Plans.	Noted, the updated SA has been made available for consultation, during the hastings local plan preferred options regulation 18 consultation 2026.	12983
The comment questions the need for separate SA assessment of individual sites when detailed site analysis is already undertaken within SHELAA,	Noted, the updated SA has been made available for consultation, during the hastings local plan preferred options regulation 18 consultation 2026.	12984

suggesting the SA site grading may be better integrated there.		
The comment highlights that the preferred mixed-use option for Ashdown House performed better in the SA but has not been reflected in the draft policy, contrary to the SA's findings.	Noted, the updated SA has been made available for consultation, during the hastings local plan preferred options regulation 18 consultation 2026	13292
The comment emphasises that the SA identifies clear sustainability benefits of including retail as part of the Ashdown House redevelopment and argues policy should be updated to allow a mixed-use scheme.	Noted, the updated SA has been made available for consultation, during the hastings local plan preferred options regulation 18 consultation 2026	13293

Table 3: Table showing the matters raised on the Sustainability Appraisal Technical Annex

Matters raised	Council response	Respondents' unique comment ID
The comment supports the favourable Sustainability Appraisal scoring of Site HL59 and argues it should be allocated in the Local Plan because it is available, suitable and deliverable.	Noted, the updated SA technical annex has been made available for consultation, during the hastings local plan preferred options regulation 18 consultation 2026	12461
The comment notes that several housing sites near the district boundary were removed at the Part 1 Screening stage and are not mapped in the main SA document, directing attention to specific concerns about sites HL82, HL87, HL94 and HL96.	Noted, the updated SA technical annex has been made available for consultation, during the hastings local plan preferred options regulation 18 consultation 2026	13283

4.0 Conclusions and Next Steps

This Consultation Statement demonstrates that Hastings Borough Council has met the requirements of Regulation 22(1)(c)(i)–(iv) by setting out who was invited to comment at Regulation 18, how they were invited, the main issues raised, and how these have informed the updated Draft Local Plan. The consultation has been carried out in accordance with the Council’s Statement of Community Involvement (SCI), using a wide range of methods to ensure accessible and meaningful engagement.

The Statement will be updated again following the Regulation 19 consultation in Summer 2026, to include the number of representations received under Regulation 20 and a summary of the issues raised. This final version will accompany the Submission Local Plan and be sent to the Secretary of State later in 2026 as part of the examination process.

Appendix 1: List of Bodies and Persons Invited to Make Comment

This Appendix clarifies for the 2021 Regulation 18 consultation, which bodies and persons were invited to make representations, in accordance with Regulation 22(1)(c)(i). The consultation was undertaken in winter 2021 in accordance with the Planning Inspectorate’s COVID-19 guidance. [\[Withdrawn\] Coronavirus \(COVID-19\) - Planning Inspectorate guidance - updated 3 March 2022 - GOV.UK](#)

Further information on the 2021 Regulation 18 consultation, including access to the draft Plan documents and Site Allocations Schedule, can be found on the [Hastings Borough Council website](#).

Table 4: Table showing the which bodies and persons were invited to make representation

Type of Respondent	Number Notified	Consultee
Statutory Consultee	42	Crown Estates Commissioners; Sport England ; Homes England; Health & Safety Executive; Highways England; Ministry Of Defence (MOD); Avison Young on behalf of National Gas Transmission; National Grid; Network Rail; Natural England, Sussex & Kent Team (area 14); Environment Agency; Historic England; UK Power Networks ; South East Coast Ambulance Service NHS Foundation Trust; Eastbourne, Hailsham & Seaford and Hastings & Rother CCGs (Clinical Commissioning Group); East Sussex Hospitals NHS Trust; NHS England - Sussex & Surrey Area Team; Southern Water; South East Water; Southern Gas Networks; Marine Management Organisation; Education & Skills Funding Agency (ESFA); East Sussex Fire and Rescue Service; Vodafone & O2; EE; Three; BT Openreach; Westfield Parish Council ; Fairlight Parish Council; Guestling Parish Council; Crowhurst Parish Council; Battle Town Council; Rother District Council; Wealden District Council; Eastbourne & Lewes District Council; Brighton & Hove Council; South Downs National Park Authority; East Sussex County Council; Civil Aviation Authority; Southern; Southeastern (Rail); Sussex Partnership NHS Foundation Trust
Business/ other	13	South East LEP Secretariat; Sussex & Surrey Police Headquarters; Department for Education; Friends, Families and Travellers; Optivo; Sussex Wildlife Trust; Hastings & St Leonards Seniors Forum (HSSF); Hastings & Rother Disability Forum; Hastings & Rother Rainbow Alliance; Citizens Advice; St Leonards Town Team; East Sussex College Group; Locate East Sussex
Individuals	c.400	Nearly 400 individuals were directly invited to comment on the draft Regulation 18 Plan in 2021.

Type of Respondent	Number Notified	Consultee
Total	c.455	

Appendix 2: How Bodies and Persons were Invited to Comment

This appendix demonstrates the range of notification methods used by Hastings Borough Council to publicise and support the Hastings Local Plan Regulation 18 Consultation (2021). In accordance with statutory requirements and the Council's Statement of Community Involvement (SCI), a variety of communication methods were employed to ensure that residents, stakeholders, and organisations were fully informed about the consultation and had accessible routes to respond. The materials included digital communications, printed notices, targeted correspondence, social media messaging, and website-based promotion. Together, these approaches aimed to maximise awareness, reach diverse audiences, and provide clear guidance on how to engage with the consultation process during a period affected by COVID-19 restrictions.

