

Hastings Local Plan Retail Area Survey

November 2012

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Contents

1.	Introduction.....	3
2.	Methodology.....	5
3.	General Findings.....	5
4.	Local Plan 2004 defined shopping areas	7
	Hastings Town Centre.....	7
	Central St Leonards	10
	Ore Village	13
	Silverhill.....	15
	The Old Town.....	17
	Bohemia	19
	Battle Road	22
	Marine Court	24
	Mount Pleasant	25
	Mount Road.....	27
	West St Leonards.....	29
5.	Uses within the Development Management Plan defined shopping areas	31
	Hastings Town Centre.....	32
	Town Centre - Priory Meadow.....	33
	St Leonards District Centre	34
	Primary Area	35
	Secondary Area.....	36
	The Old Town.....	38
	Ore Village	39
	Silverhill.....	40
	Bohemia	41
	Battle Road	42
	Marine Court	44
	Mount Pleasant	45
	Mount Road.....	46
	West St Leonards.....	47
6.	Uses outside the Development Management Plan defined Shopping Areas.	49
7.	Conclusion.....	51
	Appendix A - 2004 Shopping Areas maps	
	Appendix B - Development Management Plan Shopping Area maps	

1. Introduction

- 1.1 This report provides information on the uses of ground floor premises within the towns defined shopping areas, collected through an observational survey carried out during October and November 2012. The purpose of this survey is to provide information that will help assess the health of the shopping areas and provide a means of monitoring the implementation and effectiveness of planning policies in the Local Plan related to retail.
- 1.2 The Borough's shopping areas are an important focus for communities and for aiding the economic regeneration of the town. They provide an essential mix of services and facilities to residents and visitors, and are accessible by a variety of modes of transport including walking and public transport. Their viability depends on a range of complementary uses.
- 1.3 The various uses shown in the survey are defined by the Use Classes Order 2005, and examples of each are given in Table 1.
- 1.4 This report is divided into 2 sections. The first provides a comparison with the survey work carried out in 2011. This includes an analysis of the uses within the Local Plan 2004 defined shopping area boundaries and those outside of them. The defined shopping areas for the purposes of this first section are taken from the 2011/12 Hastings Retail Area Study and are listed below:
- Hastings Town Centre – Principal Centre
 - Central St Leonards – District Centre
 - Ore – District Centre
 - Silverhill – Local Centre
 - Old Town – Local Centre
 - Bohemia – Local Centre
- 1.5 The above definitions were set by Central Government and do not include small parades of shops of purely neighbourhood significance. However these have been included in this survey as they provide important facilities for local people.
- Battle Road
 - West St Leonards
 - Mount Road Area
 - Mount Pleasant
 - Marine Court

Table 1: Use Classes

Use Class	Example
A1 Retail	Shops, retail warehouses, sandwich bars, hairdressers, pet shops, post offices, internet cafes and dry cleaners
A2 Financial & Professional Services	Banks, Building Society's, estate agents, employment agencies and betting shops
A3 Restaurants & Cafes	Sale of food and drink for consumption on the premises – snack bars, restaurants, cafes
A4 Drinking establishments	Pubs, wine bars (not nightclubs)
A5 Hot food takeaways	Sale of hot food for consumption off the premises
B1 Business	(a) Office other than a use within A2 (b) research and development of products and processes, (c) light industry appropriate in a residential area
B2 General Industrial	Use for industrial process other than those falling within Class B1
B8 Storage & Distribution	Use for storage or as a distribution centre (includes open air storage)
C1 Hotels	Hotels, boarding and guest houses
C2 Residential Institutions	Care homes, nursing homes, boarding schools, residential training centres
C2A Secure Residential Institution	Prisons, young offenders institution, detention centre
C3 Dwelling houses	a) covers use by a single person or a family b) up to six people living together as a single household and receiving care c) allows for groups of people (up to six) living together as a single household.
C4 Houses in multiple occupation	small shared dwelling houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom
D1 Non-residential institutions -	Clinics, health centres, crèches, day nurseries, day centres, schools, libraries, museums, places of worship
D2 Assembly and leisure	Cinemas, music/concert halls, swimming baths, skating rinks
Sui Generis	theatres, houses in multiple occupation, hostels, petrol stations, nightclubs, amusement centres, casinos

Source: The Town and County Planning (Use Classes) Order 2005 (as amended); The Town and County Planning (Use Classes) (Amendment) (England) Order 2010

1.6 The second section of this report is concerned with providing an analysis of uses within and outside of the shopping areas defined in the draft Development Management Plan (DMP). The shopping areas defined here follow the shopping hierarchy set out in Policy E3 of the Hastings Planning Strategy and are detailed in Section 4 of the DMP. They are:

- Town Centre – Hastings Town Centre
- District Centre - St Leonards
The Old Town
Ore Village

- Local Centre - Silverhill
Bohemia
- Neighbourhood Centre - Battle Road
Marine Court
Mount Pleasant
Mount Road
West St Leonards

1.7 This report begins with a short overview of the general findings of the survey and then progresses through the 2 sections detailed above.

1.8 At the end of this document there are, appended, maps of each of the shopping areas surveyed. Appendix A shows a map of the breakdown of all the different use types in and around the Local Plan 2004 shopping area boundaries and Appendix B for those of the proposed shopping areas of the Development Management Plan.

2. Methodology

2.1 As stated in paragraph 1.4, this survey was carried out to cover the Local Plan 2004 shopping areas and also the emerging Development Management Plan shopping area boundaries.

2.2 The survey and subsequent analysis look at the ground floor uses of premises within and outside of the above mentioned areas. The 2004 boundaries were the starting point for the survey and also the basis for reassessment of the retail areas themselves.

2.3 The areas outside of the 2004 boundaries were surveyed to allow comparison with the 2011 survey but also to aid in the reassessment of the shopping areas to inform the Development Management Plan. It was felt that the shopping areas have changed in their layout and in the uses contained within them since 2004 and that it was necessary to reassess their boundaries.

2.4 Going forward subsequent retail surveys will follow the Development Management Plan boundaries and draw comparisons and look for trends over time.

2.5 It should be noted that the survey work does not cover the whole borough, however, it is recognised that there will be individual retail premises spread throughout the town and that this survey work is primarily concerned with concentrating on those areas which form defined retail areas and act as district, local and neighbourhood centres.

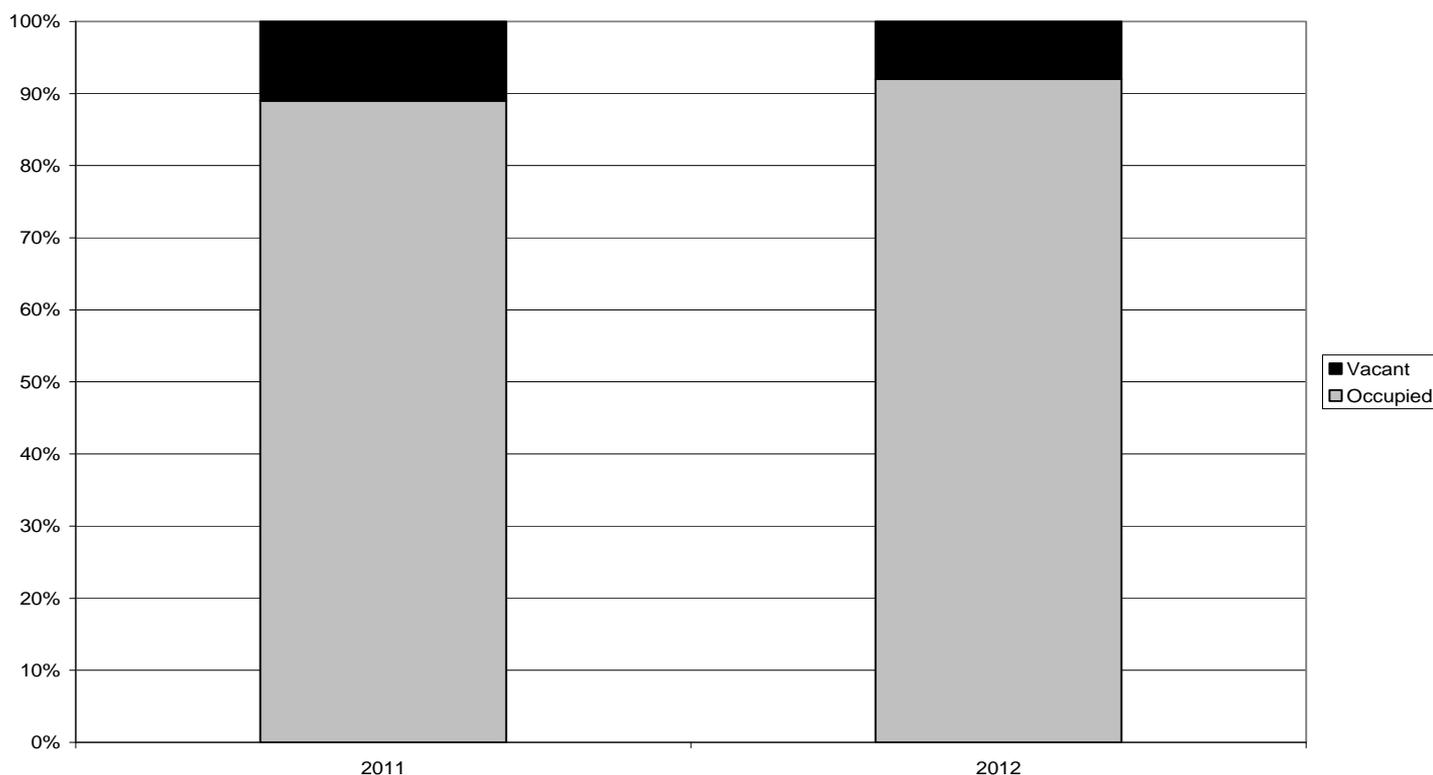
3. General Findings

3.1 A total of 1,681 premises were surveyed for this study. Of these, 92% were recorded as being occupied and 8% as vacant. This compares well to the

previous (2011) study where vacancies accounted for 11% of all premises. Figure 1 shows the occupancy figures for 2011 and 2012.

3.2 It should be noted that the number of premises surveyed for this study, both overall and within each retail area, is higher than that of the 2011 survey. This is not because there has been a spate of 'new build' development but rather that in the 2011 survey some premises, principally Residential C3, were grouped together and counted as one premise. This did not reflect the situation on the ground and hence for this year's survey all premises were separated out where appropriate.

Figure 1: Percentage of premises occupied and vacant



Source: Planning Policy

3.3 In terms of type of premises, the survey shows the overall predominate use to be A1 Retail, accounting for 38% of all premises surveyed. The next highest use class, proportionately, was C3 residential at 23%. Table 2 shows the distribution of premises by all use classes.

Table 2: Distribution of use classes within surveyed premises

	A1	A2	A3	A4	A5	B1a	B1c	B2	C1	C2	C3	D1	D2	SG	Vacant	Under construction
No of premises	634	116	128	64	71	9	2	1	19	1	390	47	18	45	135	1
% of all premises	38%	7%	8%	4%	4%	1%	0.1%	0.1%	1%	0.1%	23%	3%	1%	3%	8%	0.1%

Source: Planning Policy

4. Local Plan 2004 defined shopping areas

4.1 Appendix A contains a map of each of the shopping areas surveyed. Each map displays the colour co-ordinated results by use class and shows all those premises surveyed and the Shopping Area boundaries of the Local Plan 2004.

Hastings Town Centre

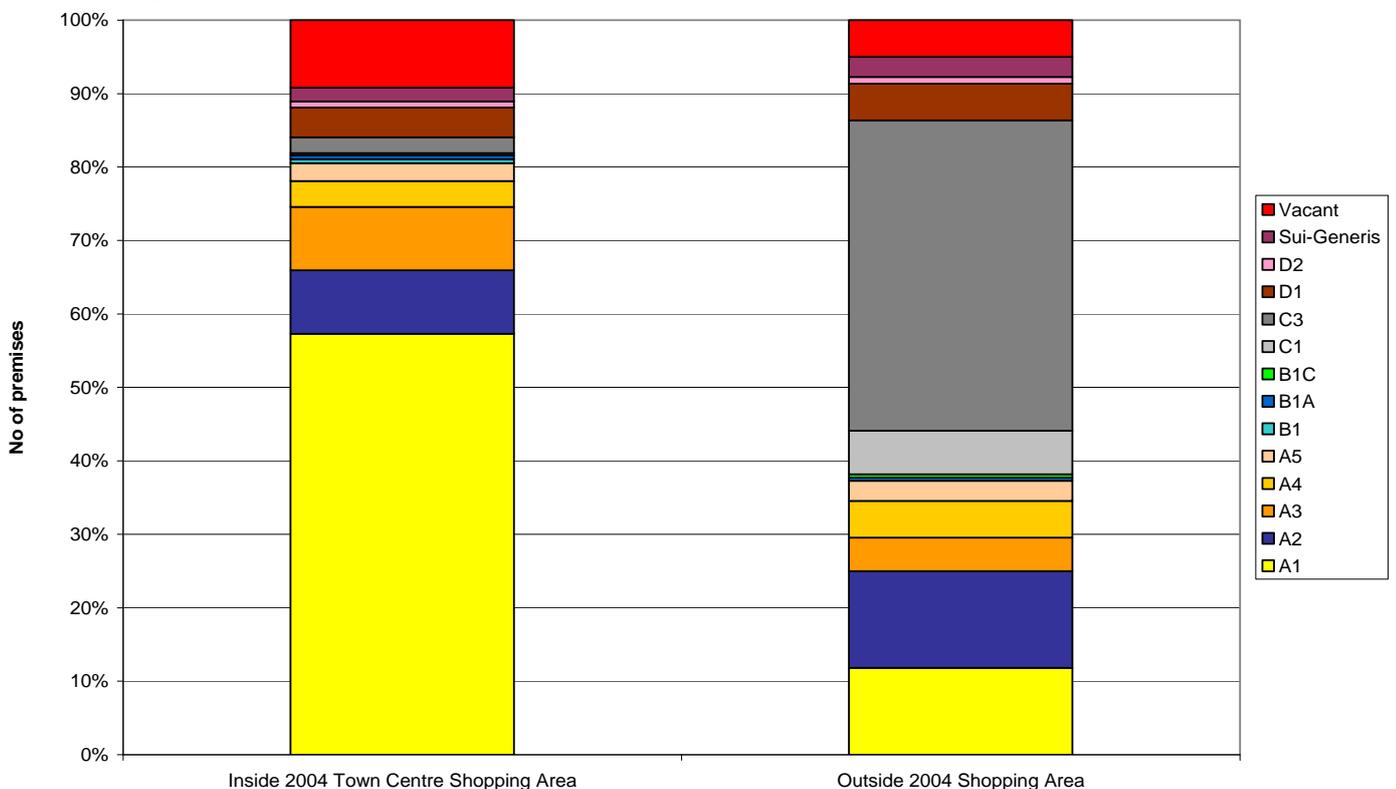
4.2 Hastings Town Centre is the largest of the shopping areas within the Borough, accounting for an estimated 93,000 square metres of floorspace. The Priory Meadow shopping centre accounts for 28,000 square metres of this shopping space (Hastings Local Plan 2004). Hastings Town Centre is the main centre for retail, office, educational and leisure uses within the Borough.

4.3 A total of 590 premises were surveyed in this area. Of these, 370 were within the Local Plan 2004 defined shopping area boundary and 220 were outside of it. This compares to a total of 532 premises in 2011 with a split of 377 and 155 respectively (refer to paragraph 2.2 for explanation).

4.4 Figure 2 shows the breakdown of use class both within the Local Plan 2004 Town Centre defined shopping area boundary and outside of it.

4.5 Of the 590 premises surveyed, 40% were in A1 Retail use overall. The next highest use class was C3 Residential (17%) followed by A2 Financial and Professional Services (10%).

Figure 2: Use classes within the Town Centre (Source: Planning Policy)



Uses within the Local Plan 2004 defined boundary

Table 3

Use Class	No of premises	% of premises
A1	212	57.3%
A2	32	8.6%
A3	32	8.6%
A4	13	3.5%
A5	9	2.4%
B1	2	0.5%
B1a	2	0.5%
B1c	0	0.0%
C1	1	0.3%
C3	8	2.2%
D1	15	4.1%
D2	3	0.8%
Sui-Generis	7	1.9%
Vacant	34	9.2%
Total	370	100.0%

Source: Planning Policy

- 4.6 Within the 2004 boundary there were 370 premises surveyed. The majority of these (57%) were in A1 Retail use compared to 56% in last year's survey. The next highest uses were A2 Financial and Professional Services; A3 Cafes and Restaurants and Vacancies, each with a 9% share of the premises surveyed. This mirrors the trend in last year's survey where A2 and A3 uses accounted for 9%. However, the vacancy trend has improved, as in last years survey it stood at 11%.
- 4.7 Residential use (C3) was extremely low within the boundary and in fact only accounted for 1 property surveyed (0.3%).
- 4.8 Considering the overall vacancy rate (see Table 2) stands at 8% it would seem that the Town Centre is following the wider trend in terms of vacancies. There were 34 vacant premises within the 2004 boundary and the majority of these (16) were located along Queens Road. This equates to 47% of the vacant premises. Furthermore, 12 of these were recorded as having their last known use as A1 Retail.
- 4.9 Despite this, the statistics clearly show that retail remains the predominant function within the 2004 boundary.
- 4.10 Evening economy uses are defined as those within A3 Café and Restaurant; A4 Pubs and A5 Hot food takeaways use classes. Within the 2004 boundary 54 premises (around 15%) were recorded as being in such use. This is the same as in last years survey where 55 premises out of 377 (15%) were in such uses.
- 4.11 The majority of these evening economy uses are located along Robertson Street. There are 12 premises here recorded as such – 6 are in A4 use; 5 are in A3 use and 1 is in A5 use. There are 50 premises along Robertson Street in total and therefore the evening economy uses, taken as a whole, account for 24% of all premises in that location. Individually they account for 12%; 10% and 2% respectively.

Uses outside the Local Plan 2004 defined boundary

Table 4

Use Class	No of premises	% of premises
A1	26	11.8%
A2	29	13.2%
A3	10	4.5%
A4	11	5.0%
A5	6	2.7%
B1	0	0.0%
B1a	1	0.5%
B1c	1	0.5%
C1	13	5.9%
C3	93	42.3%
D1	11	5.0%
D2	2	0.9%
Sui-Generis	6	2.7%
Vacant	11	5.0%
Total	220	100.0%

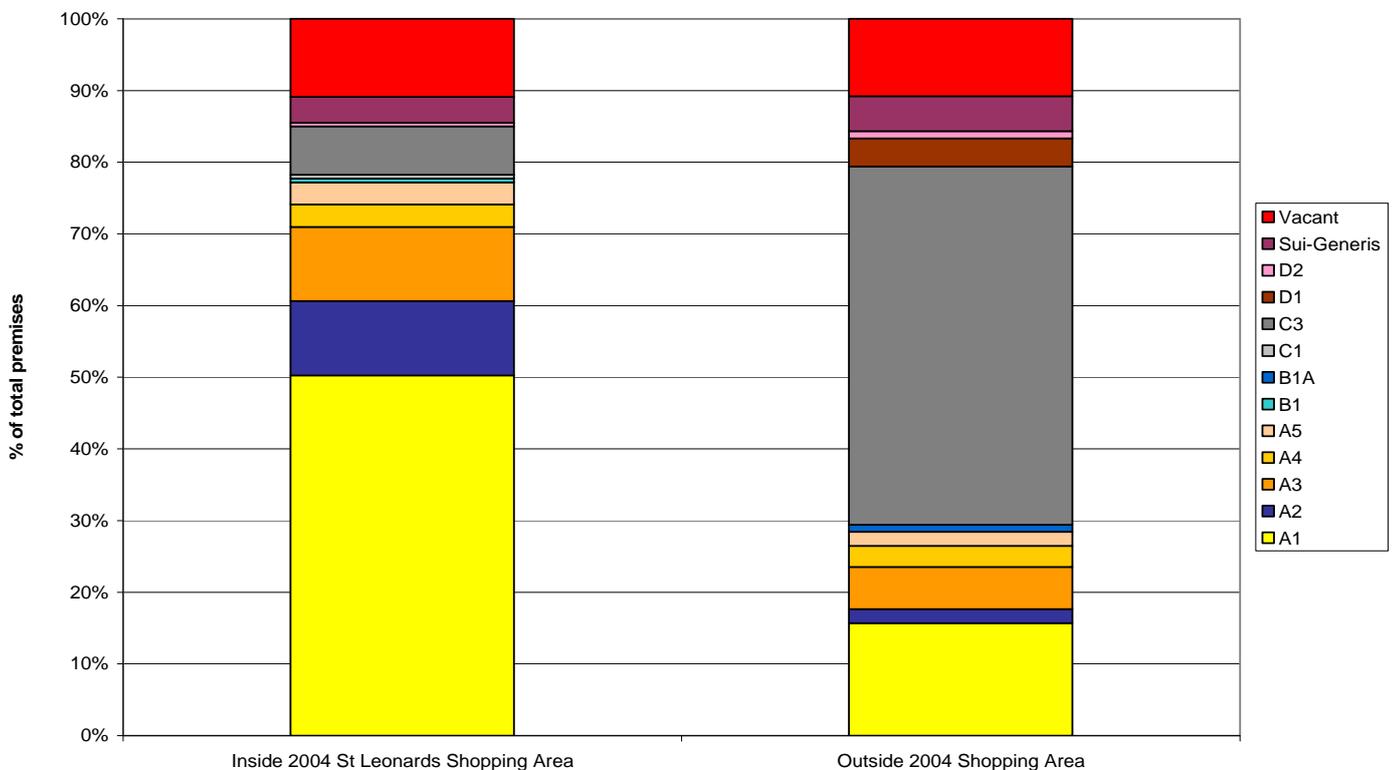
Source: Planning Policy

- 4.12 Outside of the 2004 boundary, 220 premises were surveyed. The majority of these (42%) were in C3 Residential use compared to (19%) in last year's survey. The explanation for this vast difference in figures is not as a result of new build residential but due to fact that in last years survey blocks of residential premises were classed as being one premise, whereas in this years survey to better reflect the situation on the ground these types of premises were split out into their individual residential components. Therefore, for example, one residential property in last year's survey became three in this year's survey.
- 4.13 The next highest uses were A2 Financial and Professional Services (13%) and A1 Retail (12%). This again mirrors the trend in last year's survey where A2 and A1 uses accounted for 19% and 17% respectively.
- 4.14 This year's survey shows that the vacancy level here stands at 5% (11 premises). This is an improvement on last year's figure of 9% and is lower than the vacancy figure within the 2004 boundary this year (9%). It is also lower than the 8% vacancy figure for the shopping areas as a whole (see Table 2).
- 4.15 Evening economy uses here account for 27 of the 220 properties (12%). This compares to 24 premises (15%) in last year's survey. Of these 10 are in A3 use; 11 are in A4 use and 6 are in A5 use.
- 4.16 The spread of these evening economy uses is fairly even however there is a small concentration along Havelock Road, 5 premises – 1 is in A3 use; 3 are in A4 use and 1 is in A5 use. There are 32 premises in Havelock Road and so the evening economy uses account for just over 15% of all premises in that location.

Central St Leonards

- 4.17 The Central St Leonards area presents a mix of social, economic and environmental challenges and as such remains a priority regeneration area for the Council. The area is changing in a positive way in all aspects and in particular in its shopping area around Kings Road and London Road, however the economic situation nationally still plays a part here.
- 4.18 There are a number of independent retailers within the area and over the past few years various new businesses have been attracted to the area. Central St Leonards serves an important role as a district shopping centre, and we need to take a flexible approach in terms of the different types of uses we allow, whilst ensuring its function as a district centre is not compromised
- 4.19 A total of 295 premises were surveyed in this area. Of these, 193 were within the Local Plan 2004 defined shopping area boundary and 102 were outside of it. This compares to a total of 258 premises in 2011 with a split of 185 and 73 respectively.
- 4.20 Again the difference in figures between the 2011 and 2012 survey is due to the mapping and surveying changes noted in paragraph 3.3.
- 4.21 Figure 3 shows the breakdown of use class both within the Local Plan 2004 St Leonards defined shopping area boundary and outside of it.

Figure 3: Use classes within Central St Leonards



Source: Planning Policy

- 4.22 Of the 295 premises surveyed, 38% were in A1 Retail use. The next highest use class was C3 Residential (22%) followed by Vacant premises (11%).

Uses within the Local Plan 2004 defined boundary

Table 5

Use Class	No of premises	% of premises
A1	97	50.3%
A2	20	10.4%
A3	20	10.4%
A4	6	3.1%
A5	6	3.1%
B1	1	0.5%
B1a	0	0.0%
C1	1	0.5%
C3	13	6.7%
D1	0	0.0%
D2	1	0.5%
Sui-Generis	7	3.6%
Vacant	21	10.9%
Total	193	100.0%

Source: Planning Policy

- 4.23 Within the 2004 boundary there were 193 premises surveyed. The majority of these (50.3%) were in A1 Retail use compared to 48% in last year's survey. The next highest use was Vacant premises (10.9%) followed by A2 and A3 uses with a 10.4% share each. This mirrors last year's survey where vacant premises stood at 12% and A2 and A3 uses accounted for 11% of the premises surveyed. In this respect, vacancies have reduced slightly within the boundary which is a positive trend.
- 4.24 Residential use (C3) remained low within the boundary and accounted for 13 premises (6.7%). This compares to 4% in last year's survey. Again the small difference in figures here can be attributed to the fact that residential premises grouped together last year have been separated out into their constituent parts for this survey.
- 4.25 The vacancy figure here is slightly higher than the overall average of 8% and again this is a trend seen in last years survey. There were 21 vacant premises within the 2004 boundary with 10 of these recorded as having their last know use as A1 Retail. The majority of the vacant premises were located along Kings Road (6 premises) and London Road (6 premises). This equates to just over 57% of the vacant premises being located along these two main roads.
- 4.26 Despite this, the statistics clearly show that retail remains the predominant function within the 2004 boundary.
- 4.27 Within the 2004 boundary 32 premises (around 16%) were recorded as being in either A3; A4 or A5 use. This compares to 33 premises (18%) in last year's survey. Proportionately A3 uses dominate with 20 of the 32 premises (62.5%) and A4 and A5 have a share of 18.8%.
- 4.28 The majority of these evening economy uses are located along London Road. There are 9 premises here recorded as such – 4 are in A3 use; 2 are in A4 use and 3 are in A5 use. There are 55 premises along London Road in total

and therefore the evening economy uses, taken as a whole, account for 16.4% of all premises in that location. Individually they account for 7.3%; 3.6% and 5.5% respectively.

Uses outside the Local Plan 2004 defined boundary

Table 6

Use Class	No of premises	% of premises
A1	16	15.7%
A2	2	2.0%
A3	6	5.9%
A4	3	2.9%
A5	2	2.0%
B1	0	0.0%
B1a	1	1.0%
C1	0	0.0%
C3	51	50.0%
D1	4	3.9%
D2	1	1.0%
Sui-Generis	5	4.9%
Vacant	11	10.8%
Total	102	100.0%

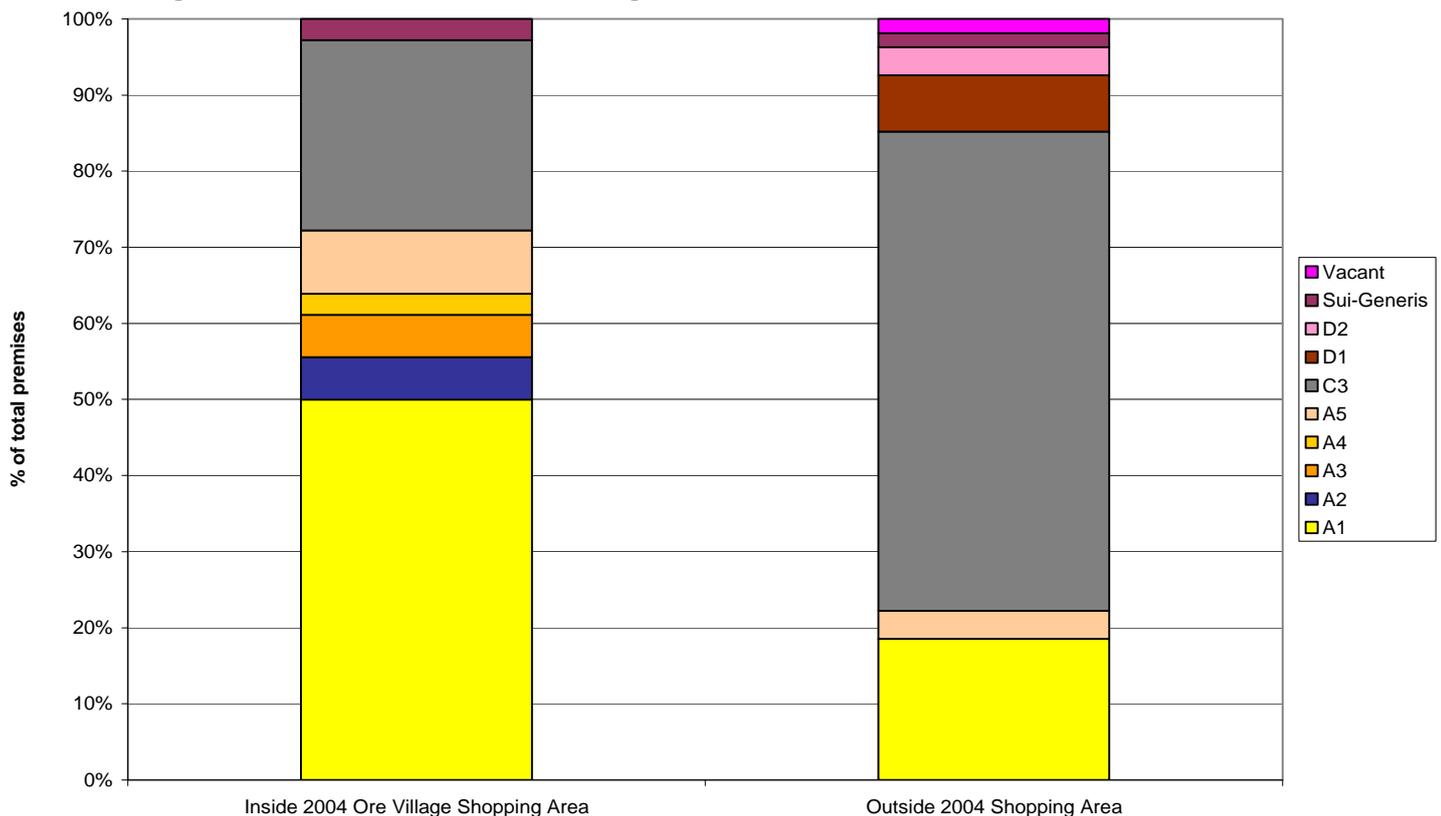
Source: Planning Policy

- 4.29 Outside of the 2004 boundary, 102 premises were surveyed. Of these, 50% were recorded as being in C3 Residential use compared to 32% in last year's survey. Again the explanation for this difference in figures is not as a result of new build residential but due to the splitting out of residential premises to reflect the situation on the ground.
- 4.30 The next highest use was A1 Retail with a 15.7% share of the total premises. This compares to a figure of 23% in last year's survey. The survey showed that 5 premises which had been in A1 use previously were now vacant, which could go some way to explaining the fall in the figure this year. There were also more premises recorded in this year's survey (due to the splitting out of grouped residential properties) and so this will have affected the proportionate figures.
- 4.31 This year's survey shows that the vacancy level here stands at 10.8% (11 premises). This is an improvement on last year's figure of 12% and is comparable to the vacancy figure within the 2004 boundary for this year (10.9%). It is also lower than the 8% vacancy figure for the shopping areas as a whole (see Table 2).
- 4.32 Evening economy uses here account for 11 of the 102 properties (10.8%). This is the same number of premises as in last year's survey however due to their being more premises recorded this year the percentage share is lower this year than last year, which stood at 15%. Of those 11 premises 6 are in A3 use; 3 are in A4 use and 2 are in A5 use.
- 4.33 The spread of these evening economy uses is fairly even, however, there is a small concentration in Eversfield Place, 4 premises – 3 are in A3 use and 1 is in A5 use. There are 5 premises in Eversfield Place and so the evening economy uses account for 80% of all premises in that location.

Ore Village

- 4.34 Ore is classed as a district shopping centre, and serves the north-eastern portion of the Borough. It provides a wide range of stores including the large B&Q retail warehouse at the Rye Road/Ridge Junction.
- 4.35 A total of 90 premises were surveyed in this area. Of these, 36 were within the Local Plan 2004 defined shopping area boundary and 54 were outside of it. This compares to a total of 64 premises in 2011 with a split of 31 and 33 respectively.
- 4.36 Again the difference in figures between the 2011 and 2012 survey is due to the mapping and surveying changes noted in paragraph 3.3.
- 4.37 Figure 4 shows the breakdown of use class both within the Local Plan 2004 St Leonards defined shopping area boundary and outside of it.
- 4.38 Of the 90 premises surveyed, 47.8% were in C3 Residential use. The next highest use class was A1 Retail (31.1%) followed by A5 Hot food takeaways (5.6%).

Figure 4: Use Classes within Ore Village



Source: Planning Policy

Uses within the Local Plan 2004 defined boundary

Use Class	No of premises	% of premises	
A1		18	50.0%
A2		2	5.6%
A3		2	5.6%
A4		1	2.8%
A5		3	8.3%
C3		9	25.0%
D1		0	0.0%
D2		0	0.0%
Sui-Generis		1	2.8%
Vacant		0	0.0%
Total		36	100.0%

Source: Planning Policy

- 4.39 Within the 2004 boundary there were 36 premises surveyed. Half of these (50%) were in A1 Retail use compared to 55% in last year's survey. The next highest use was C3 Residential (25%) followed by A5 Hot food takeaways (8.3%).
- 4.40 Residential use (C3) increased within the boundary compared to last year's survey. Last year residential premises accounted for 10% of those surveyed, however again the difference in figures here can be attributed to the fact that residential premises grouped together last year have been separated out into their constituent parts for this survey.
- 4.41 There were in fact no vacant premises recorded within the 2004 boundary in this survey which is a vast improvement on last year when vacancies stood at 10%, equivalent to 3 premises. The lack of vacant premises and the high percentage of A1 uses within the boundary indicate that the area is doing well in terms of its retail function.
- 4.42 Within the 2004 boundary 6 premises (around 16.7%) were recorded as being in either A3; A4 or A5 use. This compares to 5 premises (15%) in last year's survey. Proportionately A5 uses dominate with 3 of the 6 premises.

Uses outside the Local Plan 2004 defined boundary

Use Class	No of premises	% of premises	
A1		10	18.5%
A2		0	0.0%
A3		0	0.0%
A4		0	0.0%
A5		2	3.7%
C3		34	63.0%
D1		4	7.4%
D2		2	3.7%
Sui-Generis		1	1.9%
Vacant		1	1.9%
Total		54	100.0%

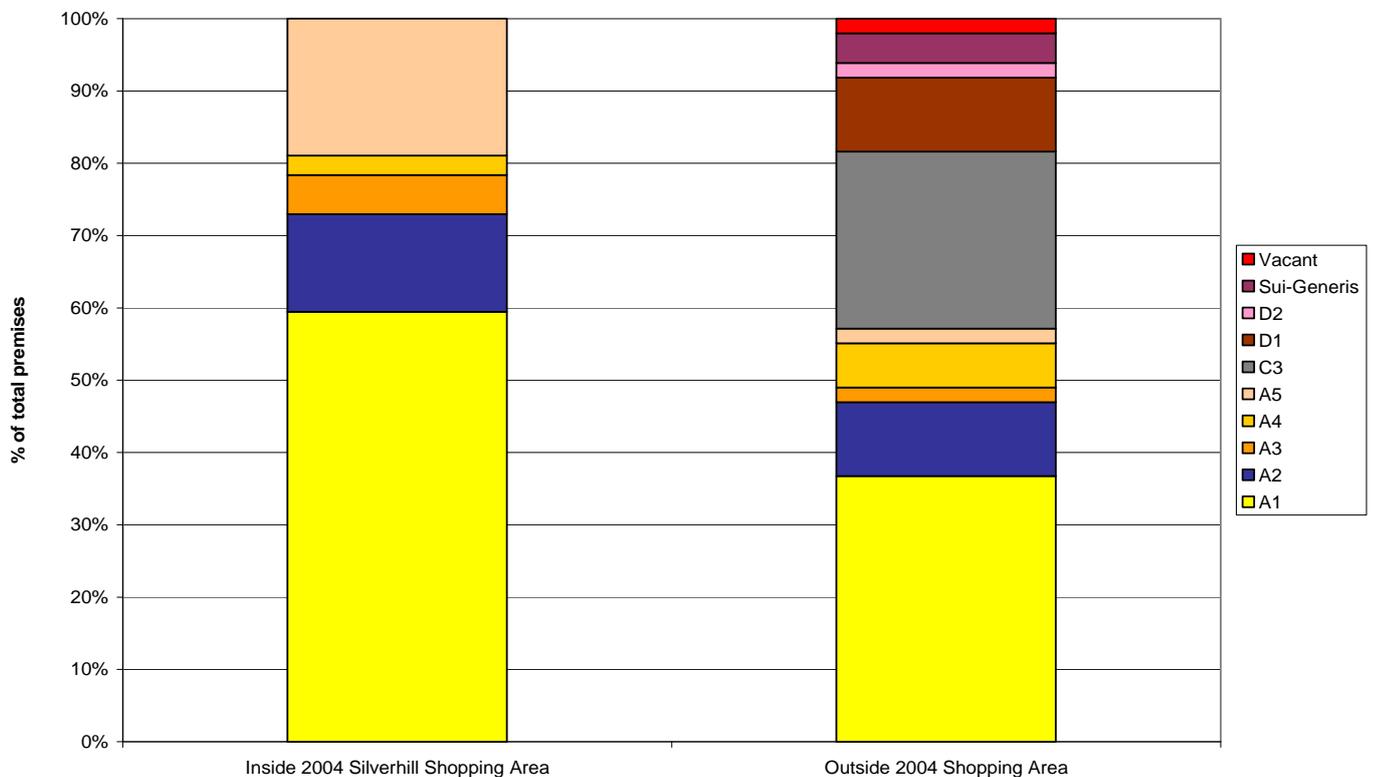
Source: Planning Policy

- 4.43 Outside of the 2004 boundary, 54 premises were surveyed. Of these, 63% were recorded as being in C3 Residential use compared to 39% in last year's survey. Again the explanation for this difference in figures is not as a result of new build residential but due to the splitting out of residential premises to reflect the situation on the ground.
- 4.44 The next highest use was A1 Retail with an 18.5% share of the total premises. This compares to a figure of 29% in last years survey. There were more premises recorded in this year's survey (due to the splitting out of grouped residential properties) and so this will have affected the proportionate figures.
- 4.45 This year's survey shows that the vacancy level here stands at only 1.9% (1 premise). This is an improvement on last year's figure of 10% and is much lower than the vacancy figure for the shopping areas as a whole (see Table 2).
- 4.46 There are only 2 premises here within the evening economy use classes and both are A5 Hot food takeaways. This is the same figure as in last year's survey.

Silverhill

- 4.47 Silverhill is a district centre that serves the north-western area of the Borough. There are two distinct areas with the main shopping area being centred to the north with a more residential feel to the south.

Figure 5: Use Classes within Silverhill



Source: Planning Policy

- 4.48 A total of 86 premises were surveyed in this area. Of these 49 were within the defined shopping area boundary and 37 were outside it. Figure 5 shows the breakdown of use classes both within the 2004 defined shopping area boundary and outside of it.
- 4.49 Of the 86 premises surveyed, 46.5% were in A1 Retail use overall. The next highest use class was C3 Residential (14%) followed by A2 Financial and Professional Services (11.6%).

Uses within the Local Plan 2004 defined boundary

Table 9

Use Class	No of premises	% of premises
A1	22	59.5%
A2	5	13.5%
A3	2	5.4%
A4	1	2.7%
A5	7	18.9%
C3	0	0.0%
D1	0	0.0%
D2	0	0.0%
Sui-Generis	0	0.0%
Vacant	0	0.0%
Total	37	100.0%

Source: Planning Policy

- 4.50 Within the 2004 boundary there were 37 premises surveyed. Nearly two thirds of these premises (59.5%) were in A1 Retail use compared to 59% in last year's survey. The next highest use was A5 Hot food takeaway (18.9%) followed by A2 Financial and Professional Services (13.5%).
- 4.51 There were no C3 Residential uses recorded in this year's survey and this confirms the same findings in last year's survey of the shopping area.
- 4.52 In last year's survey there were 2 recorded vacant premises however this year there were no recorded vacancies within the shopping boundary. The lack of vacant premises and the high percentage of A1 uses within the boundary indicate that the area is doing well in terms of its retail function.
- 4.53 Within the 2004 boundary 10 premises (around 20%) were recorded as being in either A3; A4 or A5 use. This compares to 9 premises (24%) in last year's survey. Proportionately A5 uses dominate with 7 of the 10 premises (70%) and this mirrors the trend in last year's survey.

Uses outside the Local Plan 2004 defined boundary

Use Class	No of premises	% of premises	
A1	18	18	36.7%
A2	5	5	10.2%
A3	1	1	2.0%
A4	3	3	6.1%
A5	1	1	2.0%
C3	12	12	24.5%
D1	5	5	10.2%
D2	1	1	2.0%
Sui-Generis	2	2	4.1%
Vacant	1	1	2.0%
Total	49	49	100.0%

Source: Planning Policy

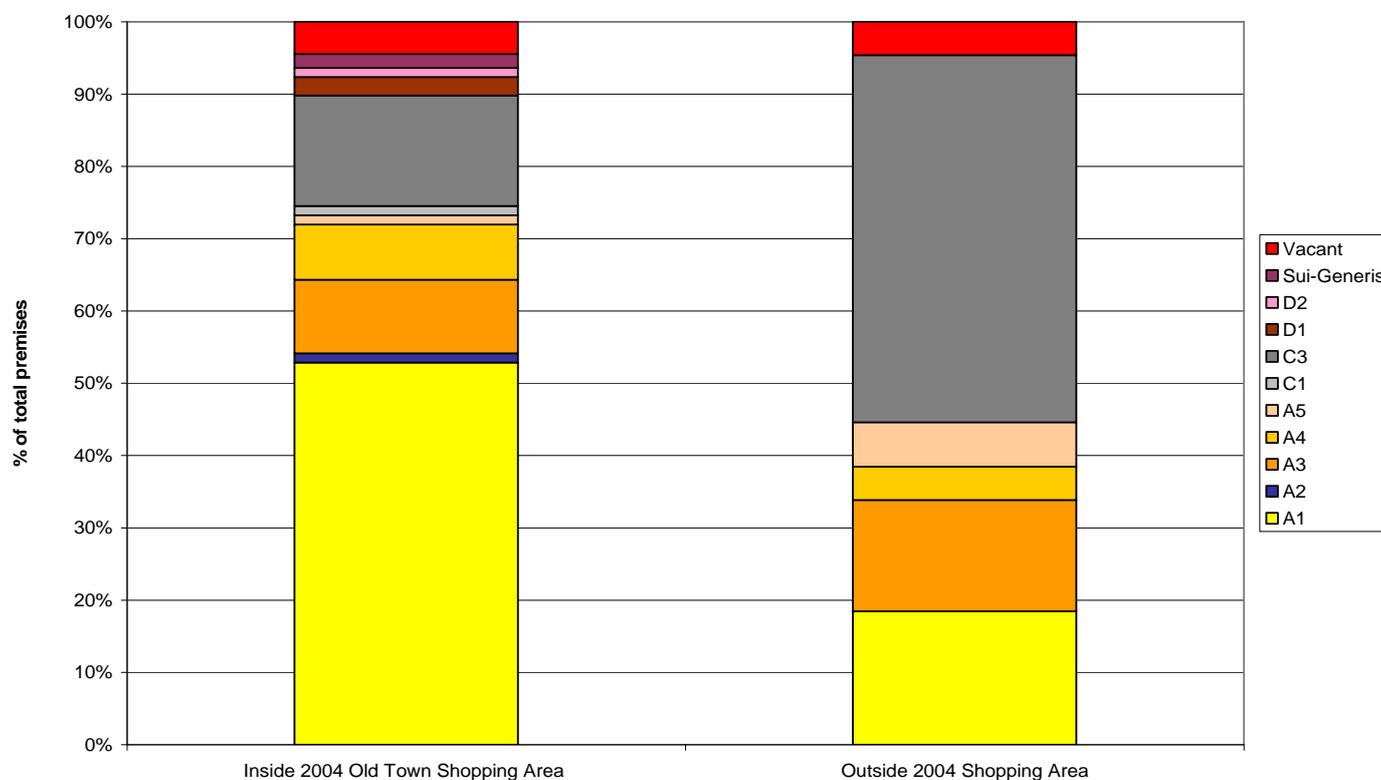
- 4.54 Outside of the 2004 boundary, 49 premises were surveyed. Of these, 18 premises (36.7%) were recorded as being in A1 Retail use, the same number as in last year's survey, although proportionately last year's figures appear higher as there were less premises recorded (a result of the splitting out of residential premises in this years survey to reflect the situation on the ground).
- 4.55 The next highest use was C3 Residential with a 24.5% share of the premises surveyed outside the boundary. This compares to a figure of 14% in last years survey.
- 4.56 This year's survey shows that the vacancy level here stands at 2% (1 premise). This is an improvement on last year's figure of 7% (3 premises) and is much lower than the vacancy figure for the shopping areas as a whole (see Table 2).
- 4.57 There are 5 premises here within the evening economy use classes; 4 classed as A4 premises and 1 each classed as A3 and A5 premises. This is comparable with the trend in last year's survey.

The Old Town

- 4.58 The Old Town is a speciality centre, which serves as a popular tourist destination within the Borough, providing a wide range of speciality shops, bars and restaurants. The survey area incorporates the seafront to help monitor the tourism-based activities in this part of the Old Town.
- 4.59 A total of 222 premises were surveyed in this area. Of these 157 were within the 2004 boundary and 65 were outside of it. Figure 6 shows the breakdown of use classes both within the 2004 defined shopping area boundary and outside of it.
- 4.60 Of the 222 premises surveyed 42.8% were classed as being in A1 Retail use with the next highest being Residential at 25.7% and Restaurants and Cafes at 11.7%.

4.61 The evening economy is important within the Old Town and A3, A4 and A5 uses accounted for 47 of the 222 premises (21.2%). The highest concentration of these uses was along George Street, as in last year's survey, although they were scattered throughout the Old Town itself.

Figure 6: Use Classes within the Old Town



Source: Planning Policy

Uses within the Local Plan 2004 defined boundary

Table 11

Use Class	No of premises	% of premises	
A1	83	52.9%	
A2	2	1.3%	
A3	16	10.2%	
A4	12	7.6%	
A5	2	1.3%	
C1	2	1.3%	
C3	24	15.3%	
D1	4	2.5%	
D2	2	1.3%	
Sui-Generis	3	1.9%	
Vacant	7	4.5%	
Total	157	100.0%	

Source: Planning Policy

4.62 Within the 2004 boundary there were 157 premises surveyed. Over half of these were in A1 Retail use compared to 55% in last year's survey. The next highest use was C3 Residential (15.3%) followed by A3 Café and

Restaurants (10.2%). The only difference here is that in last year's survey residential premises accounted for 11% of the premises surveyed.

- 4.63 In last year's survey there were 2 recorded vacant premises however this year there were 7 vacancies within the shopping boundary. Of these 3 premises were recorded as 'new' vacancies this year. Their former uses were recorded as having been A1 (1 property) and A3 (2 properties).

Uses outside the Local Plan 2004 defined boundary

Table 12

Use Class	No of premises	% of premises
A1	12	18.5%
A2	0	0.0%
A3	10	15.4%
A4	3	4.6%
A5	4	6.2%
C1	0	0.0%
C3	33	50.8%
D1	0	0.0%
D2	0	0.0%
Sui-Generis	0	0.0%
Vacant	3	4.6%
Total	65	100.0%

Source: Planning Policy

- 4.64 Outside of the 2004 boundary, 65 premises were surveyed. Of these, 33 premises (50.8%) were recorded as being in C3 Residential, compared to 17 premises (38%) in last year's survey. The next highest use was A1 Retail (18.5%) followed by A3 Cafes and Restaurants (15.4%). This pattern mirrors that of last year's survey where the corresponding figures stood at A1 20% and A3 16%.
- 4.65 This year's survey shows that the vacancy level here stands at 4.6% (3 premises). This is an improvement on last year's figure of 11% (5 premises) and is much lower than the vacancy figure for the shopping areas as a whole (see Table 2).
- 4.66 There are 17 premises here within the evening economy use classes accounting for 26.2% of the premises surveyed in this area. In last year's survey this figure stood at 31%, however the number of total premises has increased this year due to the splitting out of residential properties. There were only 14 premises recorded as being in evening economy use in last year's survey.

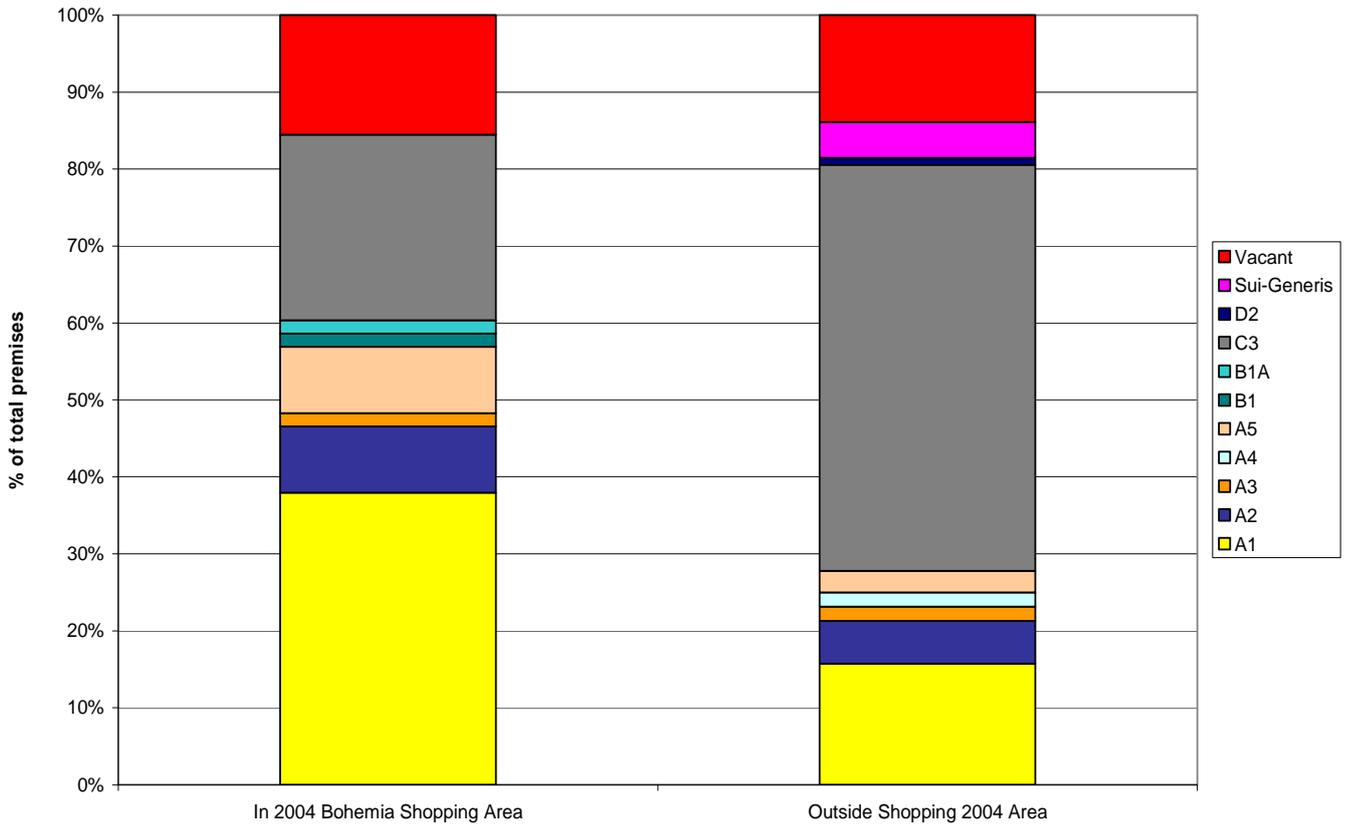
Bohemia

- 4.67 The Bohemia shopping area provides local convenience shopping facilities to the surrounding area, whilst also providing a small range of speciality shops. Bohemia has experienced some difficulty in effectively functioning as a local centre. Potential reasons for this could be due to its close proximity to Silverhill, as well as the lack of parking provision in the area. The southern part of Bohemia Road has in recent years moved towards more of a

residential area with several conversions of shops into dwellings. This has resulted in the shopping area moving northwards

4.68 A total of 166 premises were surveyed in this area. Of these 58 were within the defined shopping area boundary and 108 were outside it. Figure 7 shows the breakdown of use classes both within the 2004 defined shopping area boundary and outside of it.

Figure 7: Use Classes within Bohemia



Source: Planning Policy

4.69 Of the 166 premises surveyed here, 42.8% were classed as being in C3 Residential use, with the next highest being A1 Retail 23.5% followed by Vacant premises at 14.5%. This is the reverse of last year's survey where retail was highest at 34%, residential at 20% and vacant at 21%.

Uses within the Local Plan 2004 defined boundary

Table 13

Use Class	No of premises	% of premises	
A1	22	37.9%	
A2	5	8.6%	
A3	1	1.7%	
A4	0	0.0%	
A5	5	8.6%	
B1	1	1.7%	
B1a	1	1.7%	
C3	14	24.1%	
D2	0	0.0%	
Sui-Generis	0	0.0%	
Vacant	9	15.5%	
Total	58	100.0%	

Source: Planning Policy

- 4.70 Within the 2004 boundary there were 58 premises surveyed. Just over a third of these were classed as being in A1 Retail use (22 premises) compared to 44% in last year's survey (23 premises). Residential use was the next highest with a 24.1% share followed by vacant premises at 15.5%. In last year's survey retail was the highest use class recorded within the boundary followed by vacant premises (19%) and then residential (10%).
- 4.71 Of the 9 vacant premises recorded in this year's survey, 6 were recorded as previously being in A1 use.
- 4.72 In terms of evening economy uses, there were 6 premises recorded as such – 1 premise in A3 Café and Restaurant use and 5 in A5 hot food takeaway use.

Uses outside the Local Plan 2004 defined boundary

Table 14

Use Class	No of Premises	% of premises	
A1	17	15.7%	
A2	6	5.6%	
A3	2	1.9%	
A4	2	1.9%	
A5	3	2.8%	
B1	0	0.0%	
B1a	0	0.0%	
C3	57	52.8%	
D2	1	0.9%	
Sui-Generis	5	4.6%	
Vacant	15	13.9%	
Total	108	100.0%	

Source: Planning Policy

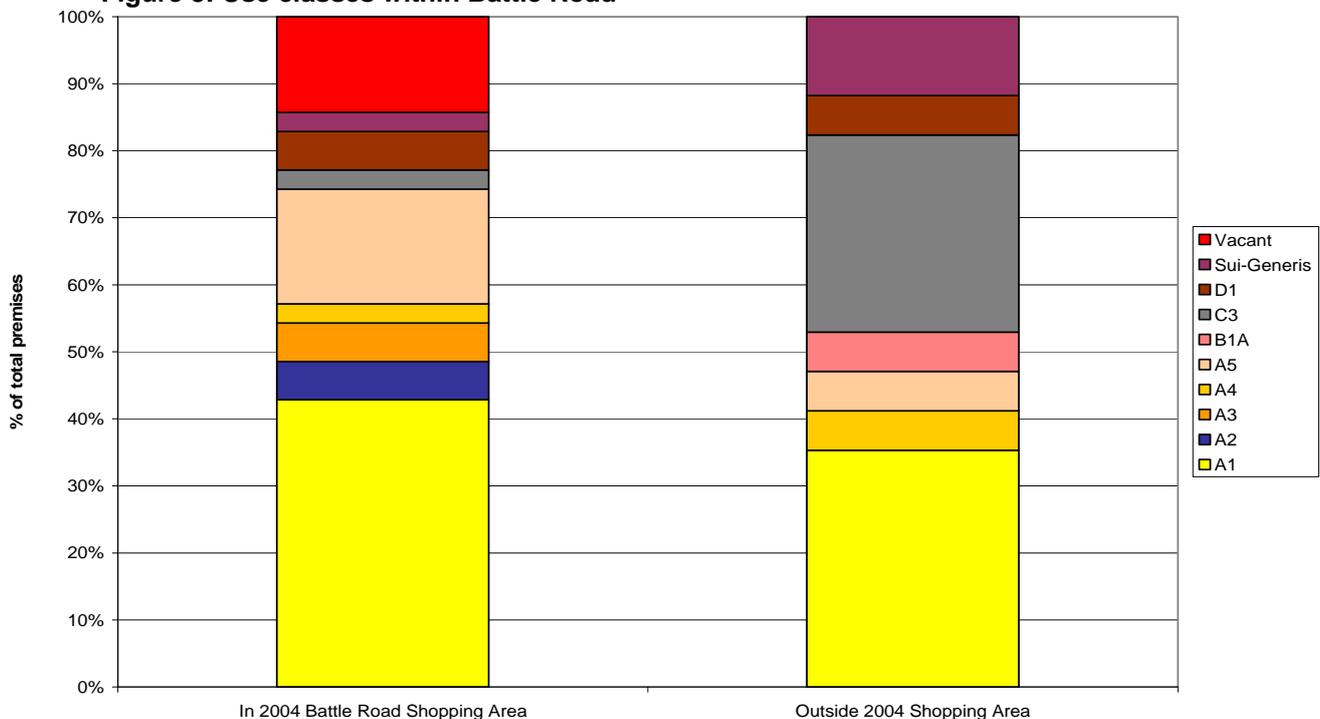
- 4.73 Outside of the 2004 boundary, 108 premises were surveyed. Of these, 57 premises (52.8%) were recorded as being in C3 Residential, compared to 16 premises (25%) in last year's survey. Again the difference in figures here is not as a result of new build but as a result of the splitting out of residential properties.

- 4.74 The next highest use was A1 Retail (15.7%) followed by vacant premises (13.9%). In last years survey A1 uses accounted for 26% (17 premises) and vacancies stood at 22% (14 premises).
- 4.75 This year's survey shows a similar number of vacant premises to last year (15 premises this year compared to 14 premises last year). This equates to nearly 14% of the premises surveyed in this area.
- 4.76 There are 7 premises here within the evening economy use classes accounting for 6.5% of the premises surveyed in this area. In last year's survey this figure stood at 10% however the number of total premises has increased this year due to the splitting out of residential properties. There were only 6 premises recorded as being in evening economy use in last year's survey.

Battle Road

- 4.77 Battle Road as a whole is a neighbourhood centre which mainly serves the Hollington community. For the purposes of this survey Battle Road was split into 2 sections, North and South, to avoid including a large number of residential dwellings.
- 4.78 A total of 52 premises were surveyed in this area. Of these 35 were within the defined shopping area boundary and 17 were outside it. Figure 8 shows the breakdown of use classes both within the 2004 defined shopping area boundary and outside of it.
- 4.79 Of the 52 premises surveyed, 40.4% were within A1 Retail use, 13.5% in A5 Hot Food takeaway use and 11.5% were C3 Residential.

Figure 8: Use classes within Battle Road



Source: Planning Policy

Uses within the Local Plan 2004 defined boundary

Use Class	No of premises	% of premises
A1	15	42.9%
A2	2	5.7%
A3	2	5.7%
A4	1	2.9%
A5	6	17.1%
B1a	0	0.0%
C3	1	2.9%
D1	2	5.7%
Sui-Generis	1	2.9%
Vacant	5	14.3%
Total	35	100.0%

Source: Planning Policy

4.80 Of the 35 premises surveyed within the shopping area boundary, 42.9% were classed as being in A1 Retail use (15 premises). This compares to 47% (17 premises) in last year's survey. The next highest use class recorded in this survey was A5 Hot food takeaways followed by vacant premises. This mirrors the trend in last year's survey where A5 and vacant premises both accounted for 14% of the premises within the boundary.