Figures: Notification Material Provided

- Figure 1 – Email sent out to inform those on the mailing list that the regulation 18 consultation has begun and the details to respond.
- Figure 2 – Letter sent out to inform those on the mailing list that the regulation 18 consultation has begun and the details to respond.
- Figure 3 – Consultation Response Form to fill out to respond to the regulation 18 consultation (2021) (Front/Back cover).
- Figure 4 – Consultation Response Form to fill out to respond to the regulation 18 consultation (2021) (Pages 2/3).
- Figure 5 – Website banner on the [hastings.gov.uk](https://www.hastings.gov.uk) website to advertise the regulation 18 consultation being out for consultation.
- Figure 6 – Social media post for 2021 Hastings Borough Council Reg 18 consultation
- Figure 7 – Social media post (Instagram) for 2021 Hastings Borough Council Reg 18 consultation.
- Figure 8 – Newspaper article promoting the Hastings Borough Council Regulation 18 consultation.
- Figure 9 – Public Notice for the Hastings Borough Council Regulation 18 consultation.
- Figure 10 – Notification material detailing the adapted consultation procedures required during the COVID-19 pandemic.

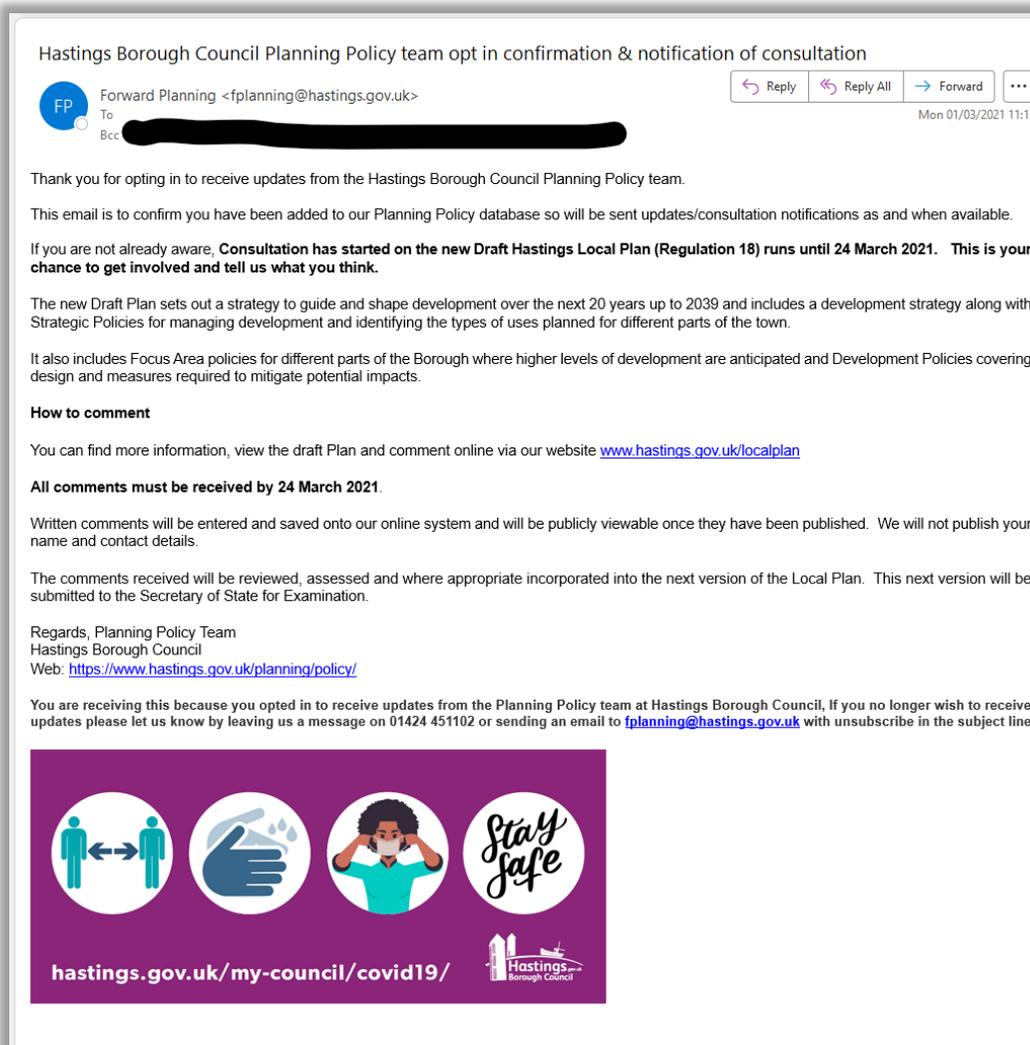


Figure 1- Email sent out to inform those on the mailing list that the regulation 18 consultation has begun and the details to respond

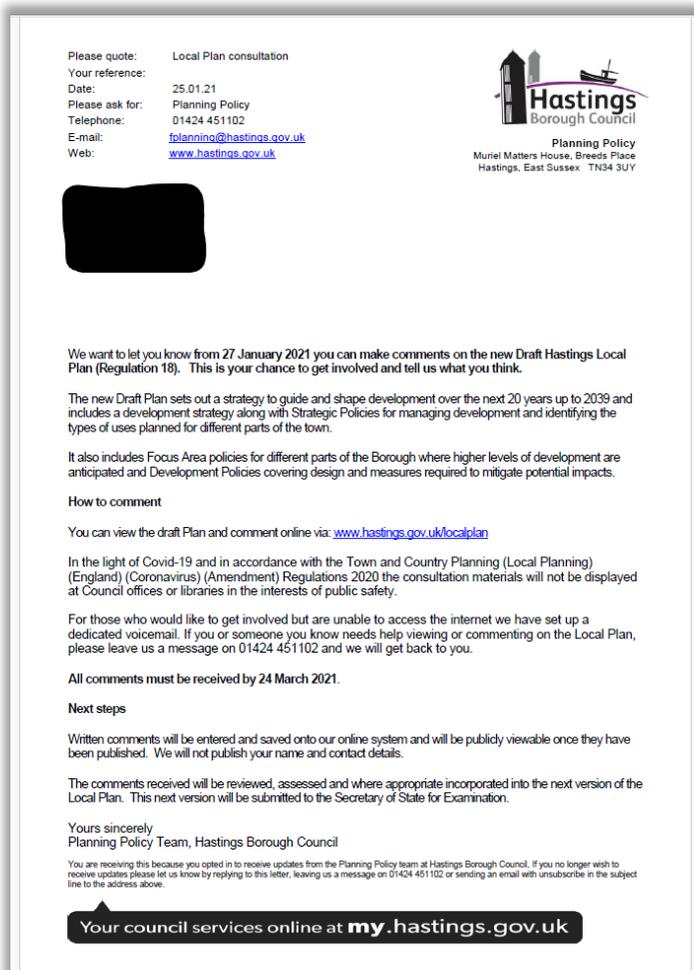
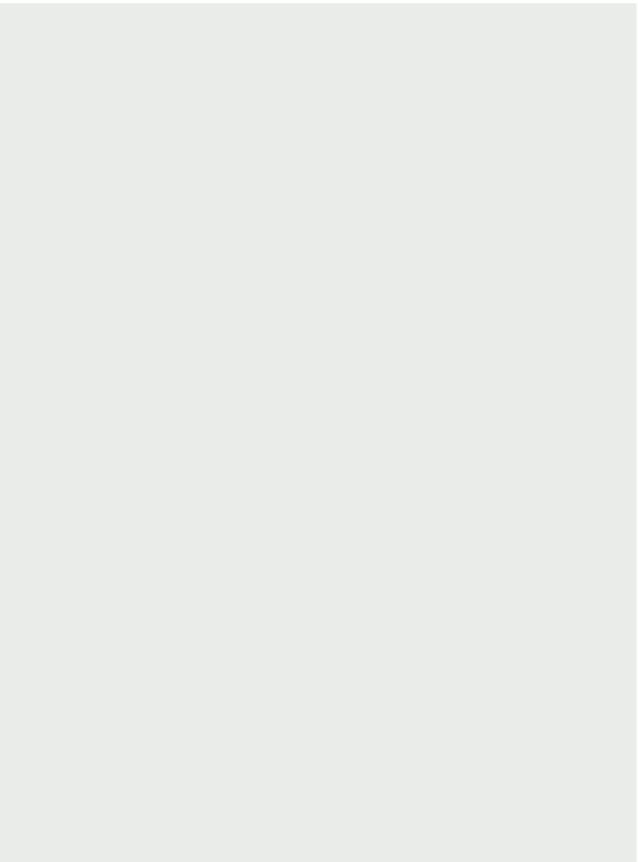


Figure 2- Letter sent out to inform those on the mailing list that the regulation 18 consultation has begun and the details to respond



Tell us what you think

Hastings Local Plan Consultation Draft (Regulation 18), Winter 2020/21

Completed forms should be sent to:

Planning Policy team
 Hastings Borough Council
 Muriel Matters House
 Breeds Place
 HASTINGS
 East Sussex
 TN34 3UY

Copies may be scanned and emailed to fplanning@hastings.gov.uk
 Closing date: **Wednesday 24 March**

Comments can also be made through the Council's online consultation system, accessed through www.hastings.gov.uk/localplan

This form has two parts:

Part A – Personal Details
Part B – Your Comment(s).

Please fill in a separate 'Part B' for each comment you wish to make.

Written comments will be entered and saved onto our online system and will be publicly viewable once they have been published. We will not publish your name and contact details.

The information collected will be processed in accordance with the General Data Protection Regulations 2018. Our privacy notice is available to view on our website: <https://www.hastings.gov.uk/privacy/notices/planning-policy/>

For office use only, Hastings Local Plan Consultation Draft (Regulation 18), Winter 2020/21

Date rec JDI ref ID Rep Consultee Agent

www.hastings.gov.uk



Figure 3- Consultation Response Form to fill out to respond to the regulation 18 consultation (2021) (Front/Back cover)

Part A

1. Personal Details*
*If an agent is appointed, please complete only the Title, Name and Organisation of the client's details below and supply Agent information in 2.

Title		
First Name		
Last Name		
Job Title (where relevant)		
Organisation (where relevant)		
Address Line 1		
Address Line 2		
Address Line 3		
Address Line 4		
Postcode		
Email address		

2. Agent's Details
(if applicable)

3. Do you wish to be notified of:

a) The next consultation stage (Regulation 19) of the Hastings Local Plan

Yes No

b) Future Planning Policy general news and consultations

Yes No

We will contact you by email if you have provided an email address above.

Part B

If you are commenting on multiple parts of the Plan, please use a separate sheet for each comment*

Sheet 1 of

*Please mark in the box above how many additional 'Part B' sheets you are using, and return them securely attached to Part A. Please label each new sheet 'part B' and clearly indicate which element of the Plan you are commenting upon.