4.81 Retail remains the focus within the shopping area boundary, as it did in last year's survey. Residential premises have remained low at 2.9% this year compared to 3% last year. This equates to 1 premise in both surveys. Therefore, the boundary retains its retail function, with little variation on last year's survey results.

Uses outside the Local Plan 2004 boundary

Use Class	No of premises	% of premises
A1	6	35.3%
A2	0	0.0%
A3	0	0.0%
A4	1	5.9%
A5	1	5.9%
B1a	1	5.9%
C3	5	29.4%
D1	1	5.9%
Sui-Generis	2	11.8%
Vacant	0	0.0%
Total	17	100.0%

Source: Planning Policy

4.82 Of the 17 premises recorded outside of the 2004 defined boundary, 35.3% were within A1 use compared to 43% in last year's survey. Despite the proportional change, there is, in fact, the same number of A1 premises in this year's survey as in last year's (6 premises). The percentage change is due to the splitting out of residential properties again which has resulted in 17 premises in total this year compared to only 14 premises last year.

4.83 Nearly 30% of the premises surveyed this year were classed as being residential (C3). This compares to 7% (1 property) being classed as residential last year.

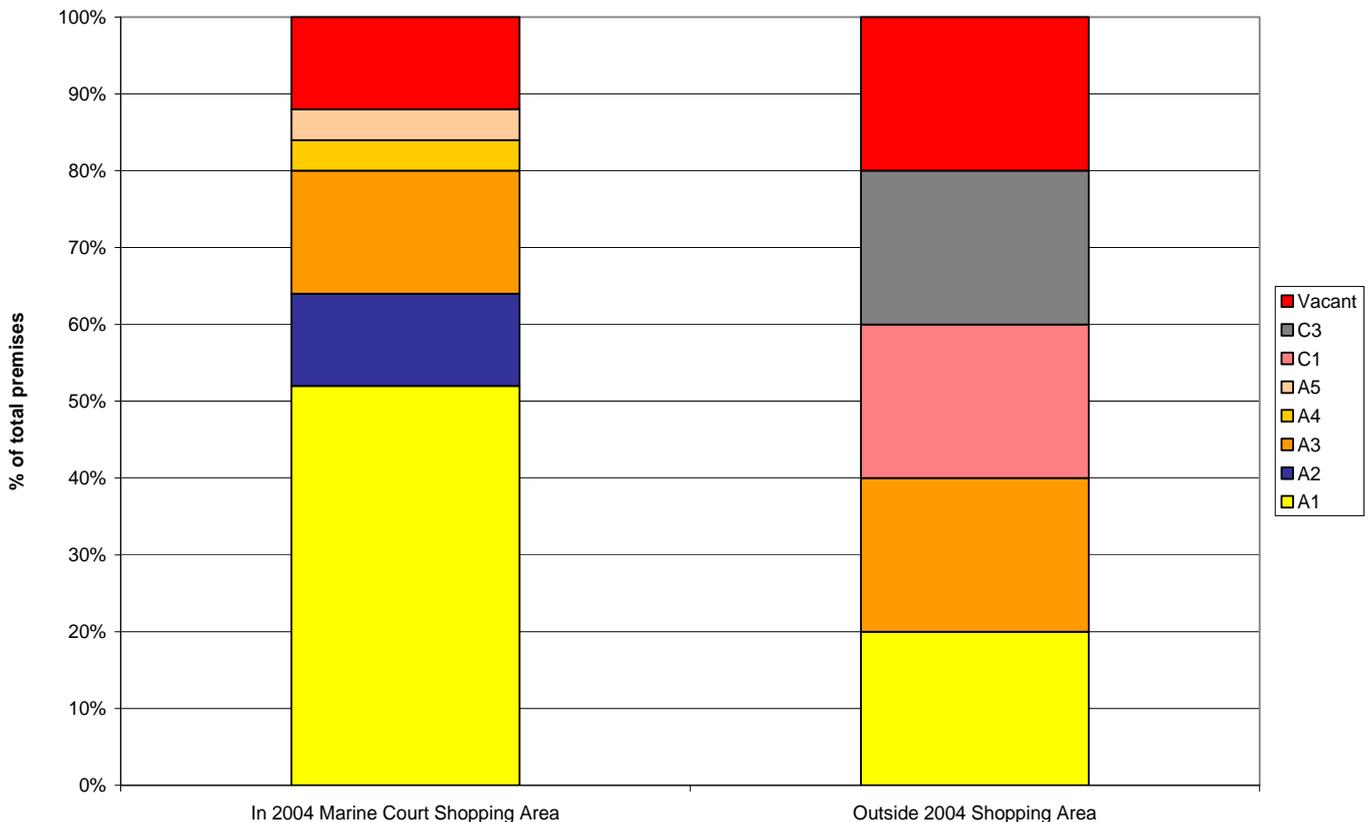
4.84 It is interesting to note, as in last year's survey, that there are no vacant premises outside of the 2004 defined boundary.

Marine Court

4.85 The Marine Court area was formerly part of the Central St Leonards survey area. For the purpose of this study Marine Court was separately identified.

4.86 A total of 30 premises were surveyed this year. Of these 25 were inside the defined boundary and 5 were outside of it. Figure 9 shows the breakdown of use classes both within the 2004 defined shopping area boundary and outside of it

Figure 9: Use classes within Marine Court



Source: Planning Policy

4.87 Of the 30 premises surveyed, 46.6% were classed as being in A1 Retail use. This compares to 46% in A1 use last year. This was followed by A3 accounting for 16.7% and then vacant premises at 13.3%. This is the same trend as in last year's survey.

Uses within the Local Plan 2004 defined boundary

Use Class	No of premises	% of premises	
A1	13	52%	
A2	3	12%	
A3	4	16%	
A4	1	4%	
A5	1	4%	
C1	0	0.0%	
Vacant	3	12%	
Total	25	100.0%	

Source: Planning Policy

4.88 Of the 25 premises surveyed within the shopping area boundary, 52% were classed as being in A1 Retail use (13 premises). This compares to 50% (15 premises) in last year's survey. The next highest use class recorded in this survey was A3 (16%) followed by vacant premises and A2 (12% each). This mirrors the trend in last year's survey where A3 uses accounted for 4 premises (13%) and both A2 and vacant premises accounting for around 10%.

4.89 Retail remains the predominant use within the shopping area boundary, as it did in last year's survey.

Uses outside the Local Plan 2004 boundary

Use Class	No of premises	% of premises	
A1	1	20.0%	
A2	0	0.0%	
A3	1	20.0%	
A4	0	0.0%	
A5	0	0.0%	
C1	1	20.0%	
C3	1	20.0%	
Vacant	1	20.0%	
Total	5	100.0%	

Source: Planning Policy

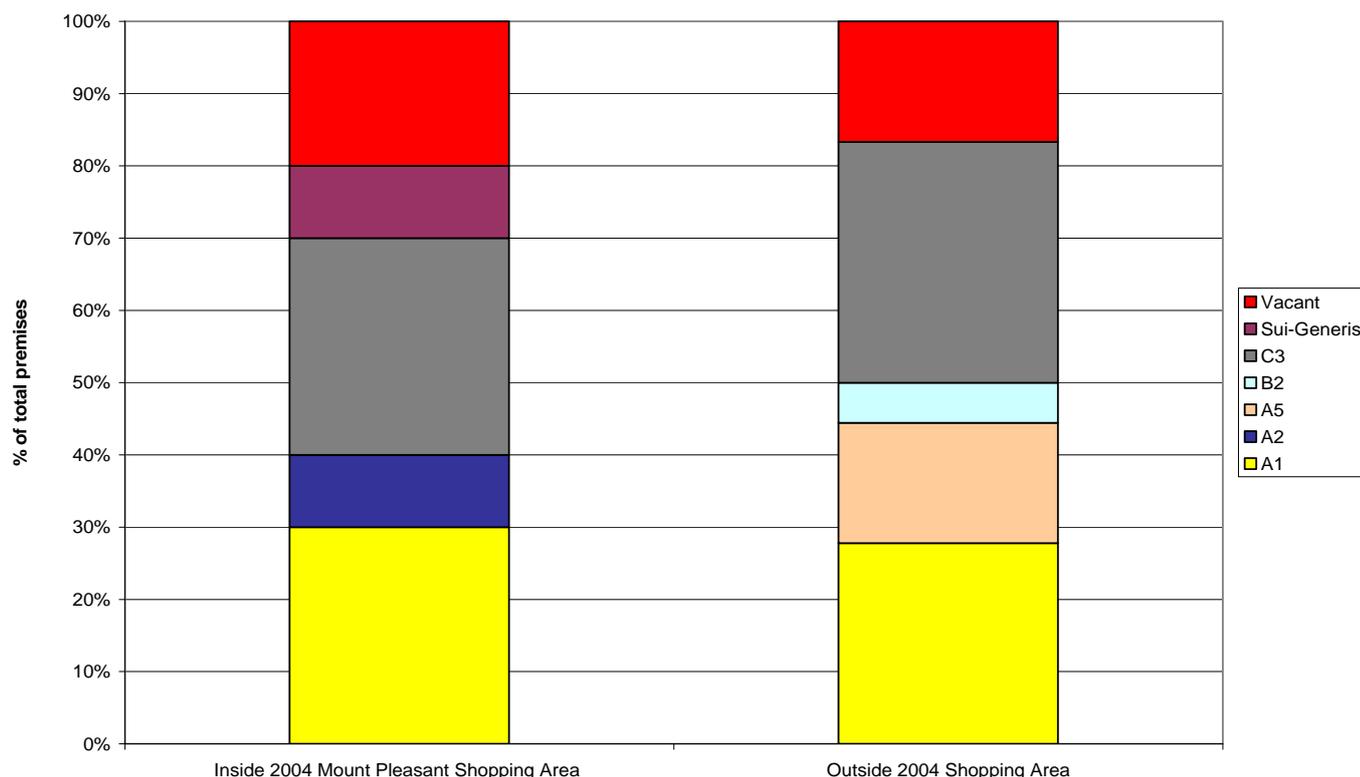
4.90 Of the 5 premises recorded outside of the 2004 defined boundary, the split between use classes was even, as can be seen in the table above. This is exactly the same as in last year's survey, indicating there has been no significant change over the past 12 months.

Mount Pleasant

4.91 Mount Pleasant is a small neighbourhood centre providing basic convenience needs to the surrounding residential area.

4.92 A total of 28 premises were surveyed in this area. Of these 10 were inside the defined boundary and 18 were outside of it. Figure 10 shows the breakdown of use classes both within the 2004 defined shopping area boundary and outside of it.

Figure 10: Use classes within Mount Pleasant



Source: Planning Policy

4.93 Of the 28 premises surveyed, 32.1% were classed as being in C3 Residential use. This compares to 17% in last year's survey. Again the difference here is due to the splitting out of grouped residential premises from last year's survey to this year's and not as a result of any new build or conversions.

4.94 The next highest use class this year was A1 Retail with 8 premises (28.6%) compared to 17% last year. Following this was vacant premises at 17.9% (5 premises). This mirrors the pattern in last year's survey.

Uses within the Local Plan 2004 defined boundary

Table 19

Use Class	No of premises	% of premises	
A1	3	30.0%	
A2	1	10.0%	
A5	0	0.0%	
B2	0	0.0%	
C3	3	30.0%	
Sui-Generis	1	10.0%	
Vacant	2	20.0%	
Total	10	100.0%	

Source: Planning Policy

4.95 Of the 10 premises surveyed within the shopping area boundary, the split between use classes was relatively even (see table above). This pattern is similar to that in last year's survey where 9 premises were surveyed and gave a similar hierarchy of use classes as in this year's results.

Uses outside the Local Plan 2004 boundary

Table 20

Use Class	No of premises	% of premises
A1	5	27.8%
A2	0	0.0%
A5	3	16.7%
B2	1	5.6%
C3	6	33.3%
Sui-Generis	0	0.0%
Vacant	3	16.7%
Total	18	100.0%

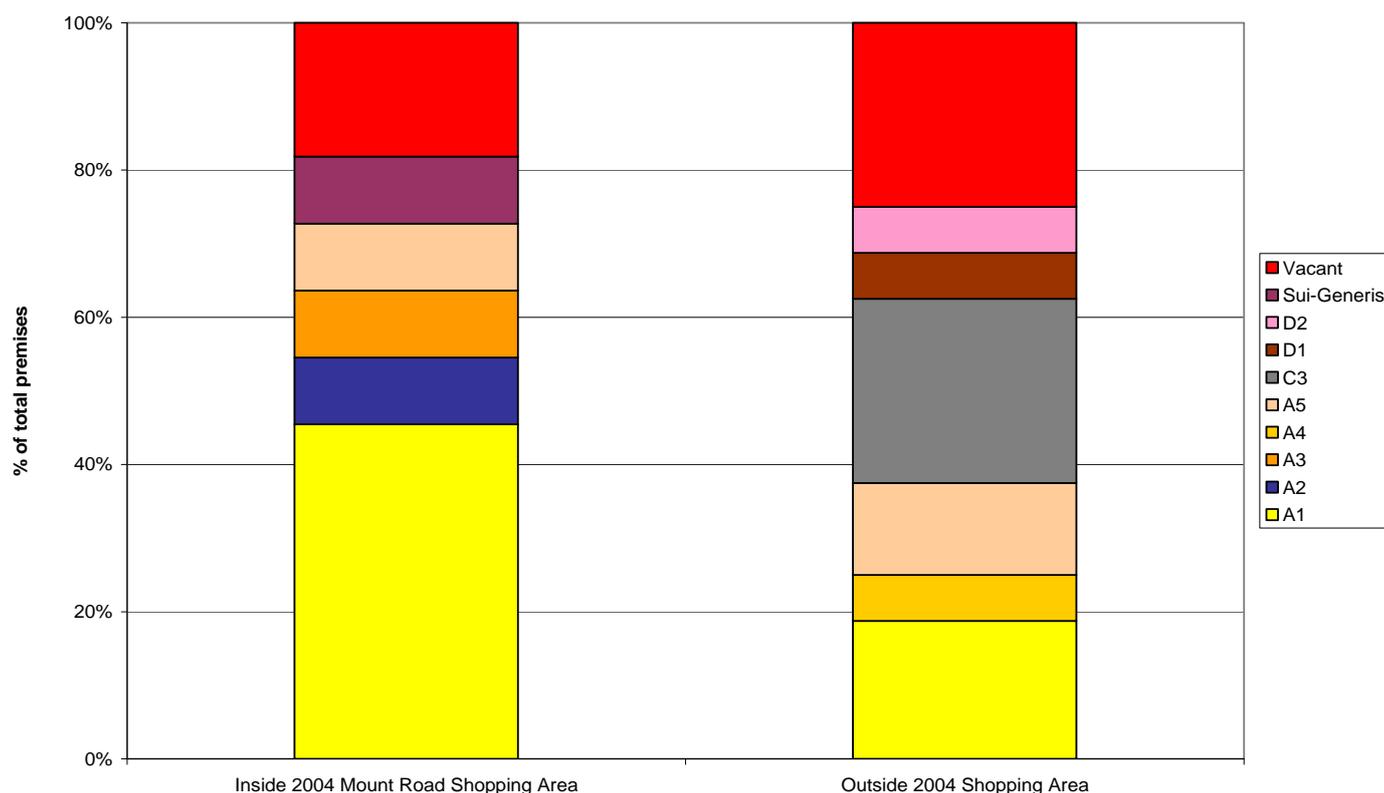
Source: Planning Policy

- 4.96 Of the 18 premises recorded outside of the 2004 defined boundary, 6 premises (33.3%) were within C3 use compared to 3 premises (20%) being in C3 use in last years survey. A1 Retail was the next highest use class with 5 premises (27.8%) followed by A5 and vacant with 3 premises (16.7%) each. This pattern is broadly the same as in last year's survey.
- 4.97 Retail and residential remain significant uses outside of the defined boundary which is the same as last year.

Mount Road

- 4.98 The Mount Road survey area is a neighbourhood centre, which is located on the outskirts of Ore Village and is a relatively small shopping area that provides basic convenience needs for the immediate surrounding area.
- 4.99 A total of 27 premises were surveyed in this area. Of these 11 were inside the defined boundary and 16 were outside of it. Figure 11 shows the breakdown of use classes both within the 2004 defined shopping area boundary and outside of it.
- 4.100 Of the 27 premises surveyed, 8 were classed as being in A1 Retail use (29.6%). This compares to 7 premises in last years survey (27%). Vacant premises remain high overall with 6 recorded as such in this survey (22.2%). This compares to 5 vacant premises in last year's survey (19%). Residential (C3) and hot food takeaways (A5) account for 4 and 3 premises respectively (14.8% and 11.1%). This compares to 3 of each use class in last year's survey.

Figure 11: Use classes within Mount Road



Source: Planning Policy

Uses within the Local Plan 2004 defined boundary

Table 21

Use Class	No of premises	% of premises	
A1	5	45.5%	
A2	1	9.1%	
A3	1	9.1%	
A4	0	0.0%	
A5	1	9.1%	
C3	0	0.0%	
D1	0	0.0%	
D2	0	0.0%	
Sui-Generis	1	9.1%	
Vacant	2	18.2%	
Total	11	100.0%	

Source: Planning Policy

4.101 Of the 11 premises surveyed within the 2004 defined boundary, 5 were recorded as being in A1 Retail use (45.5%). This was the predominant use here. In last years survey 12 premises were captured within the 2004 defined boundary and 4 (33%) were recorded as being in retail use.

4.102 The next highest use class recorded in this year's survey was vacant premises at 18.2% (2 properties). This compares to 3 premises (25%) vacant in last year's survey. The use class split here overall mirrors that of last year's survey.

Uses outside the Local Plan 2004 boundary

Use Class	No of premises	% of premises
A1	3	18.8%
A2	0	0.0%
A3	0	0.0%
A4	1	6.3%
A5	2	12.5%
C3	4	25.0%
D1	1	6.3%
D2	1	6.3%
Sui-Generis	0	0.0%
Vacant	4	25.0%
Total	16	100.0%

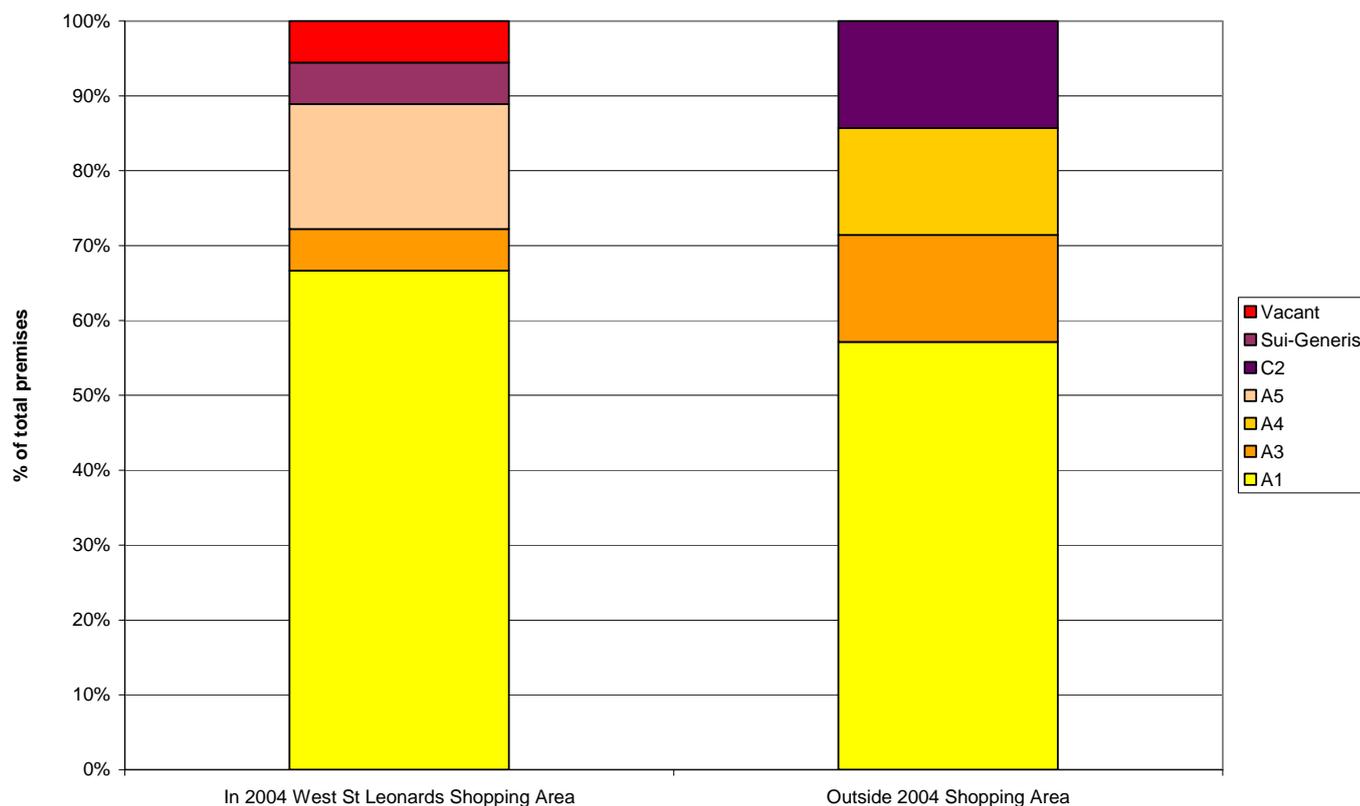
Source: Planning Policy

- 4.103 Of the 16 premises surveyed outside of the 2004 defined boundary, 25% were recorded as being in C3 Residential and Vacant use (4 properties each). This compares to 14 premises surveyed last year resulting in 21% being recorded as residential and 14% vacant (3 premises and 2 premises respectively).
- 4.104 In this year's survey 18.8% of the premises surveyed here were classed as in A1 retail use (3 premises). This compares to the same number of premises recorded as such in last year's survey.

West St Leonards

- 4.105 West St Leonards is a small neighbourhood centre providing a limited number of shops that serve the local community needs of the south-western side of the Borough.
- 4.106 A total of 25 premises were surveyed in this area. Of these 18 were inside the defined boundary and 7 were outside of it. Figure 12 shows the breakdown of use classes both within the 2004 defined shopping area boundary and outside of it.
- 4.107 Of the 25 premises surveyed 16 were classed as being in A1 Retail use (64%). This compares to 12 premises (57%) being in retail use in last years survey. The next highest use class was A5 Hot food takeaway with 3 premises in this years survey (12%) compared to 3 premises (14%) in last years survey. It is interesting to note that as with last years survey there were no recorded premises in residential C3 use this year.

Figure 12: Use Classes within West St Leonards



Source: Planning Policy

Uses within the Local Plan 2004 defined boundary

Table 23

Use Class	No of premises	% of premises
A1	12	66.7%
A3	1	5.6%
A4	0	0.0%
A5	3	16.7%
C2	0	0.0%
Sui-Generis	1	5.6%
Vacant	1	5.6%
Total	18	100.0%

Source: Planning Policy

4.108 Of the 18 premises surveyed within the 2004 boundary, over two thirds (12 premises) were classed as being in A1 Retail. This is the same number of premises recorded as being in retail use in last year's survey.

4.109 Hot food takeaways (A5) accounted for 3 premises (16.7%) and again this mirrors the number recorded in last year's survey.

4.110 The only difference this year was that one property was recorded as being vacant within the boundary. This was a property which had formerly been in A2 (Financial and Professional Services) use and recorded as such in last year's results.

Uses outside the Local Plan 2004 boundary

Use Class	No of premises	% of premises
A1	4	57.1%
A3	1	14.3%
A4	1	14.3%
A5	0	0.0%
C2	1	14.3%
Sui-Generis	0	0.0%
Vacant	0	0.0%
Total	7	100.0%

Source: Planning Policy

- 4.111 Of the 7 premises recorded outside of the 2004 boundary, well over half were classed as being in A1 Retail use. In last years survey there were no recorded A1 uses outside of the boundary. The change here is due to the new premises along Bexhill Road – Pound Stretcher, Bensons Beds; Carpet Right and TK Maxx. These retail stores were not situated here last year; the units in which they are now housed were vacant.
- 4.112 In regards to the other uses recorded here, they follow the same pattern as in last year’s survey.

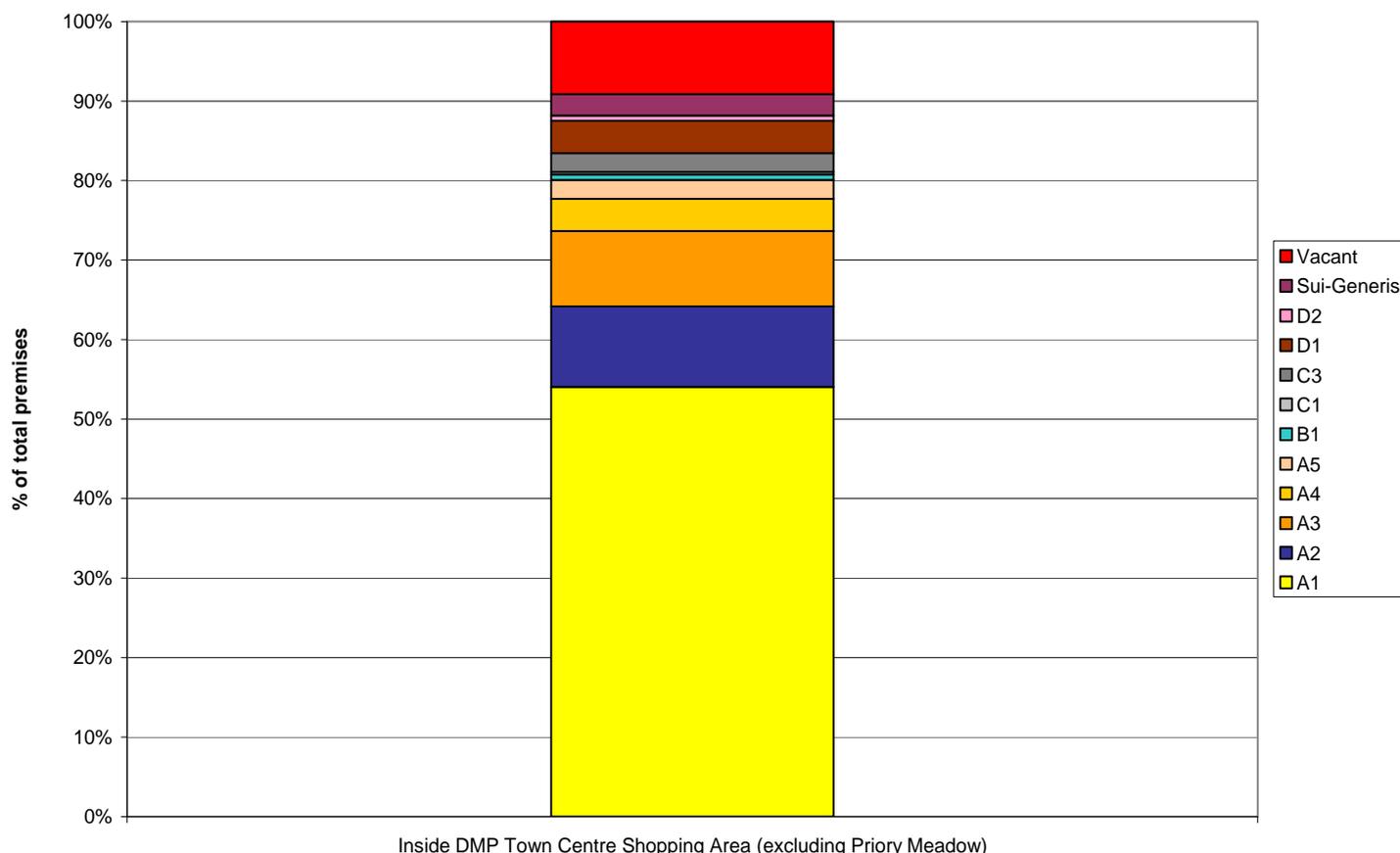
5. Uses within the Development Management Plan defined shopping areas

- 5.1 Appendix B contains a map of each of the shopping areas surveyed. Each map displays the colour co-ordinated results by use class and shows all those premises surveyed and the Shopping Area boundaries proposed in the Development Management Plan.
- 5.2 Maintaining and enhancing the viability and vitality of existing town, district and local centres is a key part of the Hastings Planning Strategy and as such Policy E3 ‘Town, District and Local Centres’ sets the hierarchy as well as including the measures to be taken to safeguard the retail function and character of the areas.
- 5.3 Following on from Policy E3, the Development Management Plan (DMP) contains several policies which provide more detail as to the approach to development within the hierarchy of retail centres. The Policies are:
- Policy SA1 ‘Hastings Town Centre Shopping’
 - Policy SA2 ‘Other Shopping Areas’
 - Policy SA3 ‘Shops and Services outside the Shopping Areas’
- 5.4 In light of the above policies it is important that the health and function of the defined shopping areas is monitored to ensure development is not compromising the viability and vitality of the areas. This section provides details of the existing situation within the DMP defined shopping areas in line with the policies above.

Hastings Town Centre

5.5 There were 296 premises surveyed within the Town Centre DMP defined shopping area. This excludes those premises within Priory Meadow Shopping Centre.

Figure 13: Use classes within Hastings Town Centre (excluding Priory Meadow)



Source: Planning Policy

5.6 As can be seen in Table 25, at the time of the survey 54% of the premises were within an A1 Retail use, meaning non A1 uses accounted for 46% of the premises surveyed. Individually, the next highest use class was A2 Financial and Professional Services with 10% followed by A3 Cafes and Restaurants and Vacant premises with a share of 9% each.