Name or organisation: _____

4. Which part of the Plan does this comment relate to?

paragraph number policy number section

5. Please provide your comments in the box below. Remember to tell us how you want to see the plan changed and why?

Figure 4 - Consultation Response Form to fill out to respond to the regulation 18 consultation (2021) (Pages 2/3)

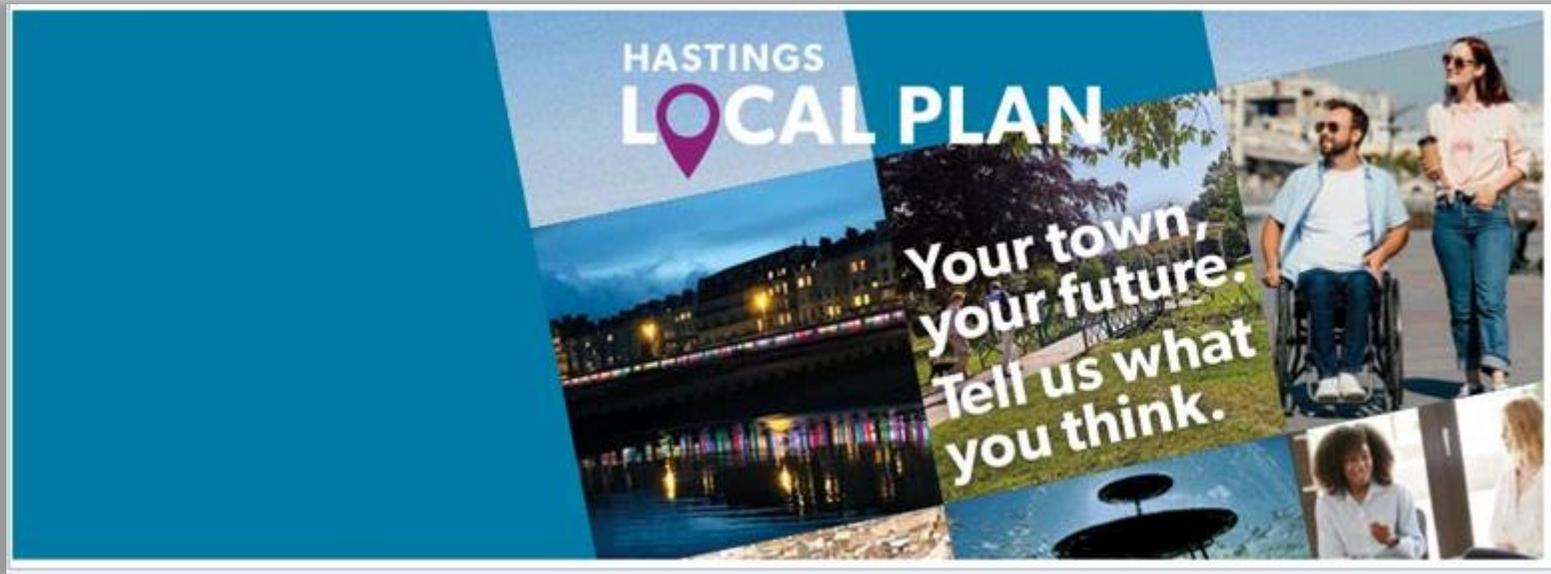


Figure 5- Website banner on the [hastings.gov.uk](https://www.hastings.gov.uk) website to advertise the regulation 18 consultation being out for consultation.



Figure 6 - Social media post for 2021 Hastings Borough Council Reg 18 consultation



Figure 7 - Social media post (Instagram) for 2021 Hastings Borough Council Reg 18 consultation

Opinion

The Borough Leader

with
Cllr Kim Forward



Important plans still can be laid

Covid-19 continues to dominate our lives, and although the number of new cases locally has begun to slow, the virus rate remains very high and, sadly, the local death rate is also very high.

Our thoughts are with all those who have lost loved ones.

The Conquest Hospital, like many more across the country, is stretched to capacity and our continued thanks go to all the front-line workers. Please remember that we must stay at home unless we have an essential reason for going out. We can show our care for each other by doing this and by keeping our distance from others, covering our faces and washing our hands.

It is good news that the vaccination programme is underway here in Hastings and our thanks to Dr Fox and his team for leading the community vaccination programme at King's Church as well as to everyone involved in the vaccination of health and social care workers at the Conquest hospital. I know we are all looking forward to being contacted with an appointment time. It is important that we continue to follow the rules even after

receiving a vaccination as you could still pass the virus on to others.

We are now paying grants to businesses across the town required to close as a result of the current national lockdown. Those businesses who have previously applied for and received the November lockdown and Local Restriction Support Grants do not need to re-apply as they will automatically receive these new payments if they are eligible. The council is using a fast payment system, so funding should be in bank accounts within two hours of being ratified.

The council began paying the grants as soon as guidance and funding were received from the government which was some time after the announcement and the delay was frustrating for all involved.

This is an important time for two big pieces of work locally, both of which could impact on our town for many years to come, the Local Plan and the Town Investment Plan.

The Local Plan is the document that manages the future development of land and buildings in our town until 2039. The plan will include several important themes that will help achieve a thriving future for Hastings, with better

prospects for all. These themes include plans for quality housing within well designed neighbourhoods, the provision of sustainable transport links and infrastructure that assists with the growth of businesses, a boost for the local economy and offers new skills and job opportunities for residents.

The plan also has a role in helping to protect the environment and tackling climate change ensuring we work towards carbon neutrality by 2030.

The draft plan will be published next week, and we would like everyone with an interest in Hastings to look at it and share their thoughts and comments. You can find more information at www.myhastings.gov.uk

Next week the Town Deal Board will submit the 'Town Investment Plan', which we hope will unlock £25m of investment in and around our town centre. Look out for more exciting news on this over the next few weeks.

We remain very concerned about the most vulnerable in our community and the disproportionate impact that this pandemic is having on them. We are proud to be one of the only councils still

providing 100% council tax relief for those most in need and we will continue to do this.