5.7 Of the premises within A1 use, 20 (6.8%) were classed as being in A1 Core Use. This means these are the types of A1 use you would expect to find within a shopping area. It was also noted that of the 27 vacant premises, there were 17 (5.7%) whose former use was recorded as being A1 Retail. A1 Core Uses include the following:

- Bakery;
- Butcher;
- Chemist;
- Food/Convenience/Mini-Market;

- Greengrocers;
- Newsagents and;
- Post Office

Table 25

Use Class	No of premises	% share
A1	160	54%
A2	30	10%
A3	28	9%
A4	12	4%
A5	7	2%
B1a	2	1%
C1	1	0%
C3	7	2%
D1	12	4%
D2	2	1%
SG	8	3%
Vacant	27	9%
Total	296	100%

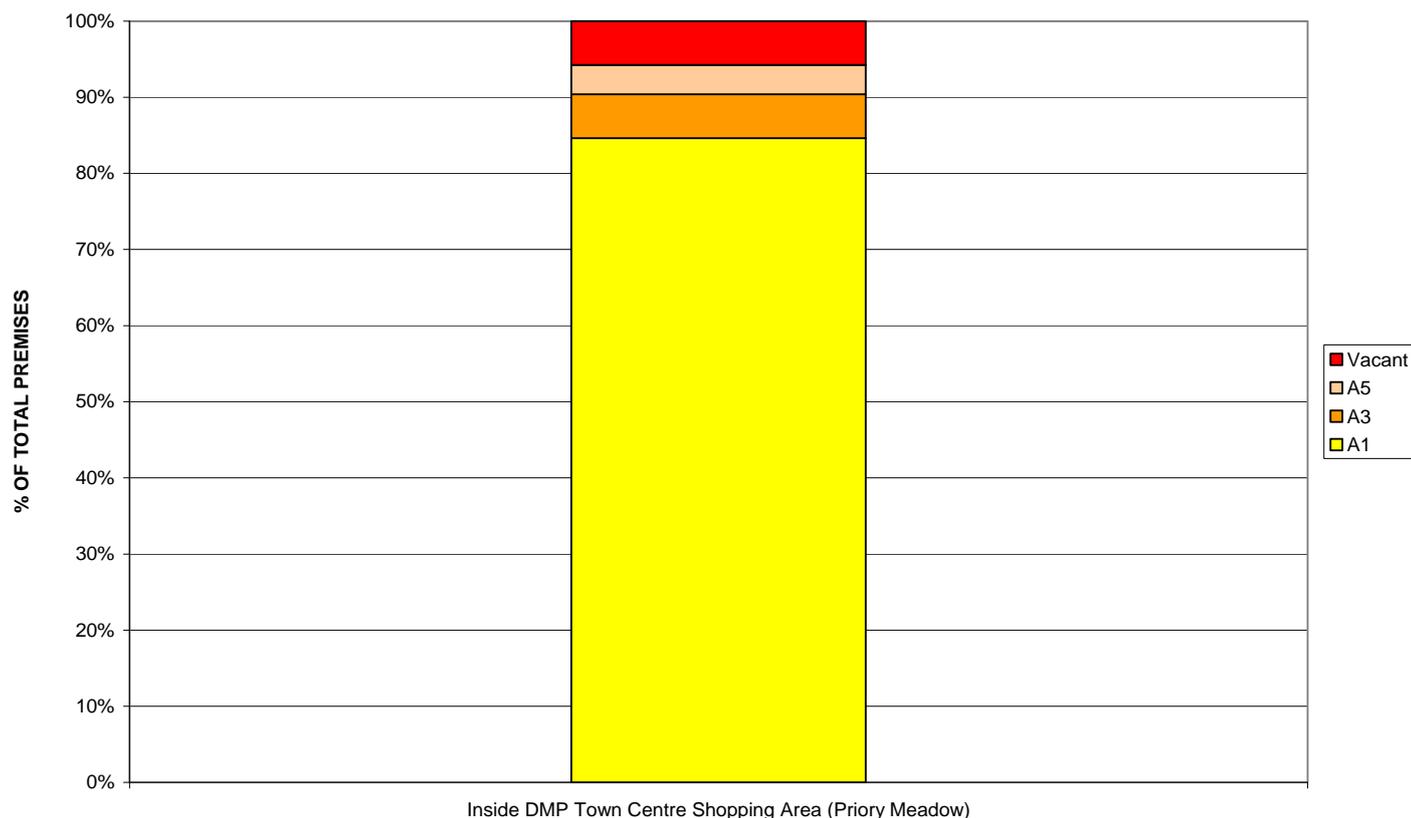
Source: Planning Policy

- 5.8 With the figure for A1 Retail uses standing at 54%, this means that 46% of premises are in non-A1 Retail uses. Taking account of the vacant premises whose former use class is recorded as being A1 Retail, if they were occupied as such the A1 use figure would be 59.8% and the non-A1 use figure would be 40.2%.
- 5.9 The evidence here highlights the need to ensure that the vacant premises recorded as A1 Retail are retained for retail purposes going forward. It also supports Policy SA1 of the draft DMP which states that not more than 45% of the floorspace within the Town Centre (excluding Priory Meadow) should be non-A1. Maintaining the vacant A1 premises for A1 use also provides more flexibility for a range of uses within the defined area without damaging the retail function and character.

Town Centre - Priory Meadow

- 5.10 There were 52 premises surveyed within the Town Centre Priory Meadow DMP defined shopping area. This is the primary shopping area of the town and is characterised by a mix of national retail multiples, independent traders and a number of specialist stores.
- 5.11 At the time of the survey 84.6 % of the premises were recorded as being in A1 Retail use, leaving 15.4% of premises in non-A1 use. Figure 14 and Table 26 details the breakdown by use class
- 5.12 The 3 vacant premises were recorded as having their former use within A1 Retail, meaning if they were occupied as such, that over 90% of the premises in Priory Meadow would be within A1 use. Despite the vacant units, retail continues to be the dominate use class within Priory Meadow.

Figure 14: Use classes within Priory Meadow



Source: Planning Policy

Table 26

Use Class	No of premises	% share
A1	44	84.6%
A3	3	5.8%
A5	2	3.8%
Vacant	3	5.8%
Total	52	100%

Source: Planning Policy

5.13 As with the Town Centre defined shopping area, the evidence here highlights the need to ensure that the vacant premises recorded as A1 Retail are retained for retail purposes going forward. The data further supports Policy SA1 of the draft DMP which states that not more than 5% of the floorspace within Priory Meadow should be non-A1. At the time of the survey this figure was 9.6%. However, the non A1 uses recorded at present are considered complimentary to the retail offer and the retail function continues to dominate

St Leonards District Centre

5.14 St Leonards is smaller than Hastings Town Centre but still has much of the same character. It also serves a broader function than the other district centres.

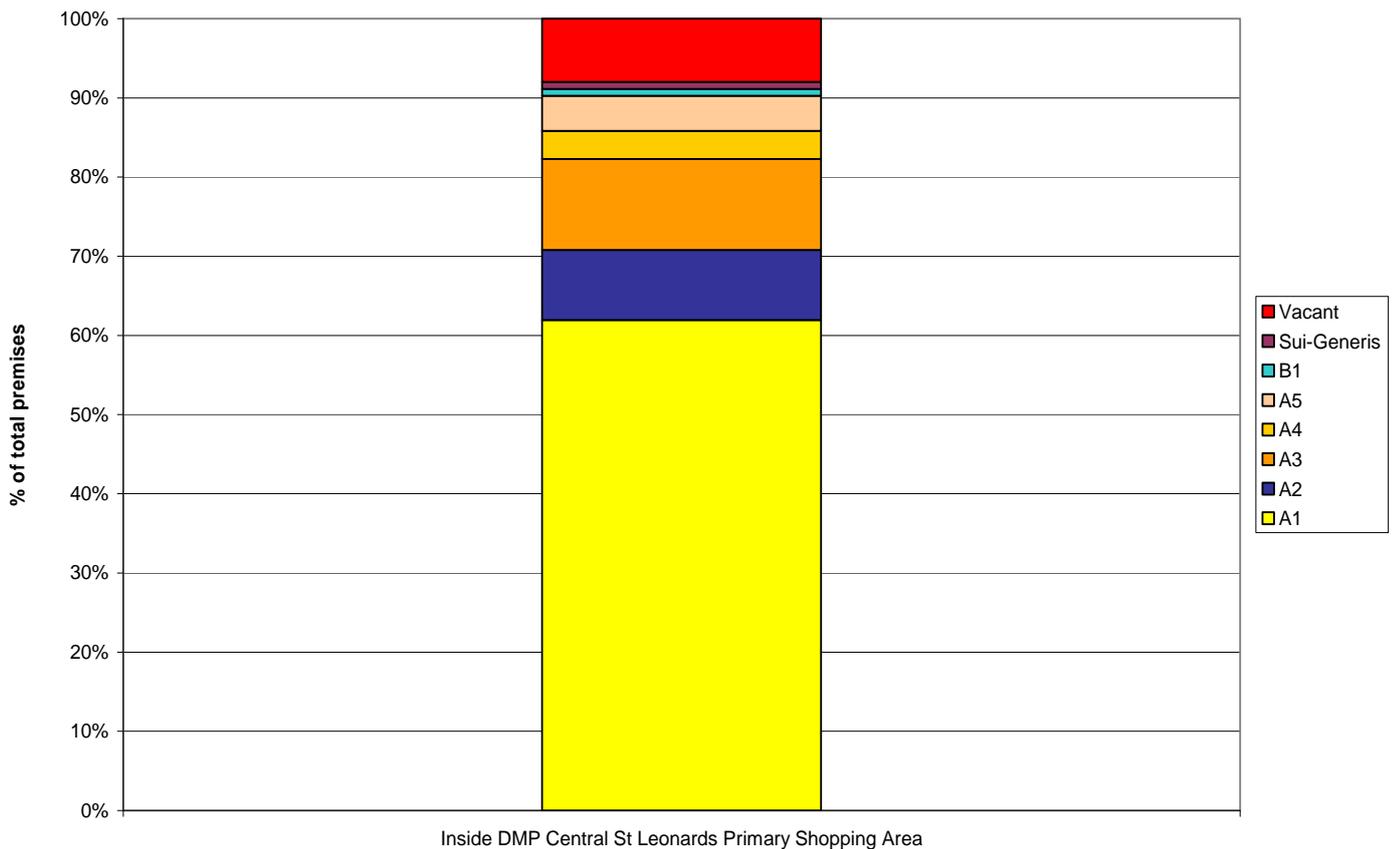
5.15 There are two distinct areas within St Leonards itself. The whole of Kings Road, the lower part of London Road and the eastern side of Norman Road contain a vibrant and varied mix of town centre retail uses and it is important this area remains as such. This is the Primary Retail Area.

5.16 The areas of Silchester Road, the eastern part of Grand Parade, the upper part of London Road and the western side of Norman Road contain varying levels of retail activity and are interspersed with commercial and residential uses. As such this is considered to be the Secondary Retail Area. Whilst it is important to ensure the overall vitality and vibrancy of these areas is not diminished, there is greater flexibility here to allow other complimentary uses such as banks, building societies, cafes and restaurants, pubs and small commercial office space.

Primary Area

5.17 There were 113 premises surveyed within the Primary Retail Area of the DMP defined boundary. At the time of the survey just over two thirds of these premises were recorded as being in A1 retail use.

Figure 15: Use classes within Central St Leonards – Primary area



Source: Planning Policy

Table 27

Use Class	No of premises	% share
A1	70	61.9%
A2	10	8.8%
A3	13	11.5%
A4	4	3.5%
A5	5	4.4%
B1	1	0.9%
C3	0	0.0%
D2	0	0.0%
Sui-Generis	1	0.9%
Vacant	9	8.0%
Total	113	100.0%

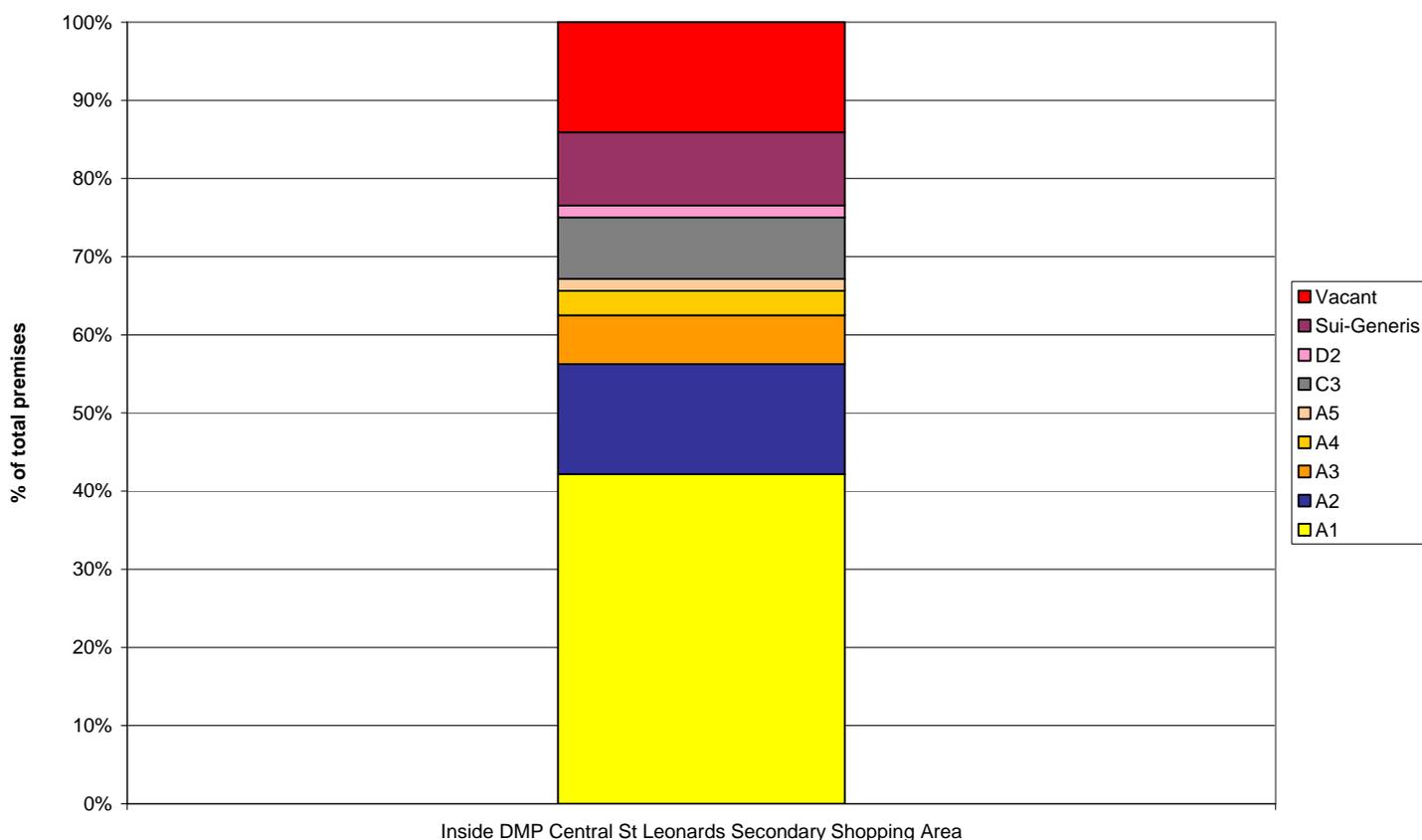
Source: Planning Policy

- 5.18 Of the 70 premises recorded as being in A1 use, 16 (22.9%) were classed as A1 Core Uses (bakers, chemists, post office etc). Furthermore, of the 9 vacant premises recorded, 5 (55.5%) were classed as having been in A1 retail use previously, however none were A1 Core Uses.
- 5.19 With the figure for A1 Retail uses standing at 61.9%, this means that 38.1% of premises are in non-A1 Retail uses. Taking account of the vacant premises whose former use class is recorded as being A1 Retail, if they were occupied as such the A1 use figure would be 66.4% and the non-A1 use figure would be 33.6%.
- 5.20 In light of this, Policy SA2 'Other Shopping Areas' of the draft DMP requires that not more than 40% of the Primary Retail Area of St Leonards be in non-A1 uses. The current survey results show that this threshold is already close to being exceeded and that it is important the vacant former A1 premises are kept within A1 use going forward. In this way, more flexibility is given to other uses being allowed within the area.

Secondary Area

- 5.21 There were 64 premises surveyed within the Secondary Retail Area of St Leonards. As already stated this area has more flexibility with regards to use classes as it contains a mixture of commercial, retail and non-retail uses.
- 5.22 At the time of the survey 42.2% of the premises were classed as being in A1 retail use, leaving 57.8% in non-A1 use. Table 28 details the breakdown by use classes.
- 5.23 Of the 27 premises in A1 use, 4 were classed as being in A1 Core Uses. The vacancy level here is higher than in the Primary Retail Area, 14.1% compared to 8%. This is also higher than the vacancy level for the survey as a whole, which is 8%.

Figure 16: Use classes within Central St Leonards – Secondary area



Source: Planning Policy

Table 28

Use Class	No of premises	% share
A1	27	42.2%
A2	9	14.1%
A3	4	6.3%
A4	2	3.1%
A5	1	1.6%
C3	5	7.8%
D2	1	1.6%
Sui-Generis	6	9.4%
Vacant	9	14.1%
Total	64	100.0%

Source: Planning Policy

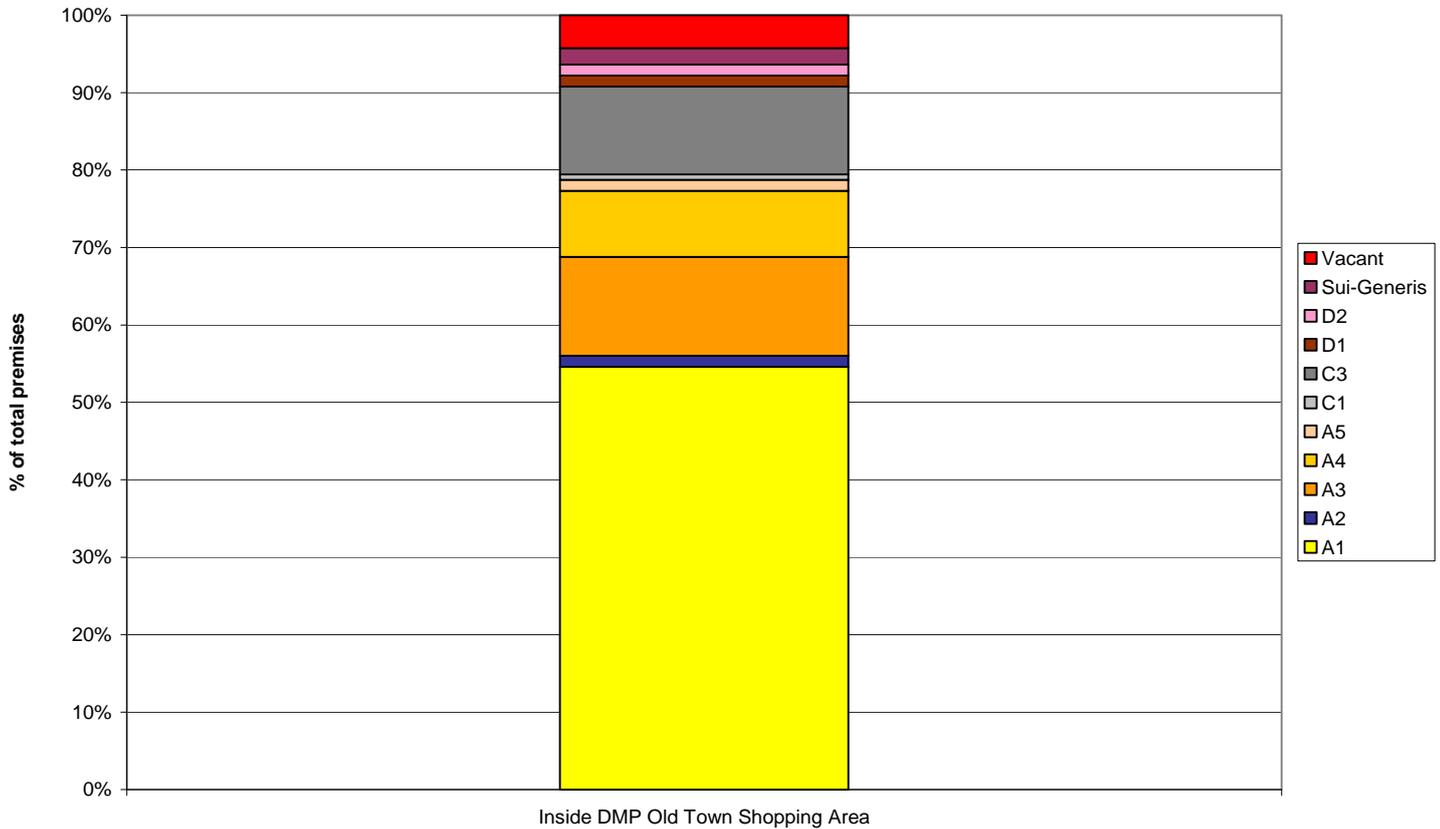
5.24 Of the 9 vacant premises, 5 were recorded as having been in A1 retail use previously. This means that if they were occupied, A1 retail uses would account for 50% of the premises within the St Leonards Secondary Retail Area.

5.25 If, however, their use class was allowed to be changed this would push the existing threshold of non-A1 retail uses beyond that stated within the draft DMP. In other words there would be less flexibility in terms of the use of premises if the vacant A1 premises are allowed to change their use class.

The Old Town

5.26 A total of 141 premises were surveyed within the draft DMP Old Town boundary. As can be seen in Figure 17 and Table 29, at the time of the survey just over half of the premises were within A1 retail use.

Figure 17: Use classes within the Old Town



Source: Planning Policy

Table 29

Use Class	No of premises	% share
A1	77	54.6%
A2	2	1.4%
A3	18	12.8%
A4	12	8.5%
A5	2	1.4%
C1	1	0.7%
C3	16	11.3%
D1	2	1.4%
D2	2	1.4%
Sui-Generis	3	2.1%
Vacant	6	4.3%
Total	141	100.0%

Source: Planning Policy

5.27 Of the 77 premises recorded as being in A1 retail use here, 4 were classed as being A1 Core Uses. The vacancy level is relatively low at 4.3% of premises

surveyed and is lower than the vacancy level for the survey as a whole. There are 3 vacant premises recorded as having been in A1 retail use previously.

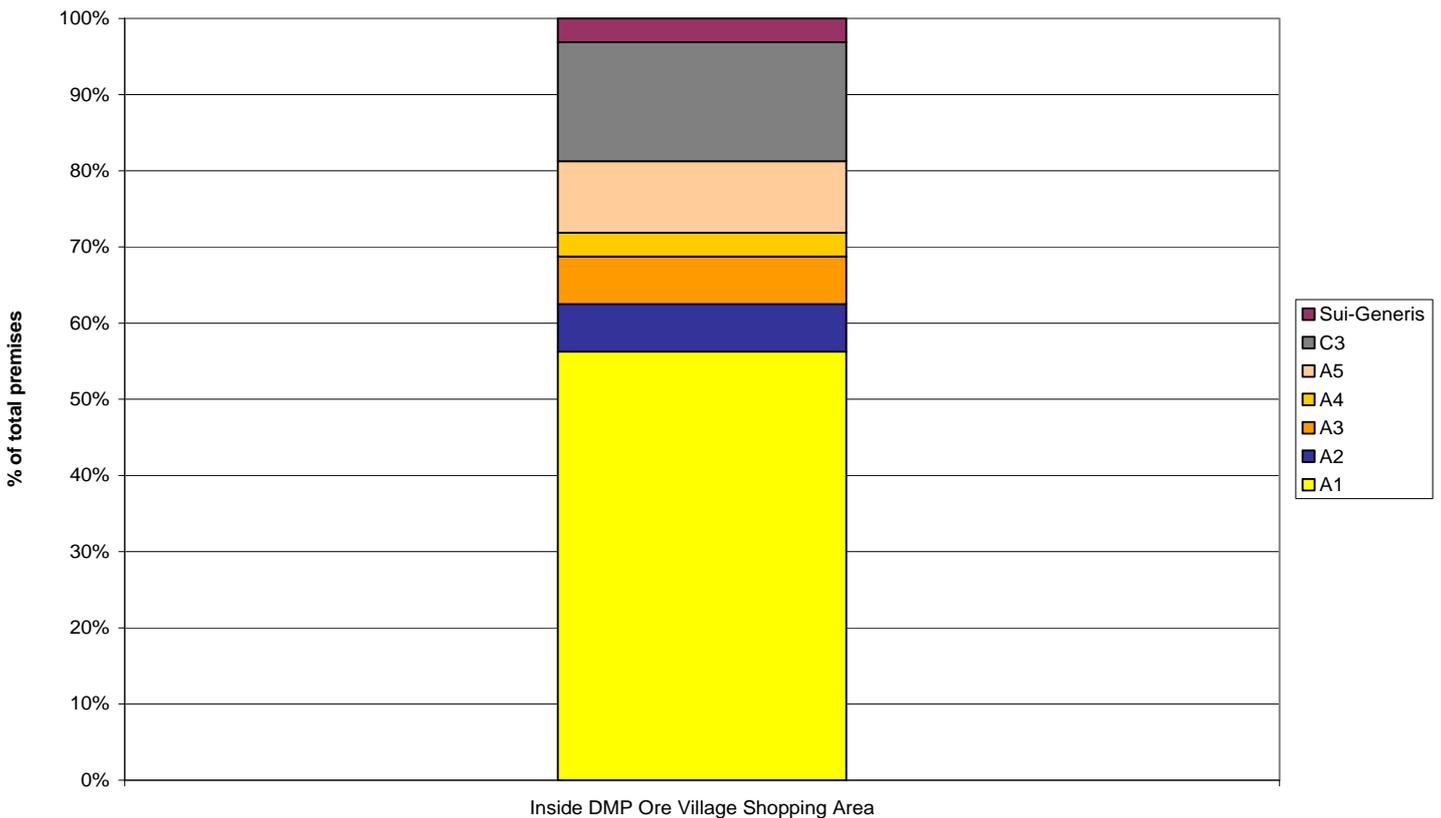
5.28 Of the vacant premises recorded, 3 are newly vacant this year. Their previous uses are recorded as being one A3 and one A1 premise with another classed just as vacant.

5.29 At the time of the survey, just over 45% of the premises here are in non-A1 uses. In the draft DMP, Policy SA2 states that not more than 45% of the premises in this shopping area can be in non-A1 uses. The survey highlights the fact that keeping the vacant A1 premises within A1 use is important so as to avoid tipping the balance.

Ore Village

5.30 There were 32 premises surveyed within this area. Of these, 18 were recorded as being in A1 retail use. This equates to just over 56% of all the premises surveyed here. Figure 18 and Table 30 shows the breakdown in the area by use class. Of the 18 premises in A1 use, 10 were recorded as being a Core Retail use.

Figure 18: Use classes within Ore Village



Source: Planning Policy

Table 30

Use Class	No of premises	% share
A1	18	56.3%
A2	2	6.3%
A3	2	6.3%
A4	1	3.1%
A5	3	9.4%
C3	5	15.6%
Sui-Generis	1	3.1%
Total	32	100.0%

Source: Planning Policy

5.31 There were no recorded vacant premises here which may suggest this district centre is faring well in economic terms. There were in fact 3 former vacant premises brought back into use in this years survey. These were the former NatWest Bank which is now part of Aspects hairdressers; a vacant shop is now Catch 22 fish and chip shop and the vacant Hare and Hounds pub is now in residential use. This is an encouraging trend for the area.

5.32 Policy SA2 of the draft DMP states that not more than 45% of the premises in Ore Village may be in non-A1 use. At present that threshold is being maintained.

Silverhill

5.33 There were 41 premises surveyed within this area. Of these, 24 were recorded as being in A1 retail use. This equates to nearly two thirds of the premises located here. Figure 19 and Table 31 shows the breakdown by use class. It is interesting to note that within this area there are no premises recorded outside of the A use class hierarchy.

Figure 19: Use classes within Silverhill (Source: Planning Policy)

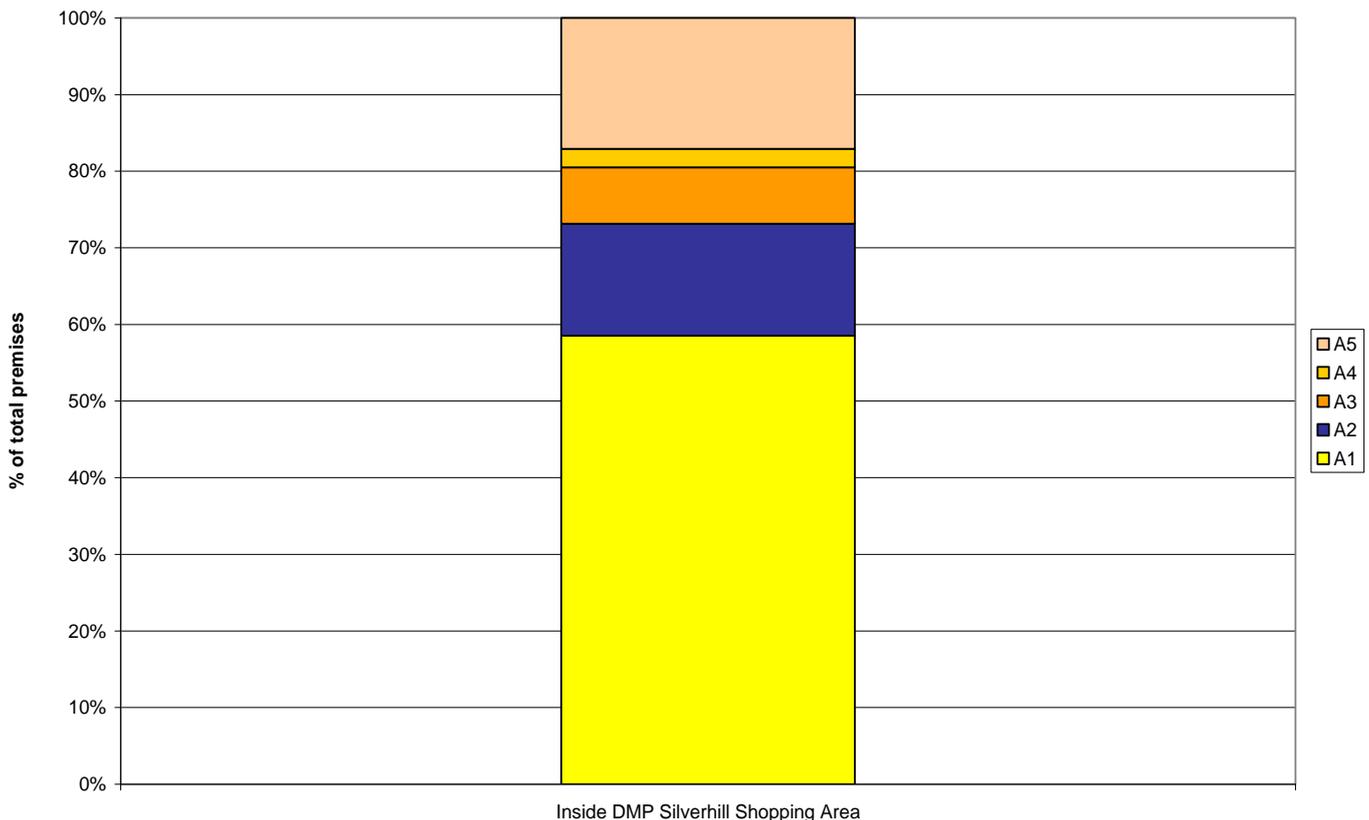


Table 31

Use Class	No of premises	% share
A1	24	58.5%
A2	6	14.6%
A3	3	7.3%
A4	1	2.4%
A5	7	17.1%
Total	41	100.0%

Source: Planning Policy

- 5.34 Of the 24 A1 premises recorded, 8 were classed as being an A1 Core Retail Use. This supports the designation and function of Silverhill as a district centre within the town.
- 5.35 There were no vacant premises recorded here which is a positive sign for the area. In fact there were two vacant premises brought back into use in this year's survey, both as A1 units. The retail function is strengthened further by the presence of the Asda supermarket.
- 5.36 The proportion of non-A1 retail uses stands at 41.5%. Policy SA2 of the draft DMP states that within Silverhill not more than 45% of the premises at ground floor level may be in non-A1 use. The evidence here suggests this threshold is being maintained. However, if just 1 or 2 of the current A1 premises were to change to non-A1 then the threshold would be exceeded.

Bohemia

- 5.37 There were 38 premises surveyed in this area. Of these, exactly half were classed as being in A1 retail use. Figure 20 and Table 32 shows the breakdown by use class.

Figure 20: Use classes within Bohemia Road (Source: Planning Policy)

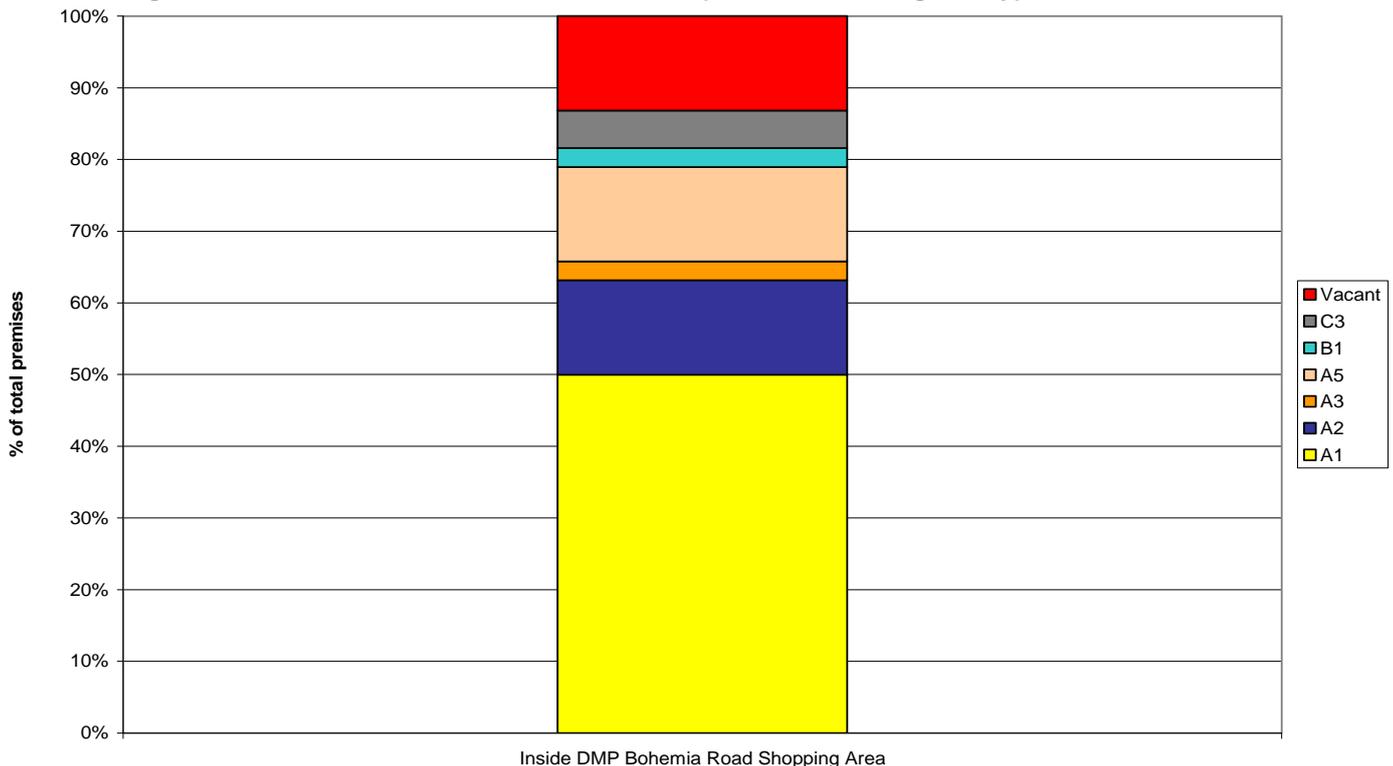


Table 32

Use Class	No of premises	% share
A1	19	50.0%
A2	5	13.2%
A3	1	2.6%
A5	5	13.2%
B1	1	2.6%
C3	2	5.3%
Vacant	5	13.2%
Total	38	100.0%

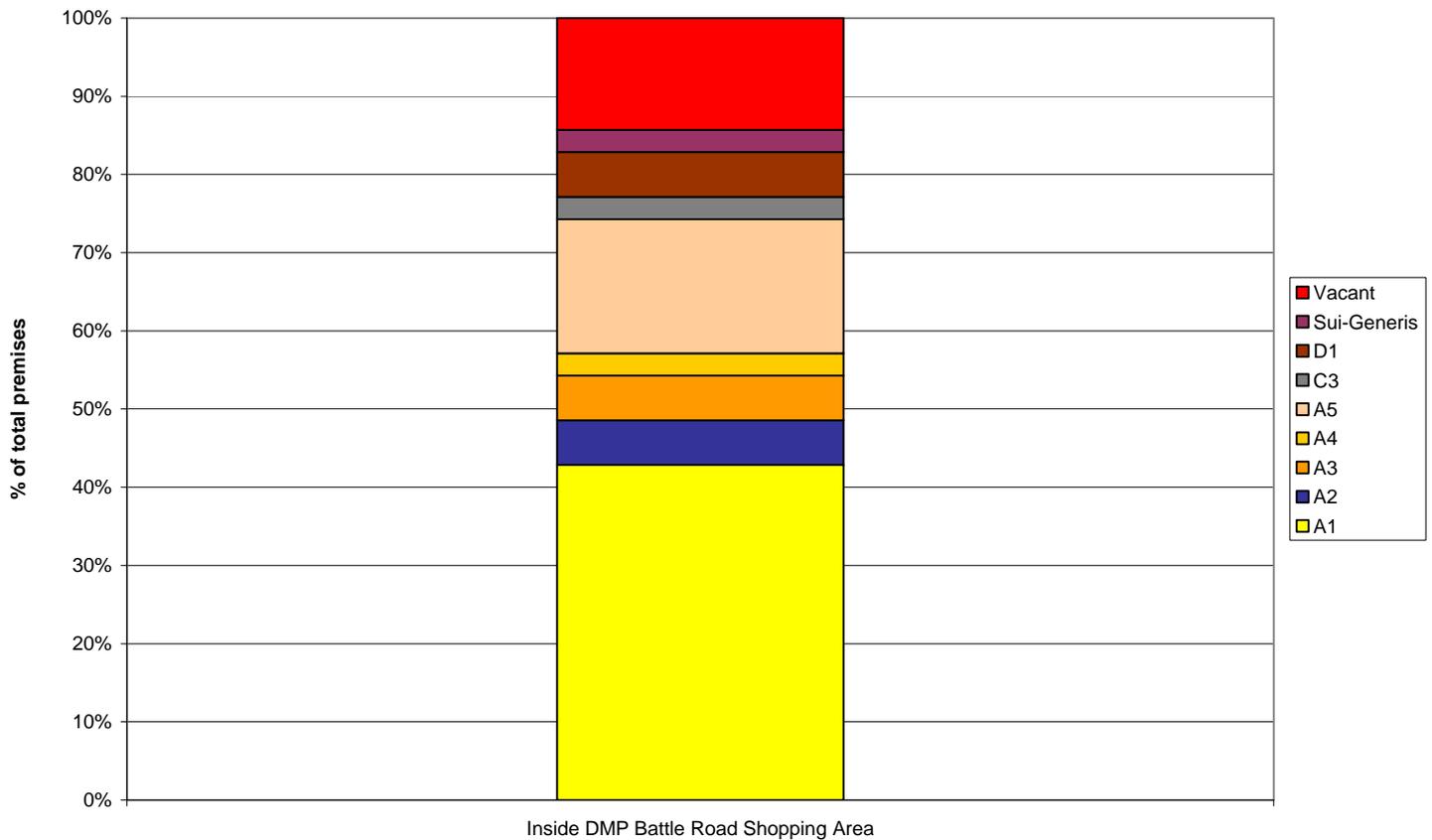
Source: Planning Policy

- 5.38 Of the 19 premises recorded as being in A1 use, 8 were classed as being A1 Core Uses. This supports the designation within the draft DMP of Bohemia as a Local Centre.
- 5.39 There are 5 vacant premises in this area and of these 2 are classed as having been in A1 use previously. The vacancy level, proportionately, is quite high at 13.2%.
- 5.40 The survey shows that there is an even 50/50 percentage split between A1 and non-A1 uses here. Within the draft DMP, Policy SA2 states that not more than 50% of the ground floor of premises here can be in non-A1 use. The evidence suggests this threshold is currently met and emphasises the importance of retaining the 2 vacant premises within A1 use at least. If they were currently occupied as A1 then the split would be 55% A1 and 45% non-A1 uses. This would leave more flexibility for the other 45% of premises to change between use classes.

Battle Road

- 5.41 A total of 35 premises were surveyed here. Of these, 15 were classed as being in A1 use. Of the 15 A1 premises recorded, 5 were classed as being in A1 Core Use. Figure 21 and Table 33 details the breakdown by use class.
- 5.42 The proportion of A5 uses and vacant premises is relatively high here. Of the vacant premises, 2 are newly vacant this time around and are recorded as having been in A1 use previously. In total there are 3 vacant premises recorded as having been in A1 use previously.
- 5.43 The split here between A1 and non-A1 uses is 42.9% and 57.1% respectively. This exceeds the threshold stated in Policy SA2 of the draft DMP which states not more than 50% of the premises can be in non-A1 uses. However, if the vacant A1 uses are included this alters the split to 51.4% A1 and 48.6% non-A1. The evidence therefore strongly advocates retaining the vacant units within A1 use.

Figure 21: Uses within Battle Road



Source: Planning Policy

Table 33

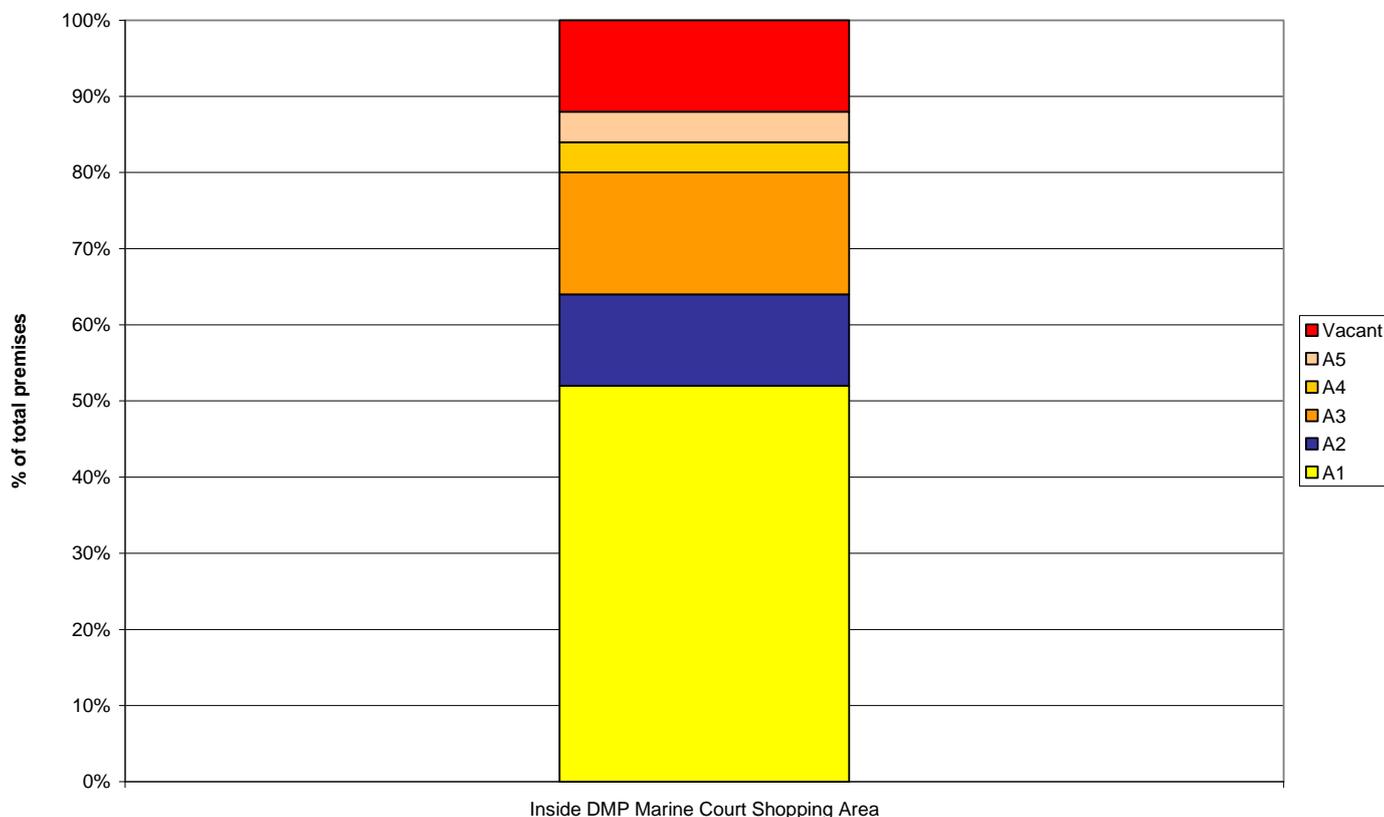
Use class	No of premises	% share
A1	15	42.9%
A2	2	5.7%
A3	2	5.7%
A4	1	2.9%
A5	6	17.1%
C3	1	2.9%
D1	2	5.7%
Sui-Generis	1	2.9%
Vacant	5	14.3%
Total	35	100.0%

Source: Planning Policy

Marine Court

5.44 There were 25 premises surveyed in this area. Of these 13 were within A1 retail use and one of these was classed as being an A1 Core Use. Figure 22 and Table 34 details the breakdown by use class.

Figure 22: Use classes within Marine Court



Source: Planning Policy

Table 34

Use Class	No of premises	% share
A1	13	52%
A2	3	12%
A3	4	16%
A4	1	4%
A5	1	4%
Vacant	3	12%
Total	25	100.0%

Source: Planning Policy

5.45 There were 3 vacant premises within this parade and all of them were recorded as having been in A1 retail use previously. As it stands, the evidence shows that the percentage split between A1 and non-A1 uses is 52% and 48% respectively. If the 3 vacant A1 premises are included, the figures stand at 64% and 36%.

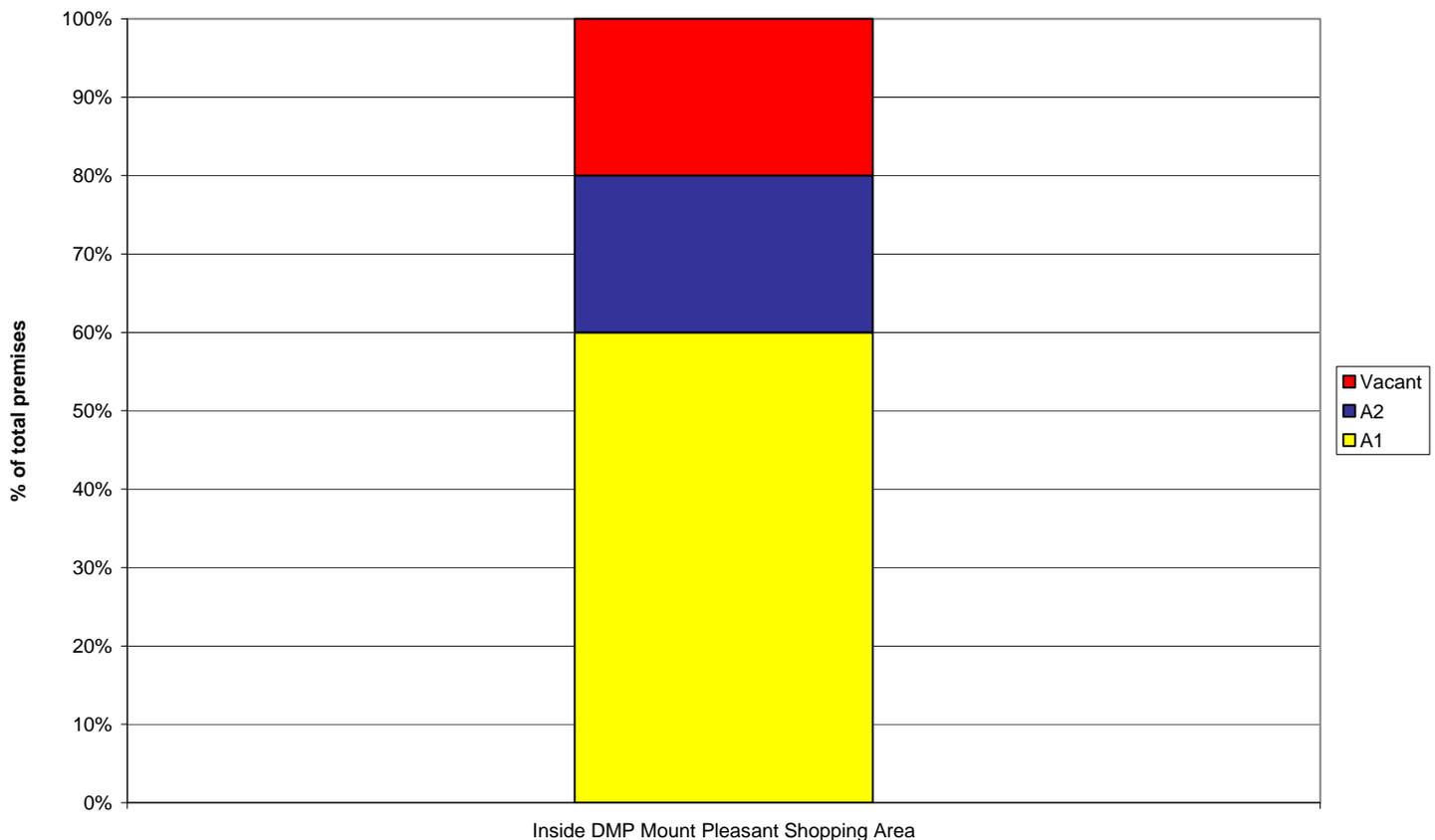
5.46 The evidence shows that the threshold set out in Policy SA2 of the draft DMP, stating no more than 40% of premises in this area may be non-A1, appears to

have been exceeded. However it also demonstrates the importance of having Policy SA2 so as to ensure the imbalance can be addressed and prevented from becoming worse.

Mount Pleasant

5.47 This small parade contains just 5 premises. Two thirds are within A1 use and Table 35 shows the breakdown by use class.

Figure 23: Use classes within Mount Pleasant



Source: Planning Policy

Table 35

Use class	No of premises	% share	
A1	3	60%	
A2	1	20%	
Vacant	1	20%	
Total	5	100%	

Source: Planning Policy

5.48 Of the 3 premises within A1 use, 2 are classed as being A1 Core Uses. The vacant unit is also classed as having been in A1 use previously.

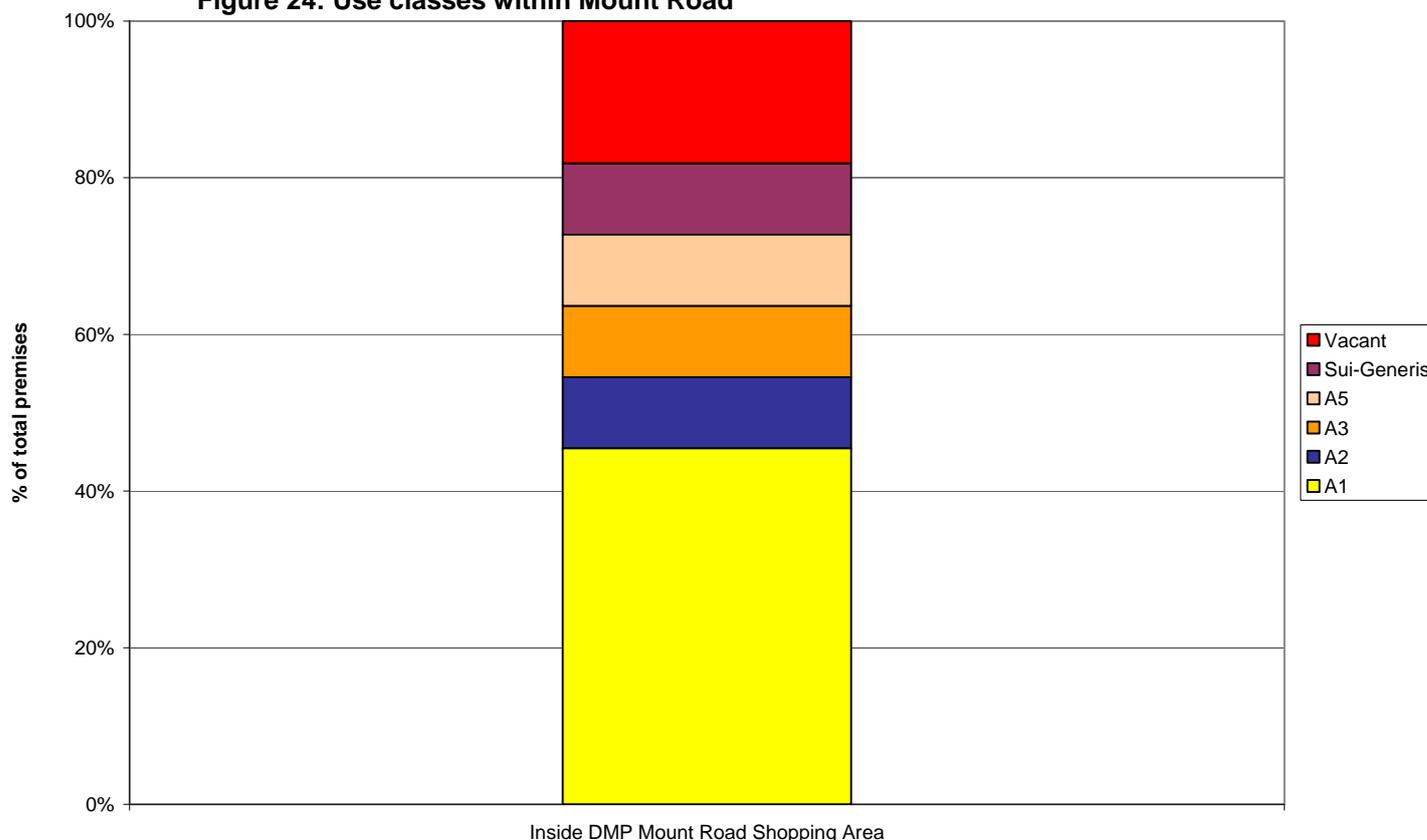
5.49 The evidence from the survey shows that the split between A1 and non-A1 uses here is in line with Policy SA2 of the draft DMP. The policy states that no more than 40% of the premises can be within non-A1 uses and as can be seen from the Table the results reflect this.

5.50 With this being such a small parade of premises, a change of one unit could mean exceeding the threshold in Policy SA2 but a significant amount and so this emphasises the importance of having such a policy within the draft DMP.

Mount Road

5.51 A total of 11 premises were surveyed within this relatively small area. Of these, 5 were recorded as being in A1 retail use and 3 of these as being a Core Retail use. One of these premises was also recorded as having been vacant in the previous survey, but is now occupied as an A1. Figure 24 and Table 36 shows the breakdown by use class.

Figure 24: Use classes within Mount Road



Source: Planning Policy

Table 36

Use class	No of premises	% share
A1	5	45.5%
A2	1	9.1%
A3	1	9.1%
A5	1	9.1%
Sui-Generis	1	9.1%
Vacant	2	18.2%
Total	11	100.0%

Source: Planning Policy

5.52 With the area being relatively small, much like Mount Pleasant, it does not take much for the numbers of retail and non-retail premises to become

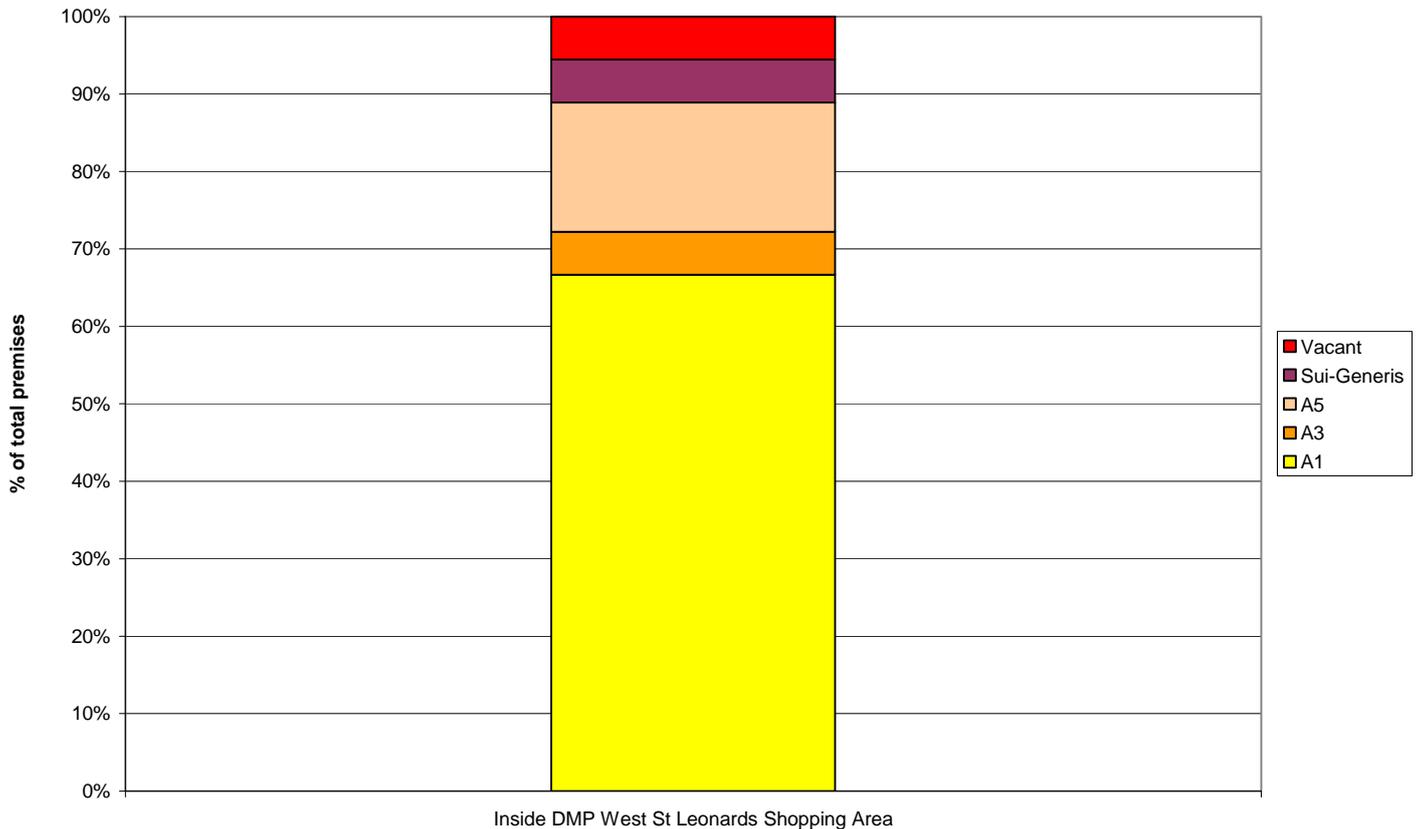
unbalanced. At present, the survey shows that 45.5% of the premises are in A1 retail use leaving 54.5% in non-A1 use. Policy SA2 of the draft DMP states that no more than 40% of premises here should be in non A1 use. Therefore the survey would suggest this threshold has been exceeded.

5.53 However, the 2 vacant premises are in fact A1 units. Hence if these were occupied as such the percentage split would be 63.6% A1 and 36.4% non-A1. This highlights the importance of maintaining the vacant units in A1 use and ensuring their re-occupation. This also emphasises the need for Policy SA2.

West St Leonards

5.54 A total of 18 premises were surveyed in this area. Of these the majority (12 premises) were recorded as being in A1 use and half of these were Core Retail uses. One of these premises was also recorded as having been vacant (A2) in the previous survey, but is now occupied as an A1 unit. Figure 25 and Table 37 shows the breakdown by use class.