It was good to see that there was no opposition to the call in Parliament for the extra £20 a week being paid out in universal credit to be extended beyond the end of March. It is essential that the government do the right thing and keep this lifeline for the six million people on low incomes or out of work.

There are concerns about the standard of free school meals being provided to our children and worries about provision through the holidays. Again, the government must do the right thing and ensure our children are properly nourished.

Finally, this year's Holocaust Memorial Day event will take place virtually. It will be launched at 1100 on International Holocaust Memorial Day Wednesday January 27th and remain available to view on our website afterwards. It has been organised by Dr Shelley Katz with the support of Hastings Borough Council. The theme is 'Be the light in the darkness.'

Let us all come together to remember and pledge to be the light in the darkness.

Figure 8 - Newspaper article promoting the Hastings Borough Council Regulation 18 consultation

**Planning and Compulsory Purchase Act 2004,
The Town and Country Planning (Local Planning)
(England) Regulations 2012 (as amended),
Local Plan Consultation**

**Hastings Local Plan, Consultation Draft (Regulation 18),
Winter 2020/21**

The Council is preparing a new Local Plan. The draft Local Plan sets out a twenty-year strategy for managing and directing development and growth, including locations for new homes and jobs. The draft Local Plan also has a role in helping to protect the environment and tackling climate change.

The purpose of this consultation is to enable people to submit comments and suggest changes to the contents of the draft Local Plan.

The comments received will be reviewed, assessed, and where appropriate incorporated into the next version of the Local Plan. This next version will be submitted to the Secretary of State for examination, with a provisional date of Winter 2021/22.

The consultation will run for eight weeks. From **Wednesday 27 January 2021**, the draft Local Plan and supporting documents, including full details of how to get involved and submit comments will be available to view and download from Hastings Borough Council's website, (www.hastings.gov.uk/localplan).

In the light of Covid-19 and in accordance with the Town and Country Planning (Local Planning) (England) (Coronavirus) (Amendment) Regulations 2020 the consultation materials will not be displayed at Council offices and libraries in the interests of public safety. If you do not have internet access and need help viewing or commenting on the Local Plan or if you are aware of anyone in these circumstances, please leave a message on voicemail **01424 451102**

The consultation closes on **Wednesday 24 March 2021**.



Figure 10 – Notification material detailing the adapted consultation procedures required during the COVID-19 pandemic

Appendix 3: List of Bodies and Persons who responded to the Regulation 18 2021 consultation

This appendix provides two tables. The first table lists all individuals and organisations who submitted comment on the 2021 Regulation 18 consultation draft of the Local Plan. It identifies 153 respondents and their 1239 unique comment ID numbers, which can be cross-referenced with the main report to review the issues raised. The second table lists the five respondents who submitted comments on the Sustainability Appraisal and Technical Appraisal, together with their seven associated unique comment ID numbers.

Table 5: Table showing all the respondents to the regulation 2021 consultation and the unique IDs of their comments

Number	Respondent	Comment IDs	Comment Count
1	Anna Sabin	12771, 12772, 12773, 12774, 12775, 12776, 12777, 12778, 12779, 12780, 12781, 12782, 12783, 12784, 12785, 12786, 12787, 12788, 12789, 12790, 12791, 12792, 12793, 12794, 12795, 12796, 12797, 12798, 12799, 12800, 12801, 12802, 12803, 12804, 12805, 12806, 12807, 12808, 12809, 12810, 12811, 12812, 12813, 12814, 12815, 12816, 12817	47
2	Antiquity Limited	12215, 12667, 12668	3
3	Chris Joyce	12695	1
4	Chris Lewcock	12216, 12218, 12219, 12221, 12222, 12226, 12232, 12234, 12238, 12239, 12243, 12245, 12246, 12247, 12248, 12249, 12251, 12257, 12258, 12259, 12260, 12261, 12262, 12264, 12267, 12278, 12289, 12296, 12303, 12322, 12324, 12326, 12328, 12330, 12383, 12384, 12387, 12390, 12392, 12396, 12398, 12399, 12402, 12405, 12407, 12408, 12409, 12410, 12411, 12412, 12414, 12415, 12416, 12418, 12419, 12420, 12421, 12422, 12424, 12426, 12427, 12428, 12431, 12433, 12434, 12435, 12436, 12438, 12441, 12442, 12452, 12660, 12662, 12664, 12666	75
5	Cllr. Andrew Patmore	11984	1
6	Dr Simon Barker	12095, 12096, 12097, 12098, 12209, 12210, 12211	7
7	East Sussex County Council	13145, 13146, 13147, 13148, 13149, 13150, 13151, 13152, 13153, 13154, 13155, 13156, 13157, 13158, 13159, 13160, 13161, 13162, 13163, 13164, 13165, 13166, 13167, 13168, 13169, 13170, 13171, 13172, 13173, 13174, 13175, 13176, 13177, 13178, 13179, 13180, 13181, 13182, 13183, 13184, 13185, 13186, 13187, 13188, 13189, 13190, 13191, 13192,	115