Figure 25: Use classes within West St Leonards



Source: Planning Policy

Table 37

Use Class	No of premises	% share
A1	12	66.7%
A3	1	5.6%
A5	3	16.7%
Sui-Generis	1	5.6%
Vacant	1	5.6%
Total	18	100.0%

Source: Planning Policy

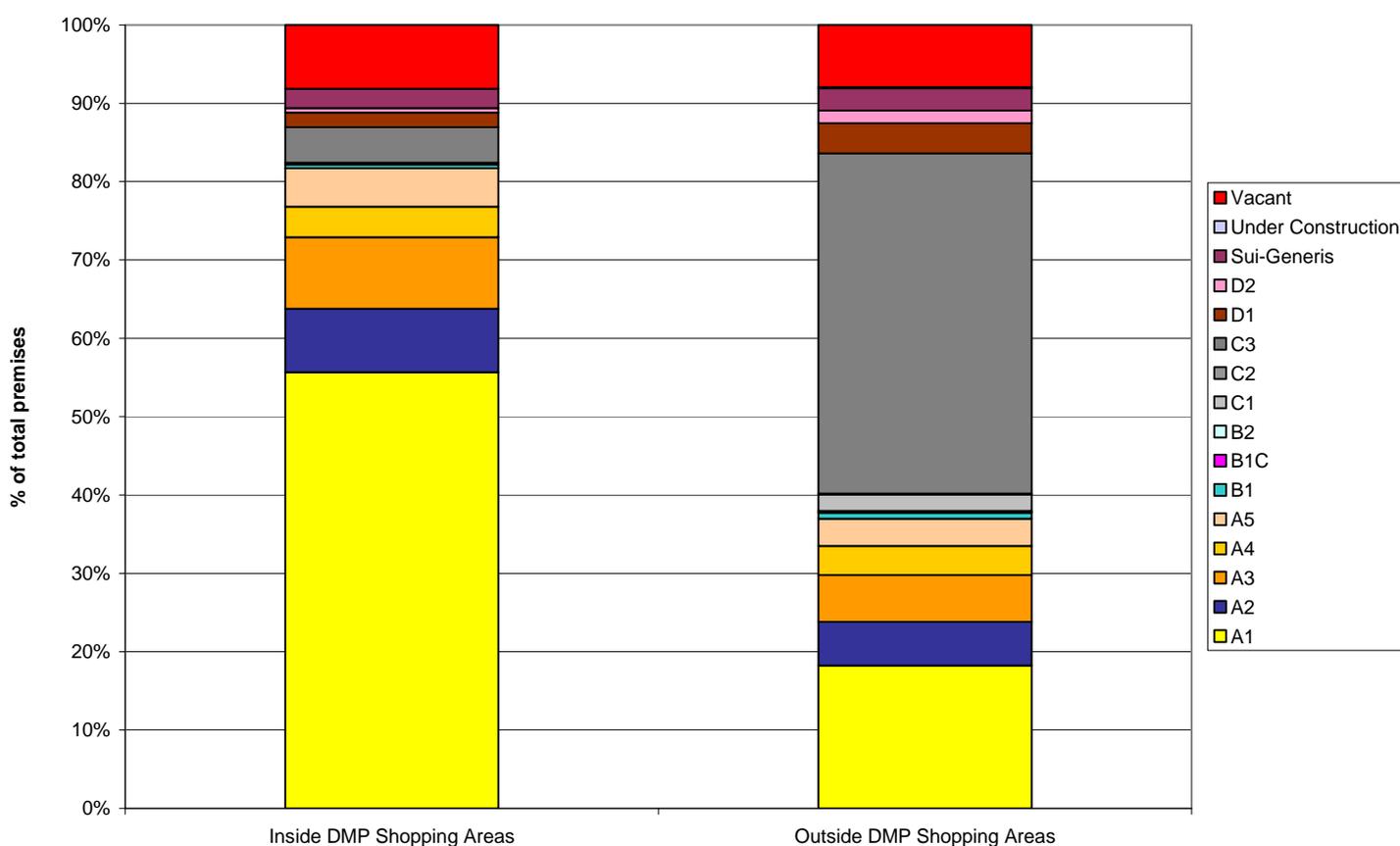
5.55 At present the survey shows that there is a healthy split between retail and non-retail premises in this area. Policy SA2 of the draft DMP states not more than 40% of the premises here may be in non-retail use. The current figures stand at 66.7% retail and 33.3% non-retail. However, as with Mount Road and Mount Pleasant, this is a relatively small area and it would not take much to tip the balance of retail and non retail uses. Just 2 of the retail units need to change their use for the percentages to exceed the threshold. This further emphasises the need for Policy SA2.

6. Uses outside the Development Management Plan defined Shopping Areas

6.1 As well as the DMP defined shopping areas, some local shops and services provide an important focal point for local communities and can be easier to access, especially for those without a car. Therefore, the Council believes these areas should be afforded some protection and Policy SA3 of the draft DMP provides this.

6.2 Figure 26 and Table 38 shows the breakdown by use class of the 806 premises surveyed which fall outside of the DMP defined shopping areas.

Figure 26: Use classes outside DMP areas



Source: Planning Policy

6.3 Residential (C3) is clearly the predominant use class, which is to be expected as these areas have not been included in the draft DMP defined shopping areas. This also highlights the importance of maintaining local shops and services in these areas to facilitate access for those living here. Retail maintains a significant presence compared to other use classes.

Table 38

Use Class	No of premises	% share
A1	147	18.2%
A2	45	5.6%
A3	48	6.0%
A4	30	3.7%
A5	28	3.5%
B1a	6	0.7%
B1c	1	0.1%
B2	1	0.1%
C1	17	2.1%
C2	1	0.1%
C3	350	43.4%
D1	31	3.8%
D2	13	1.6%
Sui-Generis	23	2.9%
Under construction	1	0.1%
Vacant	64	7.9%
Total	806	100.0%

Source: Planning Policy

7. Conclusion

Local Plan 2004 defined shopping areas

- 7.1 Overall, the survey data shows that as a whole the town is faring well in terms of its retail areas with only 8% of premises being vacant compared to 11% in 2011's survey.
- 7.2 With regards to the Local Plan 2004 defined shopping areas A1 Retail remained the predominant use class of properties within the boundaries. This mirrors the trend in the 2011 survey.
- 7.3 Furthermore, within the 2004 defined shopping area boundaries vacancy levels varied in the areas compared to the 2011 survey. For example, in the Town Centre the percentage of vacant properties had reduced between the 2011 and 2012 surveys, which is a positive trend considering the Town Centre is the primary retail area, and in some of the smaller retail areas (Ore Village and Silverhill for example) there were no recorded vacancies within the 2004 boundaries. This is all an improvement on the 2011 survey.
- 7.4 In fact within the 2004 defined boundaries, vacancy levels were either lower than in 2011, the same or just slightly higher. There were no dramatic increases.
- 7.5 Outside of the 2004 boundaries the pattern was much the same, except that C3 Residential use predominated. The areas still maintained a retail presence with A1 uses coming in second place proportionately in nearly all the areas. Vacancies here were also lower than in the 2011 survey which is again a positive trend and taken with the fact that retail still maintains a presence highlights the importance of these areas as providing local retail services to people.

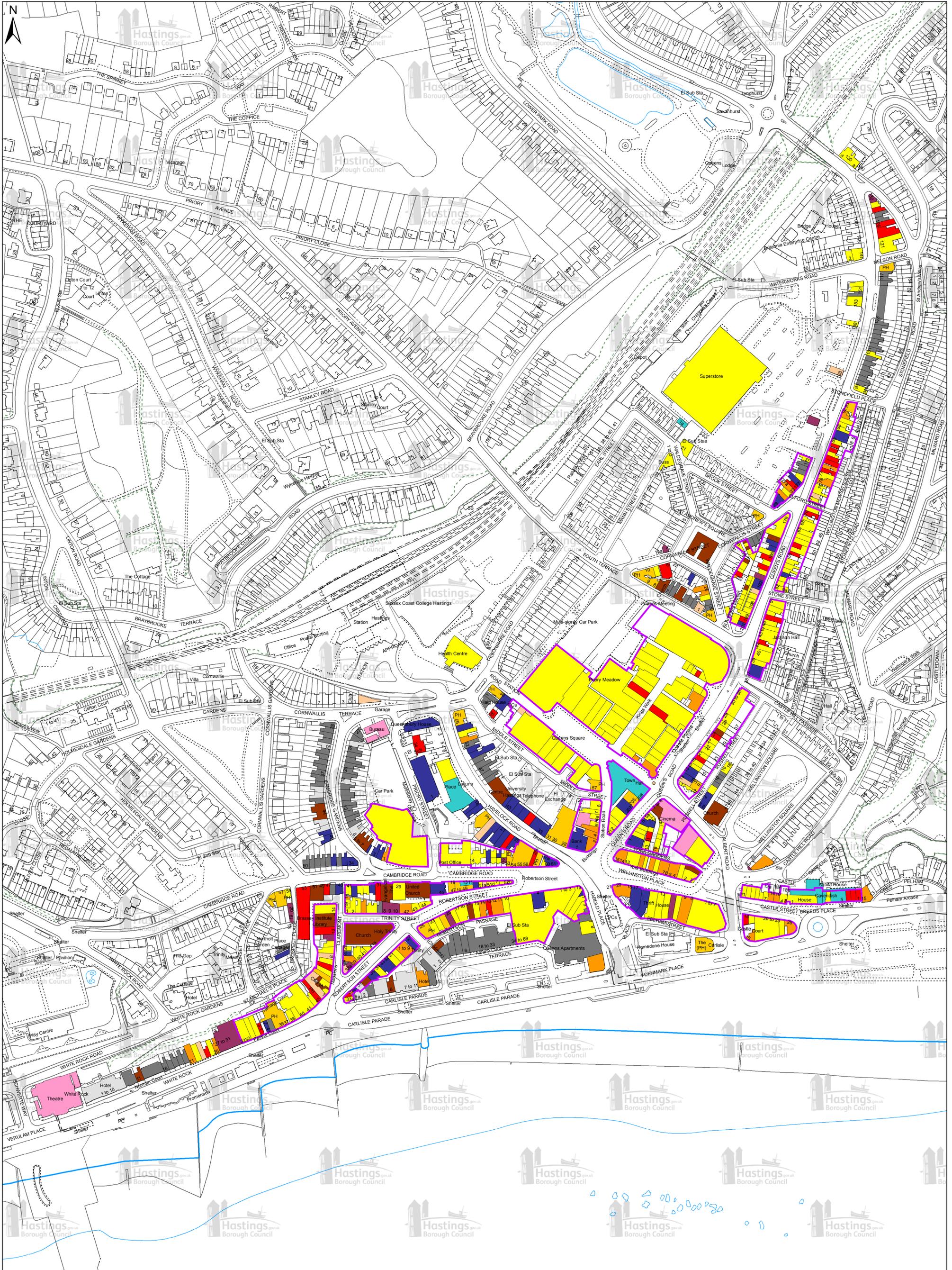
Uses within the Development Management Plan defined shopping areas

- 7.6 Policies SA1 and SA2 of the Development Management Plan provide the thresholds for A1 and non-A1 uses that will be permitted within the defined shopping areas as set out on the Policies Map.
- 7.7 The survey data shows that these thresholds are being maintained on the whole but that in some areas they are close to being exceeded and that it would not take a significant change of use of some A1 units to tip the balance away from A1 uses being predominant. For example in the Old Town the threshold is currently 54.6% in A1 use and 45.4% in non-A1 use. In Bohemia the split is even at present with 50% A1 and non-A1 use but in Battle Road, non-A1 uses exceed A1 uses (57.1% to 42.9%).
- 7.8 In the Town Centre, the data shows that 54% of premises are A1 and 46% non-A1 which exceed the DMP threshold but only slightly. In Priory Meadow the figures currently stand at 84.6% A1 and 9.6% non-A1, which again exceed the DMP threshold.
- 7.9 However, it is important to note that the majority of the vacant premises recorded in this year's survey, within these areas, were former retail premises and still retain their A1 status. Including these in the calculations of A1 and

non-A1 uses, as being 'occupied' as A1 premises, does in fact bring the thresholds in line with the DMP policies but it is still finely balanced.

- 7.10 Therefore, the survey data shows that it is important to ensure these vacant premises are maintained as A1 uses and are occupied as such and highlights the importance of having Policies SA1 and SA2 in the DMP. Some of the smaller retail areas (Mount Road, Marine Court and Mount Pleasant) will not take much to be tipped beyond the stated thresholds in Policy SA2.
- 7.11 By using the policies to assess applications for change of use, perhaps of the vacant premises, will enable the Council to maintain the retail function of its defined shopping areas.

Appendix A - 2004 Shopping Areas maps



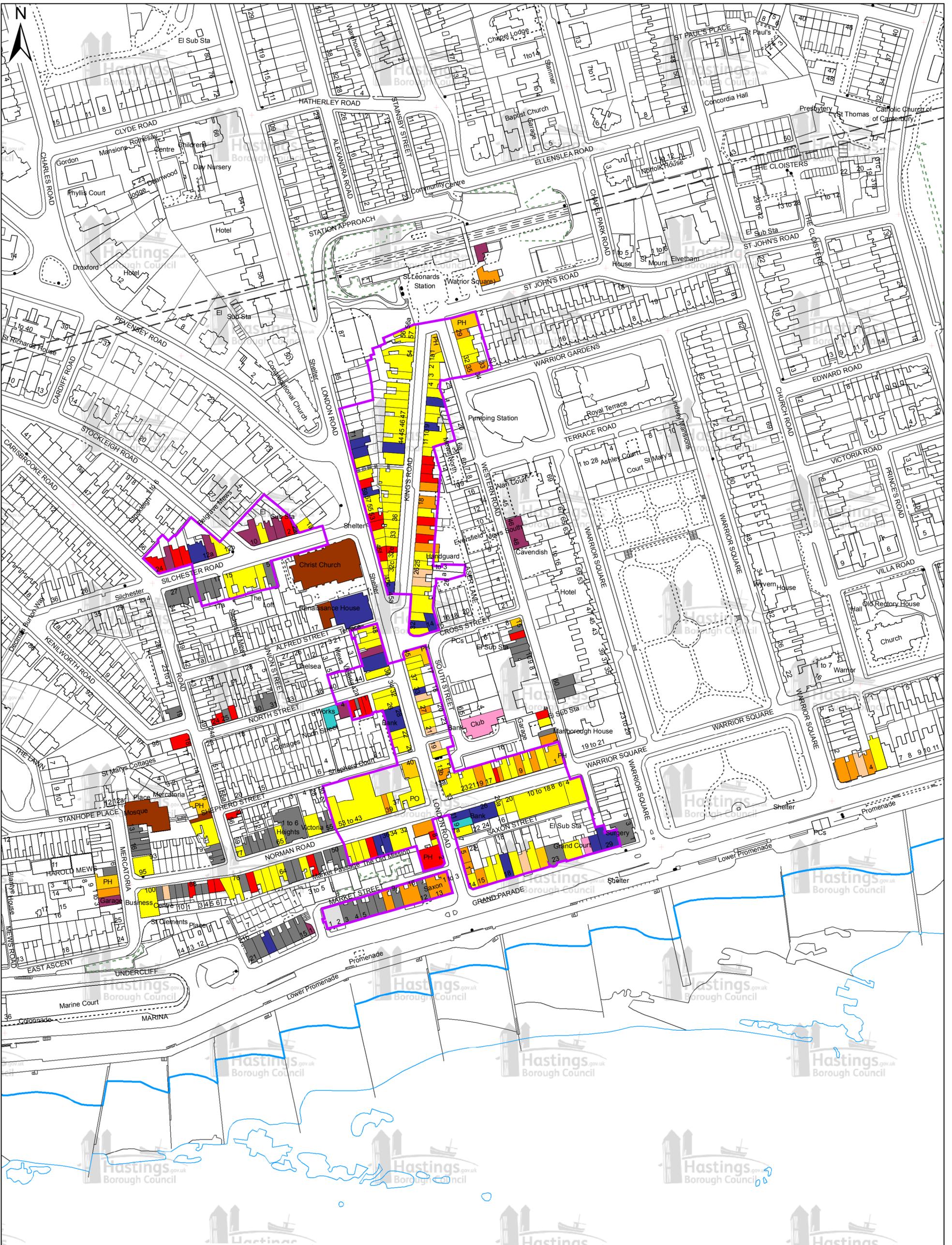
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Retail Survey 2012 Hastings Town Centre

This map is indicative of the usage at street level based on a survey conducted in Oct/Nov 2012. It is not intended to be a definitive map.

	2004 Shopping Area		A1		A3		A5		C1		D1		Sui-Generis
	A2		A4		B1 / B1A		C3		D2		Vacant		





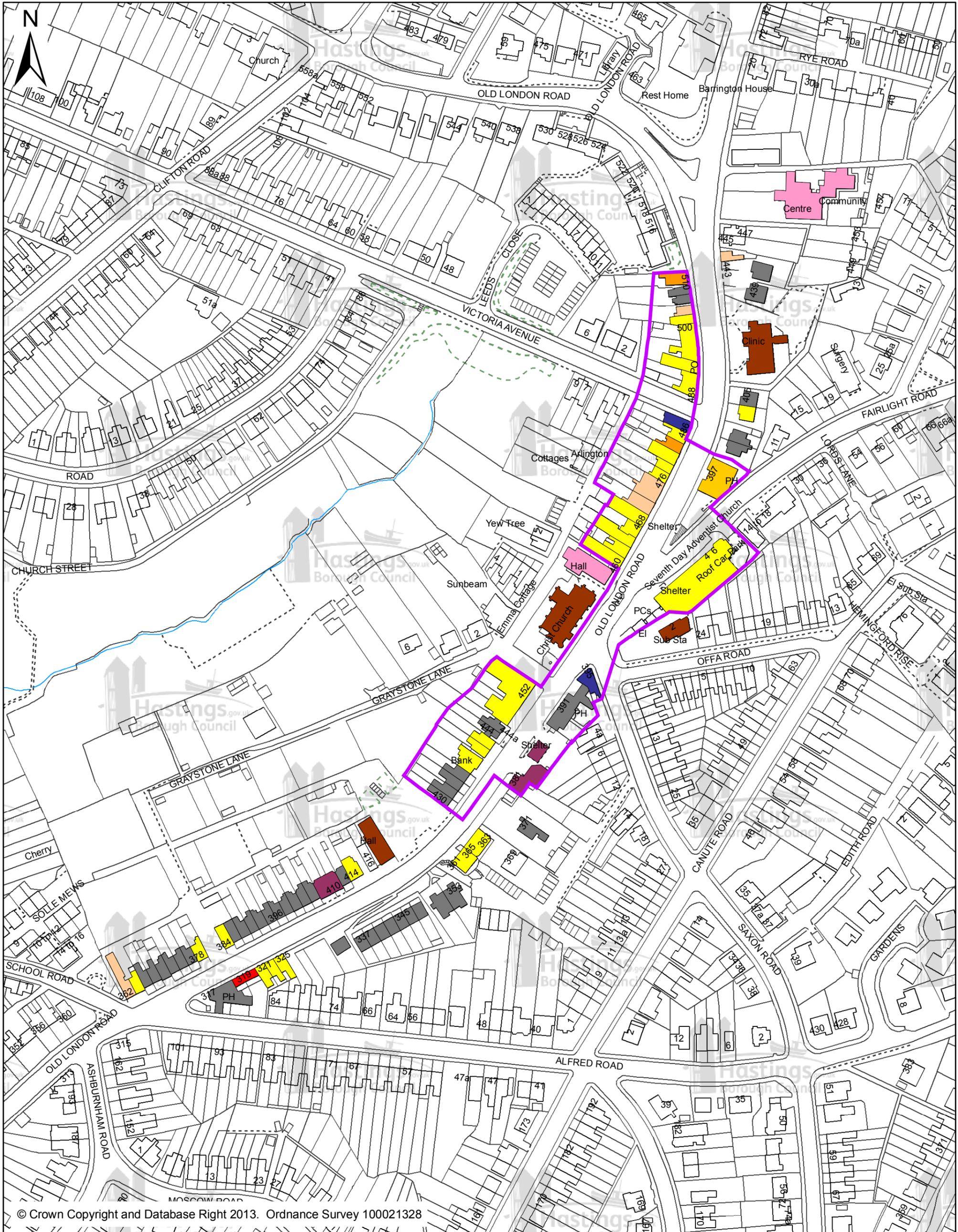
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Retail Survey 2012 Central St Leonards

This map is indicative of the usage at street level based on a survey conducted in Oct/Nov 2012. It is not intended to be a definitive map.

- | | | | | |
|--------------------|----------|----|-------------|--------|
| 2004 Shopping Area | A1 | A4 | C1 | D2 |
| A2 | A5 | C3 | Sui-Generis | Vacant |
| A3 | B1 / B1A | D1 | | |





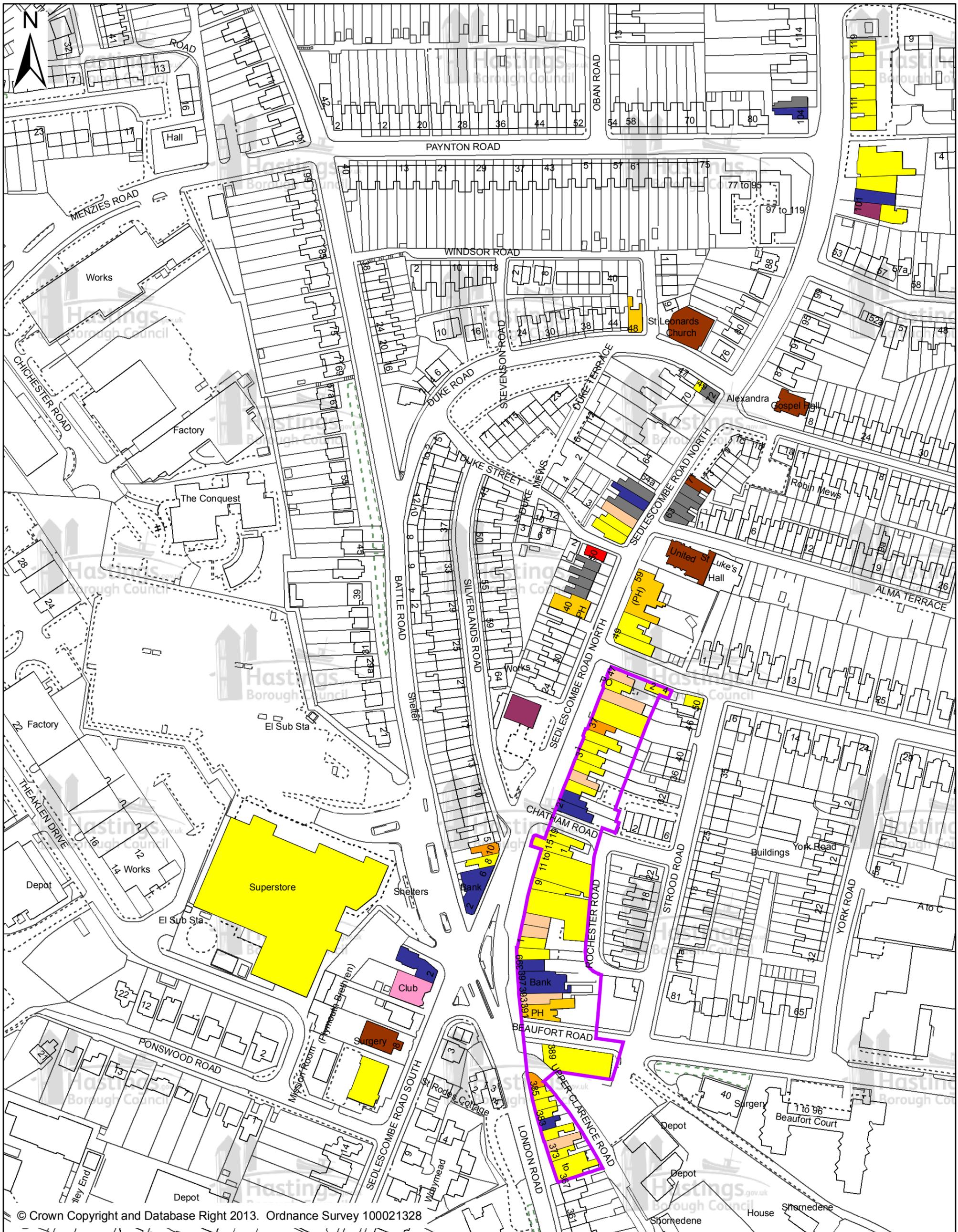
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Retail Survey 2012 Ore Village

This map is indicative of the usage at street level based on a survey conducted in Oct/Nov 2012. It is not intended to be a definitive map.

- 2004 Shopping Area
- A1
- A2
- A3
- A4
- A5
- C3
- D1
- D2
- Sui-Generis
- Vacant





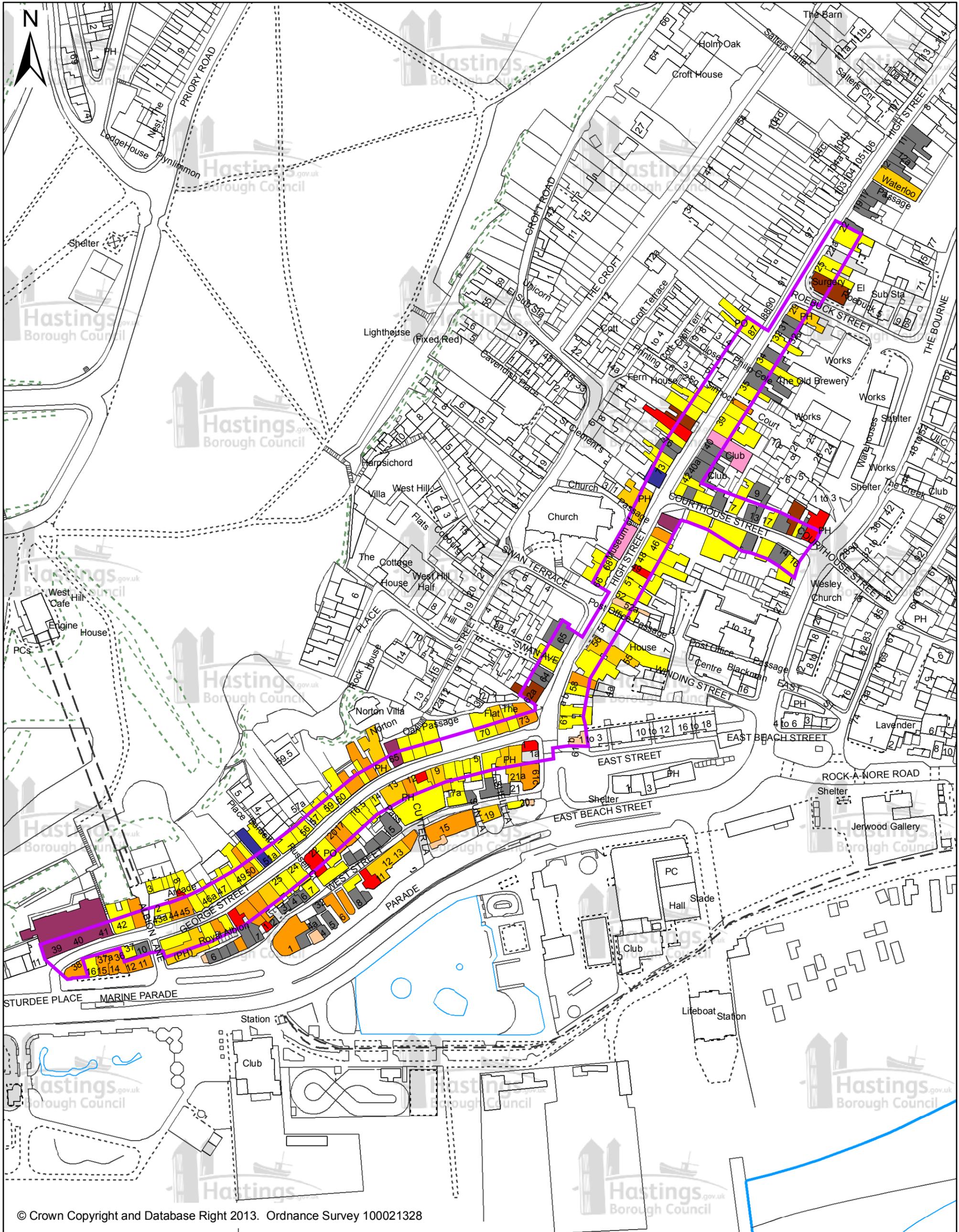
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Retail Survey 2012 Silverhill

This map is indicative of the usage at street level based on a survey conducted in Oct/Nov 2012. It is not intended to be a definitive map.

- | | | | |
|---|--------------------|---|-------------|
|  | 2004 Shopping Area |  | C3 |
|  | A1 |  | D1 |
|  | A2 |  | D2 |
|  | A3 |  | Sui-Generis |
|  | A4 |  | Vacant |
|  | A5 | | |





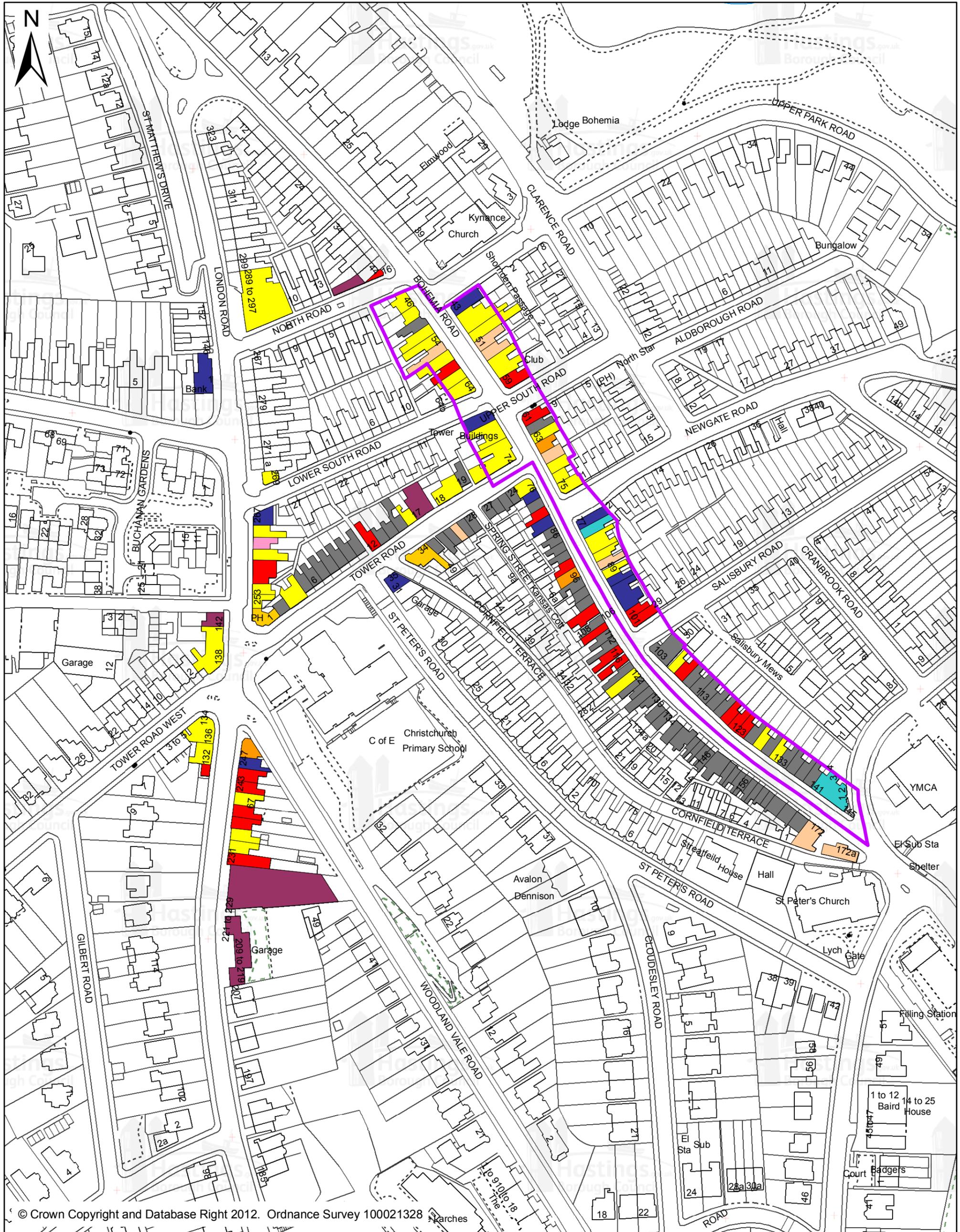
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Retail Survey 2012 Old Town

This map is indicative of the usage at street level based on a survey conducted in Oct/Nov 2012. It is not intended to be a definitive map.

- | | | | | | |
|---|--------------------|---|-------------|---|--------|
|  | 2004 Shopping Area |  | C1 |  | Vacant |
|  | A1 |  | C3 | | |
|  | A2 |  | D1 | | |
|  | A3 |  | D2 | | |
|  | A4 |  | Sui-Generis | | |
|  | A5 | | | | |





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Retail Survey 2012 Bohemia

This map is indicative of the usage at street level based on a survey conducted in Oct/Nov 2012. It is not intended to be a definitive map.

- 2004 Shopping Area
- A1
- A2
- A3
- A4
- A5
- B1 / B1A
- C3
- D2
- Sui-Generis
- Vacant





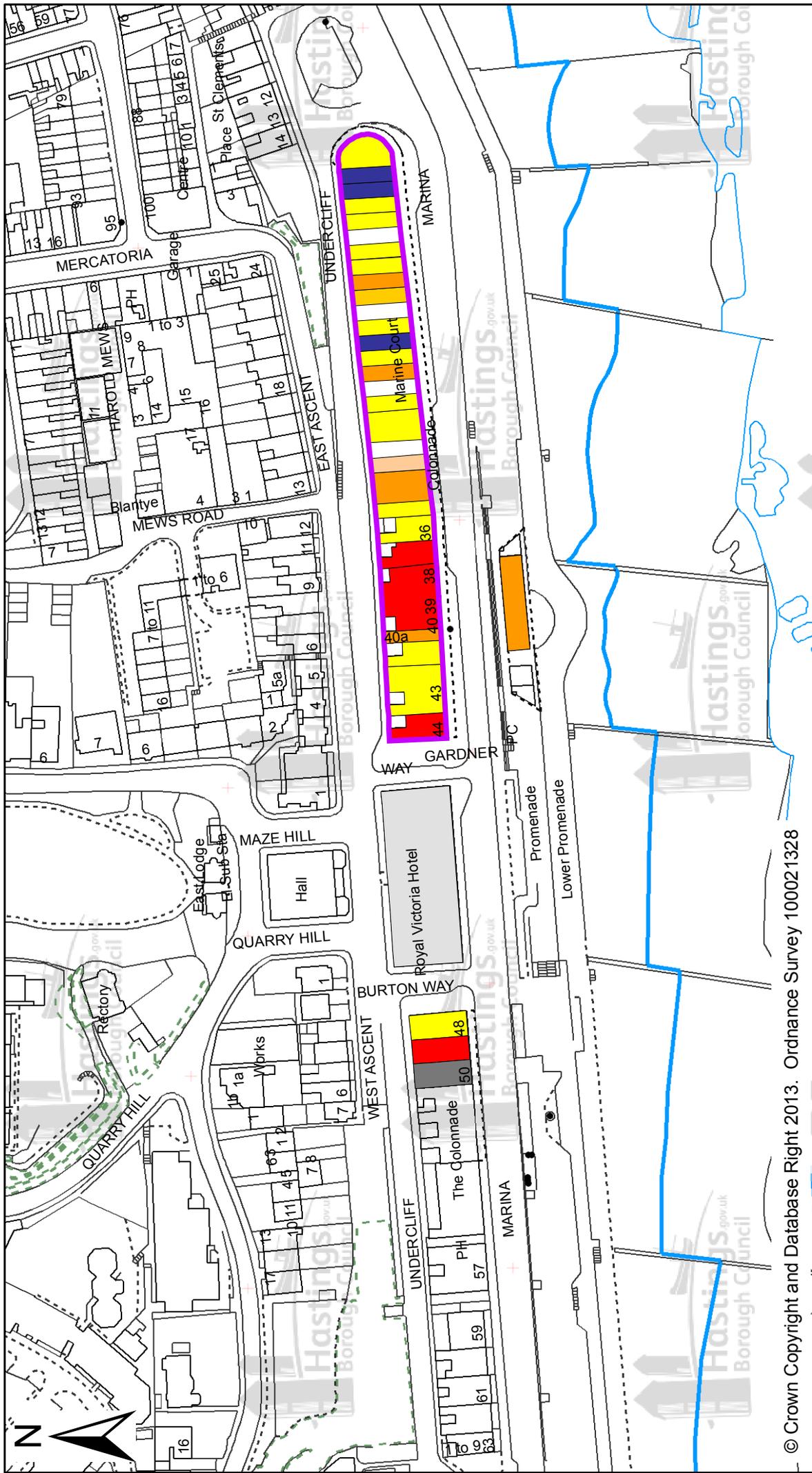
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Retail Survey 2012 Battle Road

This map is indicative of the usage at street level based on a survey conducted in Oct/Nov 2012. It is not intended to be a definitive map.

- | | | | |
|---|--------------------|---|-------------|
|  | 2004 Shopping Area |  | B1 |
|  | A1 |  | C3 |
|  | A2 |  | D1 |
|  | A3 |  | Sui-Generis |
|  | A4 |  | Vacant |
|  | A5 | | |





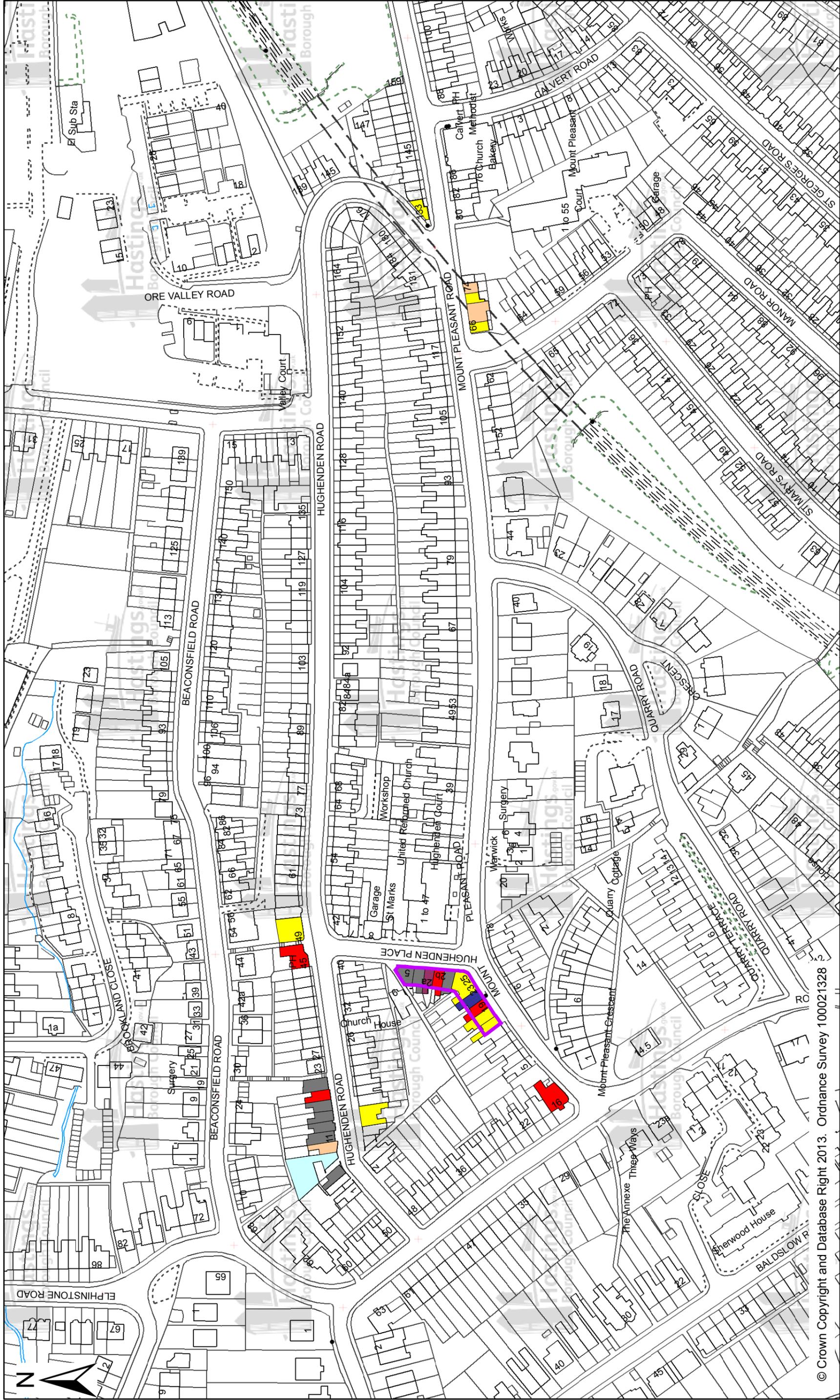
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Retail Survey 2012 Marine Court

This map is indicative of the usage at street level based on a survey conducted in Oct/Nov 2012. It is not intended to be a definitive map.

- 2004 Shopping Area
- A1
- A2
- A3
- A4
- A5
- C1
- C3
- Vacant





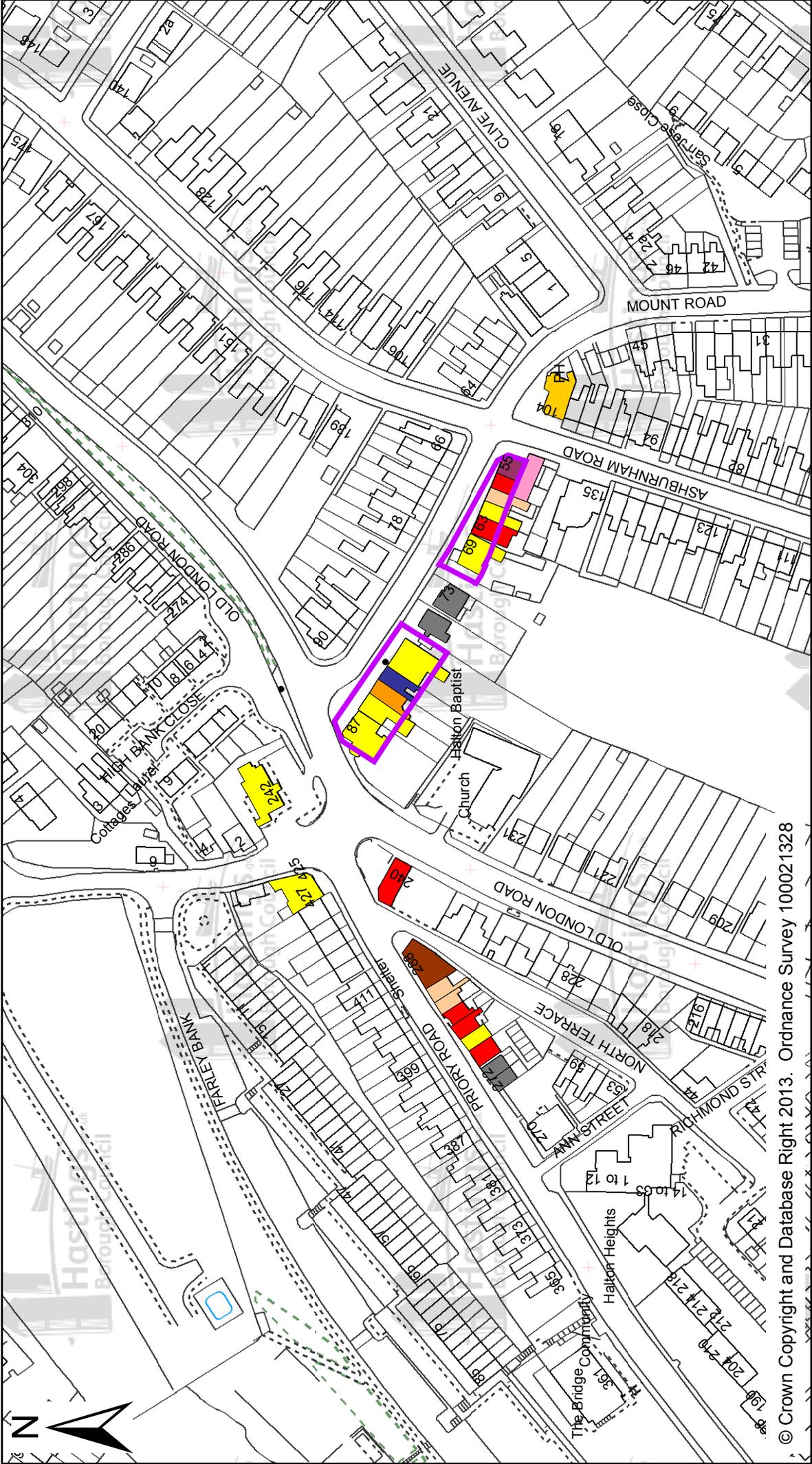
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Retail Survey 2012 Mount Pleasant

This map is indicative of the usage at street level based on a survey conducted in Oct/Nov 2012. It is not intended to be a definitive map.

- 2004 Shopping Area
- A1
- A2
- A5
- B2
- C3
- Sui-Generis
- Vacant





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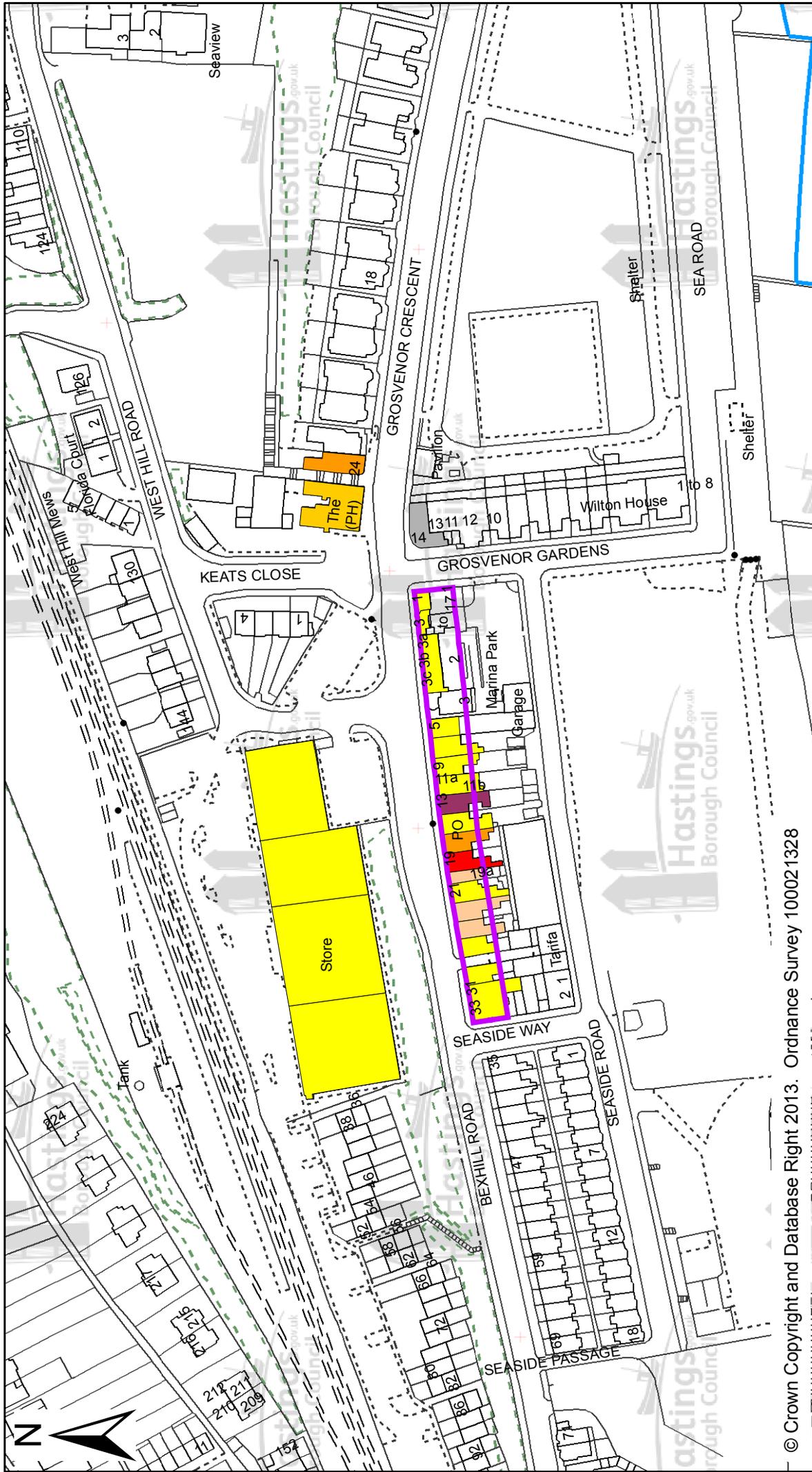


Retail Survey 2012 Mount Road

This map is indicative of the usage at street level based on a survey conducted in Oct/Nov 2012. It is not intended to be a definitive map.

2004 Shopping Area

- | | | | | | | | | | | |
|--|----|----|----|----|----|----|----|----|-------------|--------|
| | A1 | A2 | A3 | A4 | A5 | C3 | D1 | D2 | Sui-Generis | Vacant |
| | | | | | | | | | | |



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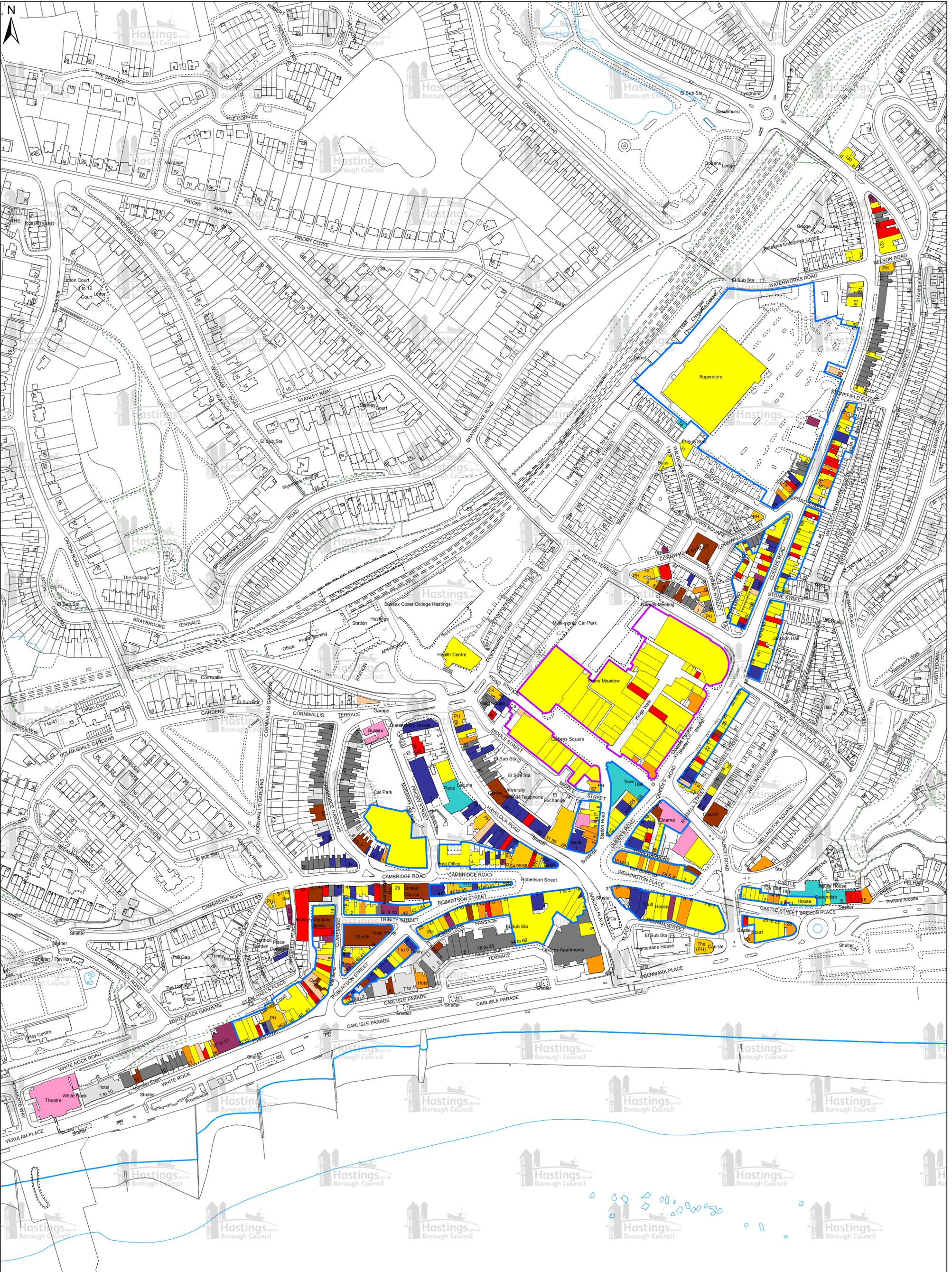


- 2004 Shopping Area
- A1
- A3
- A4
- A5
- Sui-Generis
- Vacant

Retail Survey 2012 West St Leonards

This map is indicative of the usage at street level based on a survey conducted in Oct/Nov 2012. It is not intended to be a definitive map.

**Appendix B - Development Management Plan
Shopping Area maps**



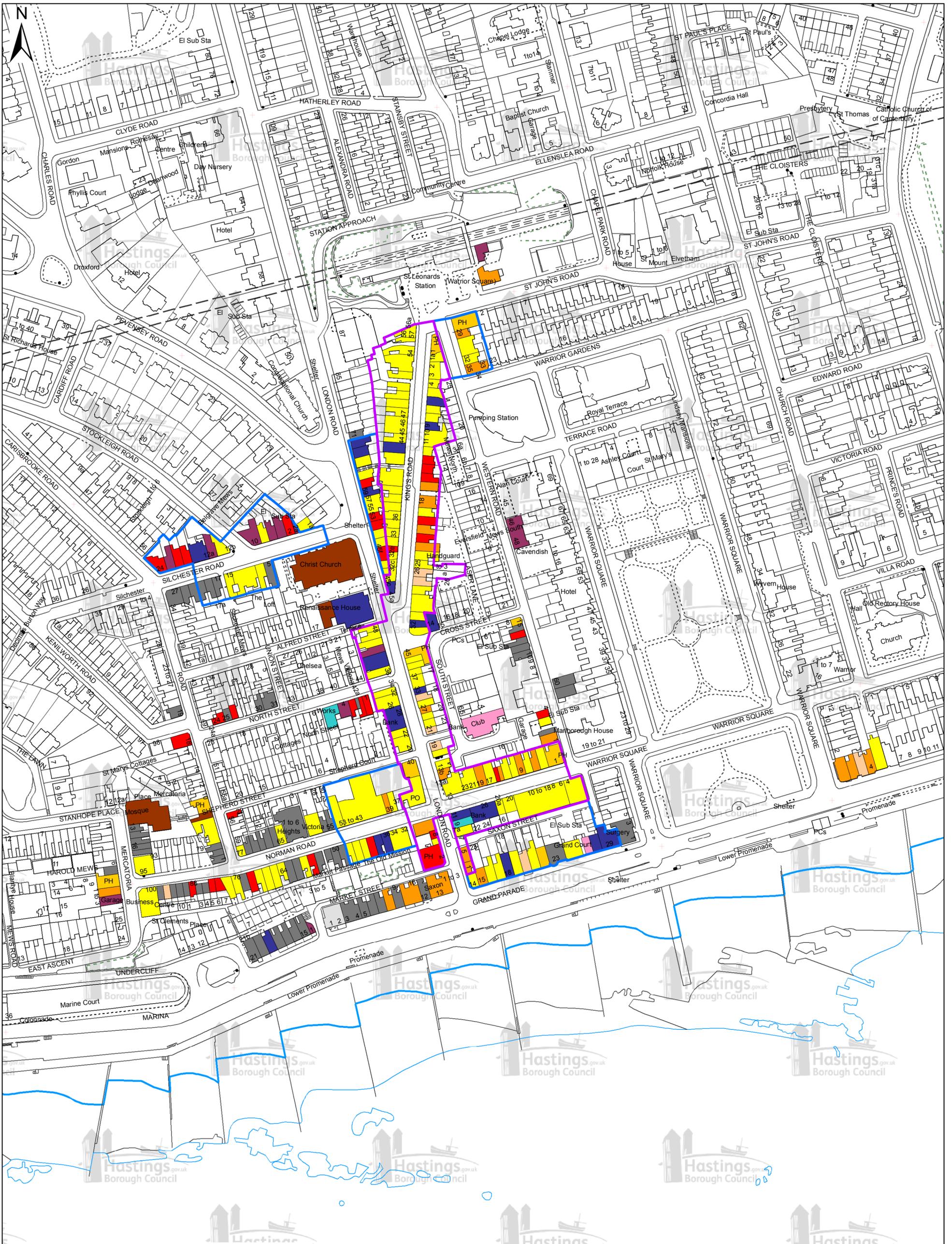
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Retail Survey 2012 Hastings Town Centre

This map is indicative of the usage at street level based on a survey conducted in Oct/Nov 2012. It is not intended to be a definitive map.

 DM Plan Shopping Area Town Centre Priory Meadow	 DM Plan Shopping Area Hastings Town Centre				
 A1	 A3	 A5	 C1	 D1	 Sui-Generis
 A2	 A4	 B1 / B1A	 C3	 D2	 Vacant





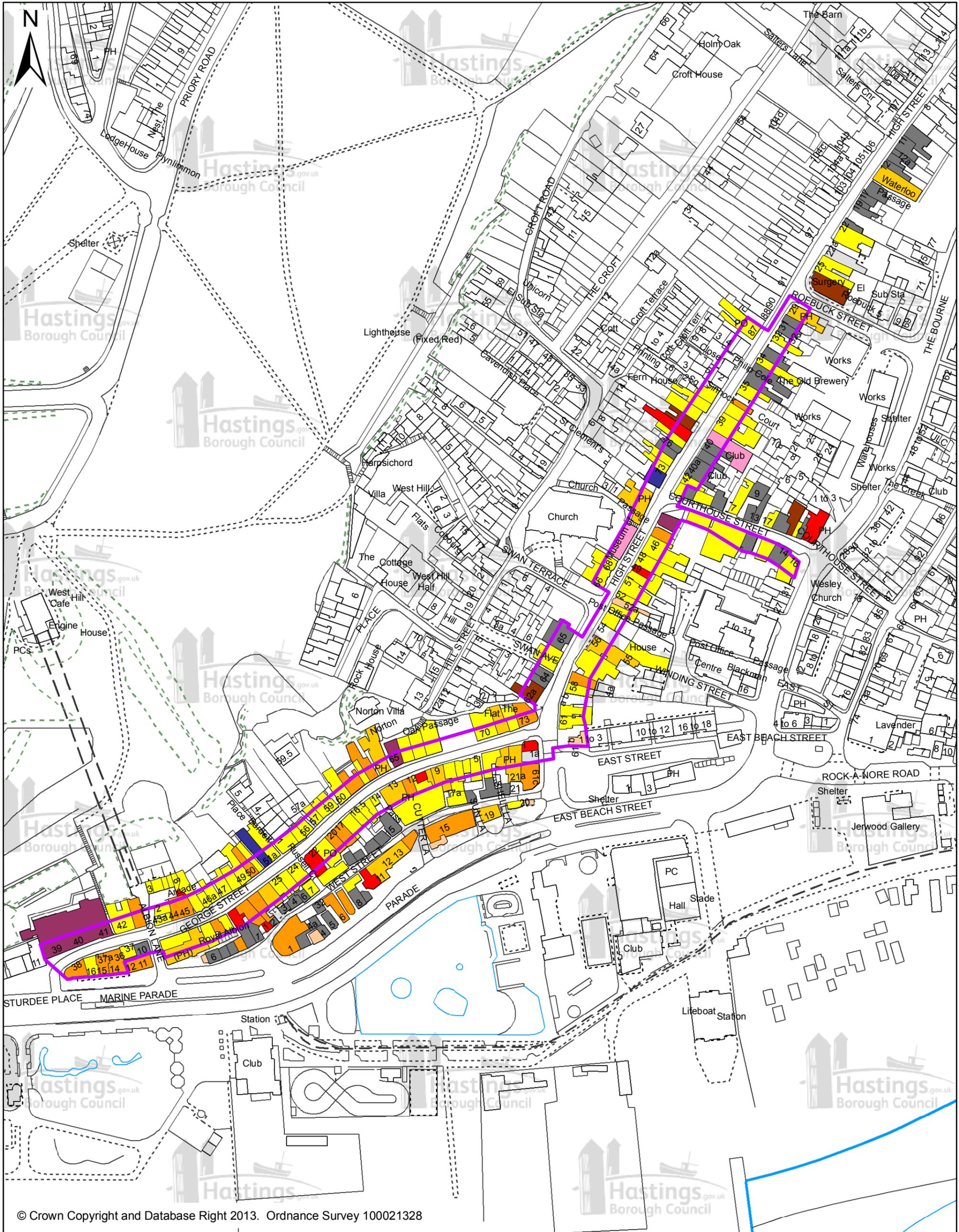
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Retail Survey 2012 Central St Leonards

This map is indicative of the usage at street level based on a survey conducted in Oct/Nov 2012. It is not intended to be a definitive map.