Number	Respondent	Comment IDs	Comment Count
		13193, 13194, 13195, 13196, 13197, 13198, 13199, 13200, 13201, 13202, 13203, 13204, 13205, 13206, 13207, 13208, 13209, 13210, 13211, 13212, 13213, 13214, 13215, 13216, 13217, 13218, 13219, 13220, 13221, 13222, 13223, 13224, 13225, 13226, 13227, 13228, 13229, 13230, 13231, 13232, 13233, 13234, 13235, 13236, 13237, 13238, 13239, 13240, 13241, 13242, 13243, 13244, 13245, 13246, 13247, 13248, 13249, 13250, 13251, 13252, 13253, 13254, 13255, 13256, 13257, 13258, 13259	
8	Environment Agency	12926, 12927, 12928, 12929, 12930, 12931, 12932, 12933, 12934, 12935, 12936, 12937, 12938, 12939, 12940, 12941, 12942, 12943, 12944, 12945, 12946, 12947, 12948, 12949, 12950, 12951	26
9	FFBusiness solutions	12070	1
10	Falaise Bowls Association Ltd	12141	1
11	Friends of Combe Valley	12856, 12857, 12858, 12859, 12860, 12861, 12862, 12863, 12864, 12865, 12866, 12867, 12868, 12869, 12870, 12871, 12872, 12873, 12874, 12875, 12876, 12877, 12878, 12879, 12880, 12881, 12882, 12883, 12884, 12885, 12886, 12887, 12888, 12889, 12890, 12891, 12892, 12893, 12894, 12895, 12896, 12897, 12898, 12899, 12900, 12901, 12902, 12903, 12904, 12905, 12906	51
12	Guestling Parish Council	12220, 12661	2
13	Hastings Badger Protection Society	12766	1
14	Hastings Planning and Heritage Watchdog	12357, 12381, 12462, 12463, 12464, 12466, 12467, 12468, 12487, 12502, 12509, 12512, 12515, 12523, 12613, 12620	16
15	Hastings Sustainable Transport Forum (HSTF)	12952, 12953, 12954, 12955, 12956	5

Number	Respondent	Comment IDs	Comment Count
16	Hastings Urban Bikes (HUB)	12957, 12958, 12959, 12960, 12961, 12962, 12963, 12964, 12965, 12966, 12967	11
17	Hastings Urban Design Group	12739, 12744, 12748, 12755	4
18	Hastings and Rother Sports Trust	12030	1
19	Heart of Hastings	12985, 12986, 12987, 12988, 12989, 12990, 12991, 12992, 12993, 12994	10
20	High Weald AONB Unit	12769, 12770	2
21	Highways England	13139, 13140, 13141, 13142, 13143, 13144	6
22	Historic England	12836, 12837, 12838, 12839, 12840, 12841, 12842, 12843, 12844, 12845, 12846, 12847, 12848, 12849, 12850, 12851	16
23	Home Builders Federation	12822, 12823, 12824, 12825, 12826, 12827, 12828, 12829, 12830, 12831, 12832, 12833, 12834, 12835	14
24	Mrs L A Dawes	12191, 12192, 12193	3
25	Julia Hilton	11949, 12718, 12720, 12721, 12722, 12723, 12724, 12725, 12726, 12729, 12733	11
26	Laura Mucha	12174, 12175, 12176, 12177, 12178, 12179, 12182, 12183, 12184, 12185, 12186, 12187, 12188, 12189, 12190	15
27	Laurence Keeley	13135	1
28	Local Knowledge Tours	12031	1
29	MMO	12227, 12229, 12237	3
30	Miss ANNETTE VALLANCE	11985, 12180, 12181	3
31	Miss Amanda Jobson	12214	1
32	Miss Caroline Meaden	12142, 12203, 12204	3

Number	Respondent	Comment IDs	Comment Count
33	Miss Clare mitchell	12319, 12329	2
34	Miss Gabriella Pettitt	12063, 12064, 12065, 12066, 12067, 12068, 12069	7
35	Miss Jessica Gillespie	12040	1
36	Miss Julia Brown	12711, 12712, 12716	3
37	Miss Penelope Beale	13073, 13074, 13075, 13076, 13077	5
38	Miss Tracey Tiltman	12727, 12728, 12730, 12731, 12732, 12734, 12735, 12736, 12737, 12743, 12751, 12752	12
39	Mr Ian Walton	12094	1
40	Mr Adam Barton	12111	1
41	Mr Alan Watton	12034	1
42	Mr Andrew Colquhoun	12058	1
43	Mr Andrew Moore	12026, 12027, 12028, 12029	4
44	Mr Andy Cutts	12089, 12090, 12091	3
45	Mr Ben Pacey	12266, 12272, 12274, 12275, 12276, 12282, 12285, 12287, 12293, 12295, 12297, 12298, 12514, 12516, 12525, 12540, 12546, 12557, 12558, 12569, 12580, 12584, 12587, 12589, 12590, 12592, 12595, 12685, 12686, 12687, 12688, 12689, 12692, 12693, 12694	35
46	Mr Bernard McGinley	12706, 12707, 12742, 12746, 12747, 12753, 12754, 12757, 12758, 12759, 12760, 12761, 12762, 12763, 12765	15
47	Mr Christopher Cackett	12110	1
48	Mr Christopher Hurrell	12011, 12012, 12013, 12014, 12016, 12017, 12018, 12024, 12025	9
49	Mr Colin Gorridge	12045	1
50	Mr Colin Simmons	12465	1