- | | |
|-----------------------|-----------------------|
| DM Plan Shopping Area | DM Plan Shopping Area |
| A1 | A4 |
| A2 | A5 |
| A3 | C1 |
| B1 / B1A | C2 |
| D1 | D2 |
| Vacant | Sui-Generis |





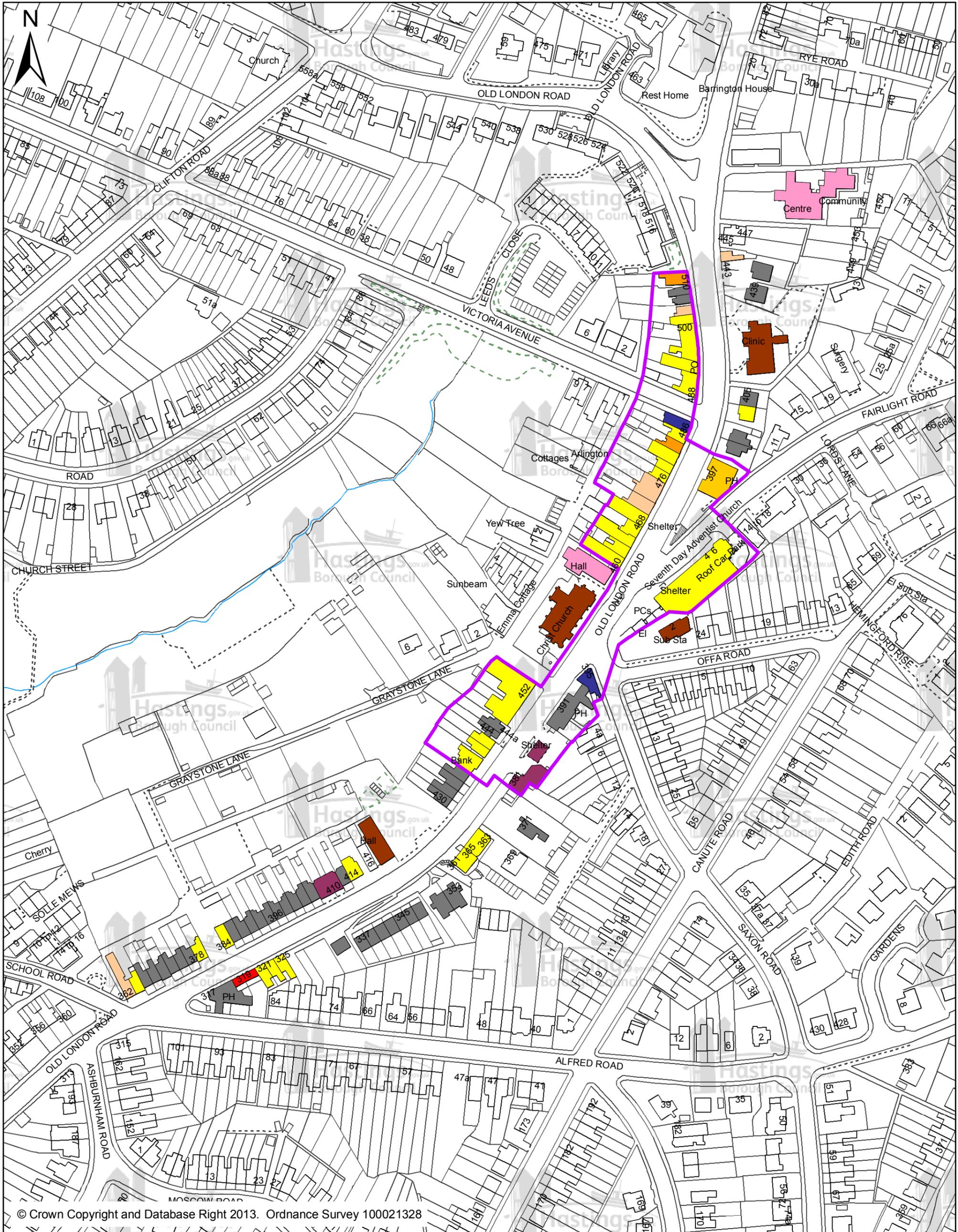
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Retail Survey 2012 Old Town

This map is indicative of the usage at street level based on a survey conducted in Oct/Nov 2012. It is not intended to be a definitive map.

- | | | | |
|---|-----------------------|---|-------------|
|  | DM Plan Shopping Area |  | Vacant |
|  | A1 |  | C1 |
|  | A2 |  | C3 |
|  | A3 |  | D1 |
|  | A4 |  | D2 |
|  | A5 |  | Sui-Generis |





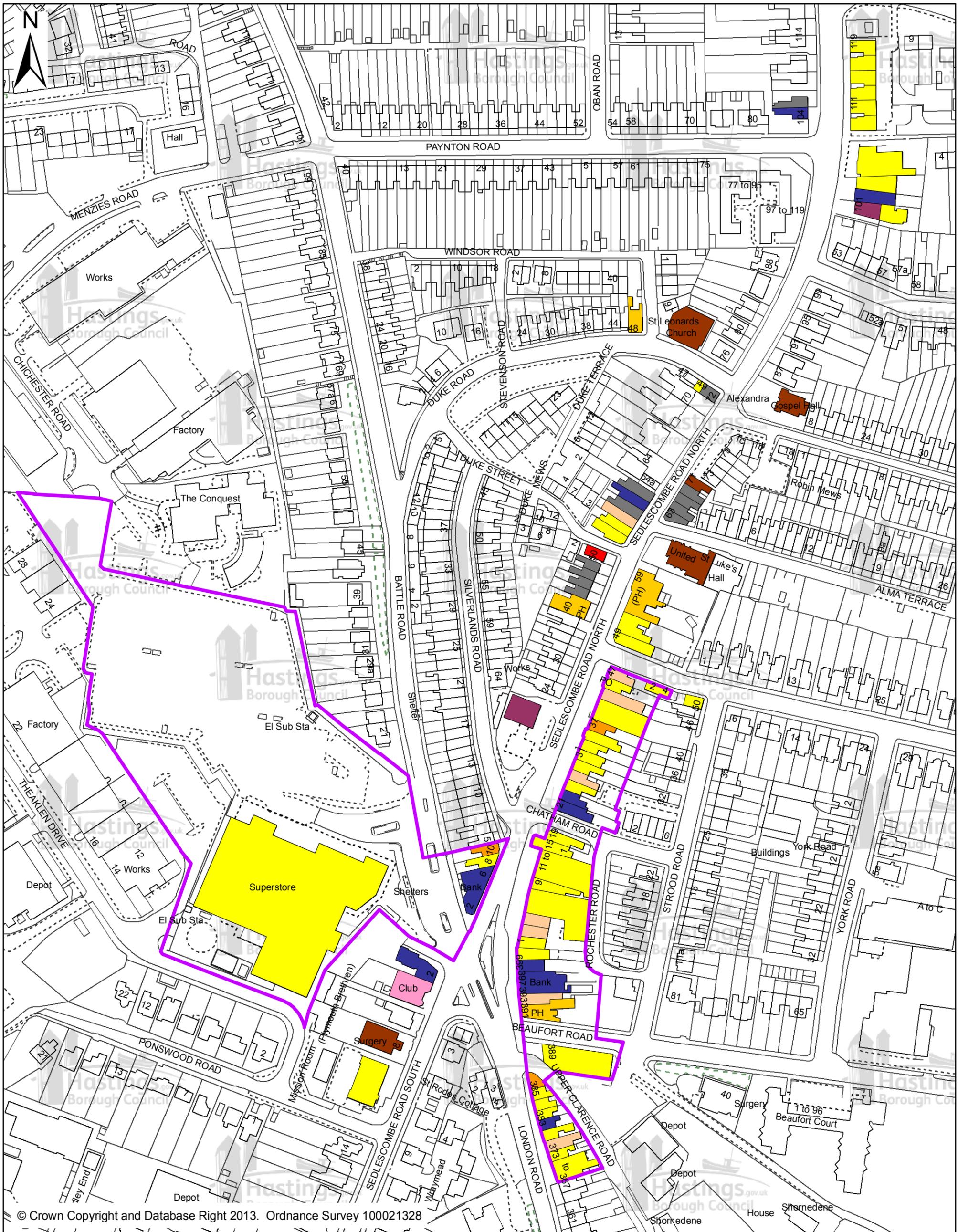
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Retail Survey 2012 Ore Village

This map is indicative of the usage at street level based on a survey conducted in Oct/Nov 2012. It is not intended to be a definitive map.

- | | | | |
|---|-----------------------|---|-------------|
|  | DM Plan Shopping Area |  | C3 |
|  | A1 |  | D1 |
|  | A2 |  | D2 |
|  | A3 |  | Sui-Generis |
|  | A4 |  | Vacant |
|  | A5 | | |





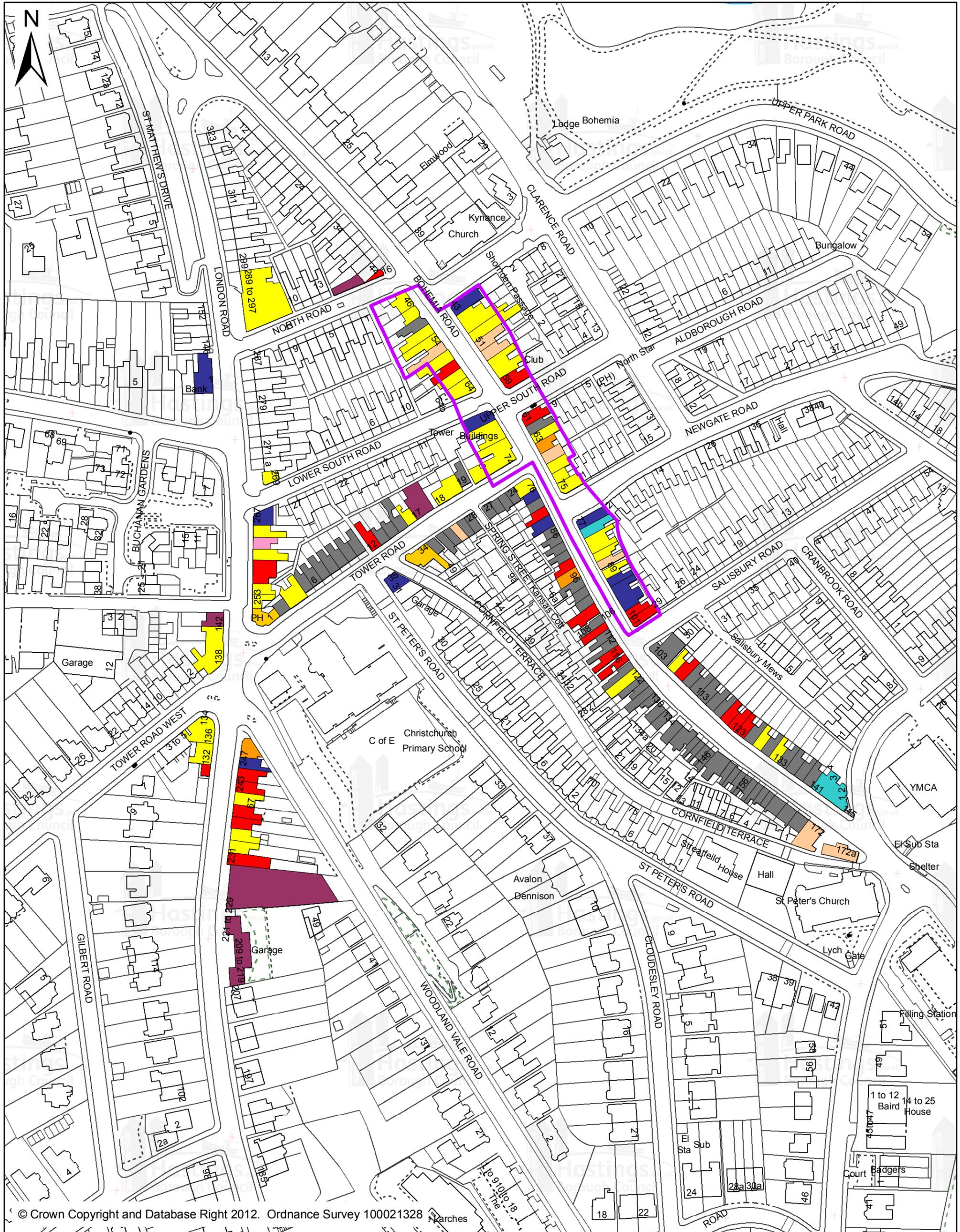
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Retail Survey 2012 Silverhill

This map is indicative of the usage at street level based on a survey conducted in Oct/Nov 2012. It is not intended to be a definitive map.

- | | | | |
|---|-----------------------|---|-------------|
|  | DM Plan Shopping Area |  | C3 |
|  | A1 |  | D1 |
|  | A2 |  | D2 |
|  | A3 |  | Sui-Generis |
|  | A4 |  | Vacant |
|  | A5 | | |





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Retail Survey 2012 Bohemia

This map is indicative of the usage at street level based on a survey conducted in Oct/Nov 2012. It is not intended to be a definitive map.

- DM Plan Shopping Area
- A1
- A2
- A3
- A4
- A5
- B1 / B1A
- C3
- D2
- Sui-Generis
- Vacant





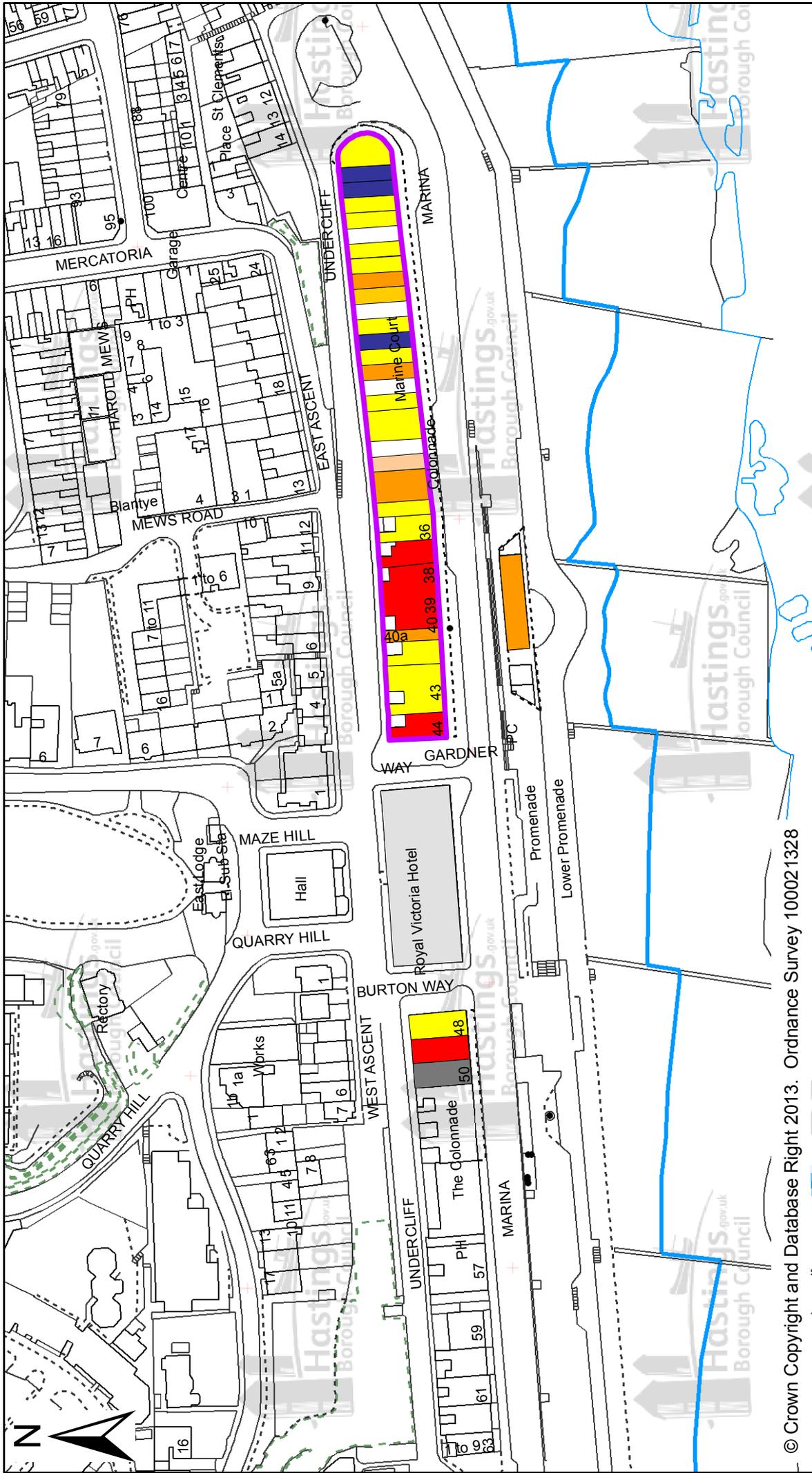
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Retail Survey 2012 Battle Road

This map is indicative of the usage at street level based on a survey conducted in Oct/Nov 2012. It is not intended to be a definitive map.

- DM Plan Shopping Area
- A1
- A2
- A3
- A4
- A5
- B1
- C3
- D1
- Sui-Generis
- Vacant





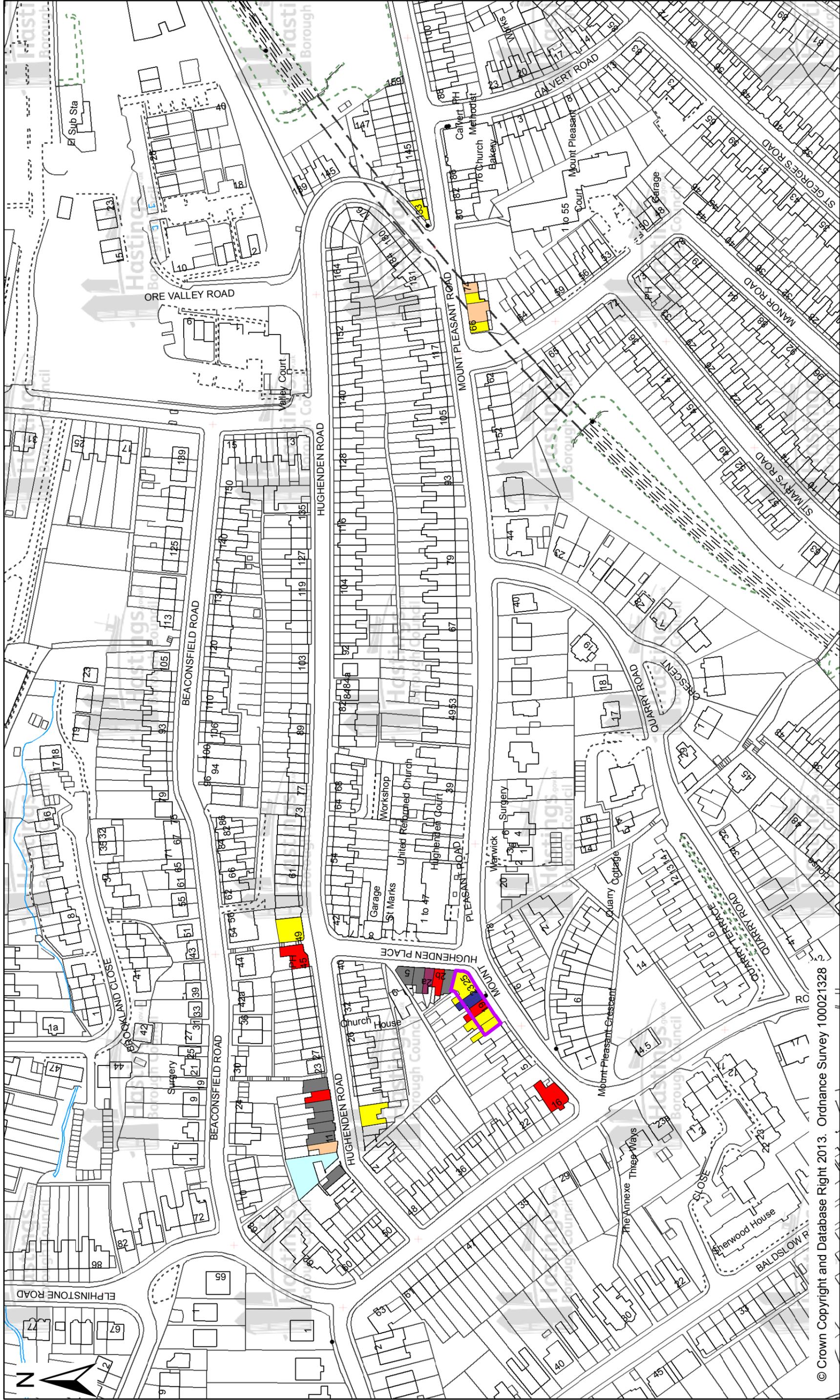
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Retail Survey 2012 Marine Court

This map is indicative of the usage at street level based on a survey conducted in Oct/Nov 2012. It is not intended to be a definitive map.

- DM Plan Shopping Area
- A1
- A2
- A3
- A4
- A5
- C1
- C3
- Vacant





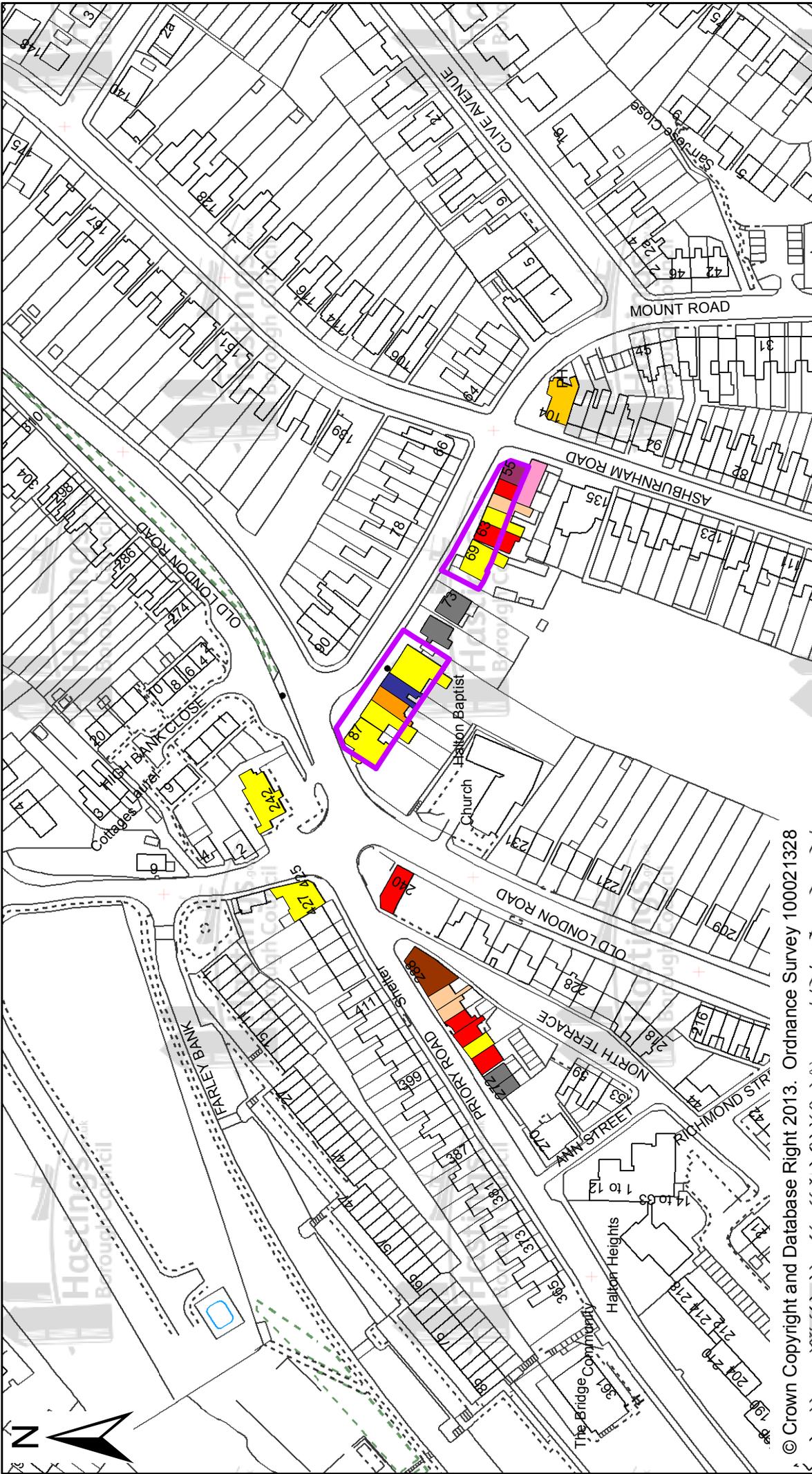
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Retail Survey 2012 Mount Pleasant

This map is indicative of the usage at street level based on a survey conducted in Oct/Nov 2012. It is not intended to be a definitive map.

- DM Plan Shopping Area
- A1
- A2
- A5
- B2
- C3
- Sui-Generis
- Vacant





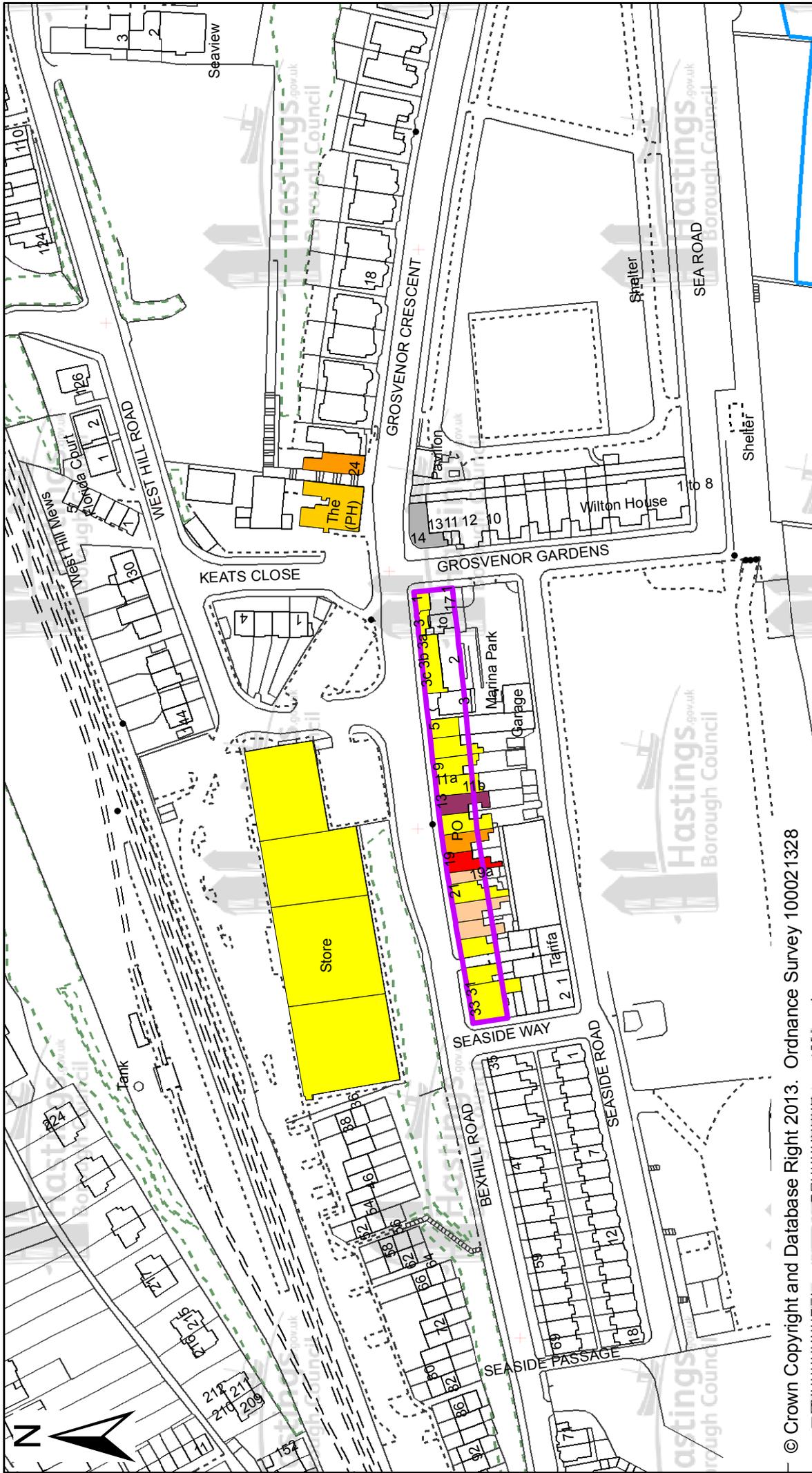
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Retail Survey 2012 Mount Road

This map is indicative of the usage at street level based on a survey conducted in Oct/Nov 2012. It is not intended to be a definitive map.

DM Plan Shopping Area

- | | |
|---|-----------------------|
|  | DM Plan Shopping Area |
|  | A1 |
|  | A2 |
|  | A3 |
|  | A4 |
|  | A5 |
|  | C3 |
|  | D1 |
|  | D2 |
|  | Sui-Generis |
|  | Vacant |



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- DM Plan Shopping Area**
- A1
 - A3
 - A4
 - A5
 - C2
 - Sui-Generis
 - Vacant

Retail Survey 2012 West St Leonards

This map is indicative of the usage at street level based on a survey conducted in Oct/Nov 2012. It is not intended to be a definitive map.