Number	Respondent	Comment IDs	Comment Count
51	Mr David Roberts	12171, 12172, 12173, 12624, 12626	5
52	Mr Derek Hill	12566, 12578, 12581	3
53	Mr Ernest Cady	12513, 12521, 12522, 12531, 12538, 12541, 12543, 12545, 12548	9
54	Mr Fred Courtney Bennett	12033	1
55	Mr Gareth Wildig	12212, 12223, 12224, 12225, 12254, 12255, 12256	7
56	Mr Gary Farley	12055	1
57	Mr Geoffrey Sapsford	12481, 12486	2
58	Mr Graham Seaton	11986, 11987, 11988, 11989, 11990, 11991, 11992, 11993, 11994, 11995, 11996, 11997	12
59	Mr Guy De Simon	11962	1
60	Mr Ian Gillespie	12042, 12043	2
61	Mr John Busbridge	12607, 12609	2
62	Mr Jack Coleman	12035	1
63	Mr Jamie Pooley	12092	1
64	Mr Jeremy Adley	12205, 12206	2
65	Mr Jim Breeds	12469, 12470, 12471, 12472, 12473, 12474, 12475, 12476, 12477, 12478, 12479, 12480, 12482, 12485	14
66	Mr Joe Lamb	12044	1
67	Mr John Dyas	12673, 12676, 12678, 12681, 12683, 12684, 12690, 12691, 12696, 12700, 12703	11
68	Mr John Hibberd	12228, 12230, 12231, 12233, 12235, 12236, 12240, 12241, 12242, 12244, 12250, 12252, 12253, 12628, 12631	15
69	Mr John Morgan	12046	1
70	Mr Jonathan Penson	12112, 12113, 12114, 12115, 12116, 12117, 12118, 12119, 12120, 12121, 12122, 12123, 12124, 12125, 12126, 12127, 12128, 12129, 12130, 12131, 12132, 12133, 12134, 12135, 12136, 12137, 12138, 12139, 12140, 12199	30

Number	Respondent	Comment IDs	Comment Count
71	Mr Jonathan White	12280	1
72	Mr Mark Seymour	12049	1
73	Mr Neil Jeffries	12059, 12060, 12061, 12062	4
74	Mr Nick Andrews	12052, 12053	2
75	Mr Nick Chitty	12277, 12279, 12281, 12283, 12284, 12286, 12288, 12290, 12291, 12292, 12294, 12299, 12300, 12301, 12302, 12304, 12305, 12306, 12307, 12308, 12309, 12310, 12311, 12312, 12313, 12314, 12315, 12316, 12317, 12318, 12320, 12321, 12323, 12325, 12327, 12331, 12332, 12333, 12334, 12335, 12336, 12339, 12340, 12341, 12342, 12344, 12345, 12346, 12347, 12348, 12351	51
76	Mr PETER FINCH	12047	1
77	Mr Paul Foster	12560, 12561, 12562, 12567, 12570, 12571, 12572, 12574, 12576, 12583, 12588, 12591, 12593, 12594, 12600, 12601, 12602, 12603, 12604, 12605, 12606, 12608, 12610, 12611, 12612	25
78	Mr Peter Aldridge	12032	1
79	Mr Philip Hadland	12093	1
80	Mr Richard Street	12048	1
81	Mr Robert Sorrenti	12071	1
82	Mr Rod Webb	12144, 12145, 12146, 12147, 12148, 12149, 12150, 12151, 12152, 12154, 12155, 12156, 12157, 12158, 12159, 12160, 12161, 12162	18
83	Mr Ryan Hoadley	12057	1
84	Mr Thomas Mucha	12529, 12532, 12539, 12547, 12551, 12552, 12553, 12556	8
85	Mr Tim Allen	12217	1
86	Mr William Montgomery	12708, 12715	2
87	Mr gordon Russell	12710, 12713, 12714, 12717, 12719, 12738, 12740, 12745, 12750, 12756	10

Number	Respondent	Comment IDs	Comment Count
88	Mr Jeremy Ebdon	12490	1
89	Mr. Eric Hardwick	11981, 11982	2
90	Mrs Anita Reece	12263	1
91	Mrs Anne Chapman	12767, 12768	2
92	Mrs Charmaine Hill	12559, 12563, 12564, 12568, 12573, 12575, 12577, 12579, 12582	9
93	Mrs Emily Cooper	12051	1
94	Mrs Eve Montgomery	12749, 12764	2
95	Mrs Jennifer Schilcher	12056	1
96	Mrs Joanna Pavitt	12050	1
97	Mrs Jolene Pont	11999, 12000, 12001, 12002, 12003, 12004, 12005, 12006, 12007, 12008, 12009, 12010	12
98	Mrs Judith Monk	11952, 11953, 11954, 11955, 11956, 11957, 11958	7
99	Mrs June Winbush	12208	1
100	Mrs Kate Woolley	12084	1
101	Mrs Mary Crick	12054	1
102	Mrs Justine Mckellar	12637, 12641, 12642, 12643, 12647, 12649, 12652	7
103	Ms Bea Rogers	12015, 12019, 12020, 12021, 12022, 12023	6
104	Ms Bryony Young	12087, 12088	2
105	Ms Catherine Robinson	12555	1
106	Ms Deirdre Daly	11965, 11966, 11967, 11968, 11969, 11970, 11971, 11972, 11973, 11974, 11975, 11976, 11977, 11978, 11979	15
107	Ms Diane Humphreys	12207	1

Number	Respondent	Comment IDs	Comment Count
108	Ms Francesca Hill	12499, 12506, 12508, 12511, 12517, 12518, 12519, 12526, 12527, 12530, 12533, 12534, 12536, 12542, 12544, 12549, 12550, 12554	18
109	Ms Helen Howes	12080, 12081, 12082, 12083	4
110	Ms Jane Packman	12585, 12586, 12596, 12597, 12598, 12599, 12615, 12616, 12617, 12618, 12621, 12622, 12623, 12625, 12697, 12698, 12699	17
111	Ms Linda Harding	12213	1
112	Ms Louise Oram	11950	1
113	Ms Mae Dewsbury	12265, 12268, 12269, 12270, 12271, 12273	6
114	Ms Marybeth Haas	12099, 12100, 12101, 12102, 12103, 12104, 12105, 12106, 12107, 12108, 12109	11
115	Ms Nicole Collomb	12488, 12489, 12491, 12492, 12493, 12494, 12495, 12496, 12497, 12498, 12500, 12501, 12503, 12504, 12505, 12507, 12510, 12520, 12528, 12535, 12537, 12619	22
116	N Barrett	12036, 12037, 12038, 12039, 12041, 12072, 12073, 12074, 12075, 12076, 12077, 12078, 12079	13
117	Naomi Robinson	12201, 12202	2
118	Natural England	13036, 13037, 13038, 13039, 13040, 13041, 13042, 13043, 13044, 13045, 13046, 13047, 13048, 13049, 13050, 13051, 13052, 13053, 13054, 13055, 13056, 13057, 13058, 13059, 13060, 13061, 13062, 13063, 13064, 13065, 13066, 13067, 13068, 13069, 13070, 13071, 13072	37
119	Network Rail	13136, 13137, 13138	3
120	Old Hastings Preservation Society	12337, 12338, 12343, 12349, 12350, 12352, 12355, 12356, 12358, 12360, 12362, 12368, 12369, 12371, 12372, 12373, 12374, 12378, 12382	19
121	Peter Bolwell	11959, 11960, 11961	3
122	Planning Resolution Ltd	12395	1
123	Railfuture	13107, 13108, 13109, 13110, 13111, 13112, 13113, 13114, 13115, 13116, 13117, 13118, 13119, 13120, 13121	15

Number	Respondent	Comment IDs	Comment Count
124	Rother District Council	12968, 12969, 12970, 12971, 12972, 12973, 12974, 12975, 12976, 12977, 12978, 12979, 12980, 12981, 12982, 13260, 13261, 13262, 13263, 13264, 13265, 13266, 13267, 13268, 13269, 13270, 13271, 13272, 13273, 13274, 13275, 13276, 13277, 13278, 13279, 13280, 13281	37
125	Sea Change Sussex	12359, 12363, 12364, 12366, 12367, 12370, 12375, 12376, 12377, 12379, 12380, 12385, 12386, 12388, 12393	15
126	Southeast Communities Rail Partnership	12163, 12164, 12165, 12166, 12167, 12168, 12169, 12170	8
127	Southern Water	12389, 12391, 12394, 12397, 12400, 12401, 12404, 12406, 12423, 12429, 12432, 12437, 12439, 12440, 12443, 12444, 12445, 12446, 12448, 12449, 12451, 12453, 12455, 12459, 12633	25
128	Sport England	12627, 12629, 12630, 12632, 12634, 12635, 12636, 12638, 12639, 12640, 12644, 12645, 12646, 12650, 12651	15
129	Steve Rodrick	13122, 13123, 13124, 13125, 13126, 13127, 13128, 13129, 13130, 13131, 13132, 13133, 13134	13
130	Sussex Police	12907, 12908, 12909, 12910, 12911, 12912	6
131	Sussex Wildlife Trust	13078, 13079, 13080, 13081, 13082, 13083, 13084, 13085, 13086, 13087, 13088, 13089, 13090, 13091, 13092, 13093, 13094, 13095, 13096, 13097, 13098, 13099, 13100, 13101, 13102, 13103, 13104, 13105, 13106	29
132	The British Horse Society	12085	1
133	The Woodland Trust	12665, 12672, 12674, 12677, 12679, 12680, 12682, 12701, 12702, 12704, 12705	11
134	Town and Country Planning Solutions	12143, 12153	2
135	Vanessa Fulkes	11998	1
136	Wealden District Council	12818, 12819, 12820, 12821	4

Number	Respondent	Comment IDs	Comment Count
137	West St Leonards Forum	12913, 12914, 12915, 12916, 12917, 12918, 12919, 12920, 12921, 12922, 12923, 12924, 12925	13
138	Ms Nicola Loftin	12565	1
139	Mr Neil Holdsworth	12194, 12195, 12196, 12197, 12198, 12200	6
140	Mr Nigel Inwood	12365, 12413	2
141	Mrs Lynda Foy	11964	1
142	Simon Richard	11951	1
143	Simon Lee	11963	1
144	Mrs Vairavan Valliammai Agent: APE Ltd	12353, 12361, 12403, 12425, 12430, 12483, 12484, 12614,	8
145	DKSS Holdings Ltd Agent: Planning Resolution Ltd	12447, 12450, 12454, 12456, 12457, 12458,	6
146	Bourne Leisure Ltd Agent: Lichfields	12653, 12654, 12655, 12656, 12657, 12658,	6
147	Neame Sutton Agent: Neame Sutton	12659,	1
148	HSWTGG Residents Association	12086	1
149	William Ackroyd	12852, 12853, 12854, 12855	4
150	Sussex Ornithological Society	12995, 12996, 12997, 12998, 12999, 13000, 13001, 13002, 13003, 13004, 13005, 13006, 13007, 13008, 13009, 13010, 13011, 13012, 13013, 13014, 13015, 13016, 13017, 13018, 13019, 13020, 13021, 13022	28
151	Mr Michael Lyons	12663, 12669, 12670, 12671, 12675	5

Number	Respondent	Comment IDs	Comment Count
152	Moxie Management Two Ltd	13023, 13024, 13025, 13026, 13027, 13028, 13029, 13030, 13031, 13032, 13033, 13034, 13035	13
153	Danescroft (Hastings) LLP	13284, 13285, 13286, 13287, 13288, 13289, 13290, 13291	8
			1329

Table 6: Table showing all the respondents to the Sustainability Appraisal and the Sustainability Appraisal Technical Appraisal and the unique IDs of their comments

Number	Respondent	Comment IDs	Comment Count
1	DKSS Holdings Ltd	12460, 12461	2
2	Chris Lewcock	12648	1
3	Mrs Vairavan Valliammai	12709	1
4	Rother District Council	12983, 12984, 13283	3
5	Danescroft (Hastings) LLP	13292, 13293	2
			7